Question 6.1

Given that we need to plan to provide new homes, and that we need to build in flexibility, do you support the general approach outlined in scenarios 1 and 2 – where scenario 1 allows for both flexibility and some increase in the South East Plan housing target, and scenario 2 could accommodate up to 20% more?

Responses to this question: Total number of responses: 85

Individuals: Total 56
Local Groups: Total 11
Developers: Total 4
Statutory Agencies: Total 4
Other (including anonymous): Total 10

Response percentages: Yes – 55% No – 38% No Opinion – 7%

Question 6.2

Do you have any alternative ideas or scenarios you would like to put forward?

Responses to this question: Total number of responses: 79

Individuals: Total 54
Tressell (7); Central St Leonards (3); Castle (10); Baird (3); Gensing (1); Braybrooke (6); St Helens (1); Ore (2); Silverhill (2); West St Leonards (2); Maze Hill (1); Old Hastings (5); Conquest (1) Other (10).

Local Groups: Total 10
Ore Valley Forum; Hastings & Rother LA21; Old Hastings Preservation Society; Hastings Environment Network; Hastings Democratic Alliance; Castle Court Residents Association; Hastings & Rother Disability Forum; The Hastings Greenway Project; Hastings & Rother Urban Design Group; Age Concern Hastings/Hastings & St Leonards Seniors Forum

Developers: Total 7
Walden Pond Housing Co-operative Ltd; 1066 Housing Association; Sea Space; Home Builders Federation; DMH Stallard on behalf of Mr & Mrs Miskin; Planning Potential; The Mother Agnes Trust.

Statutory agencies: Total 5
Crowhurst Parish Council; Environment Agency; Highways Agency; Forestry Commission; Southern Water.

Other (including anonymous): Total 3
Anonymous (3).

ref 2
Ward
Response ref 6.2/1
Individual/name of organisation Individual
Summary of comments Plan must incorporate flexibility in the sites it puts forward. E.g. low grade; unused agricultural land on outskirts of the town (classified AONB) could be used in response to pressures. Flexibility necessary as Hastings may have to accommodate more dwellings than currently anticipated, and also that existing identified sites are too difficult to develop.

ref 4
Ward Tressell
Response ref 6.2/2
Individual/name of organisation Individual
Summary of comments
Could we make use of empty buildings? There will be a need for studio flats and apartments – saves the need of building blocks of flats that never work for communities

ref 12
Ward Central St Leonards
Response ref 6.2/3
Individual/name of organisation Individual
Summary of comments The infrastructure has to be in place, schools, doctors, transport, and water. Get that right first, please.

ref 13
Ward Castle
Response ref 6.2/4
Individual/name of organisation Individual
Summary of comments Building at Rock-a-Nore – marina like apartments using space currently only being used for car parking. Use Observer building to create accommodation rather than a cheap hotel. Converting seafront amusements in to accommodation and relocate to the pier.

ref 10
Ward Baird
Response ref 6.2/5
Individual/name of organisation Individual
Summary of comments A balance between the need to industry/business and the availability of brownfield against the housing stock required for the industry/business, to attract workers you need employment – to attract business you need skilled workers. But if housing takes the brownfield, where do you site the business?

ref 15
Ward Gensing
Response ref 6.2/6
Individual/name of organisation Individual
Summary of comments Because you're not really interested in our opinion. What you want is our opinion on how best to jump through Whitehall's hoops. This is of the same family as "have you stopped beating your wife?" It is, I am afraid, intellectual dishonesty.

ref 17
Ward Braybrooke
Response ref -6.2/7
Individual/name of organisation Individual
Encourage above the shop development to turn this retail space into housing.

ref 18
Ward Baird
Response ref 6.2/8
Individual/name of organisation Individual
Summary of comments No to 20% increase of housing target.

ref 21
Ward
Response ref 6.2/9
Individual/name of organisation Walden Pond Housing Co-operative LTD
Summary of comments Looking more creatively into higher density but sustainable & ecological brownfield & urban-development, in particular by designing out car use by integrating work & residential units.

ref 27
Ward Tressell
Response ref 6.2/10
Individual/name of organisation Individual
Summary of comments Lobby the government of the day for direct funding and building of affordable housing. It appears that developers are king and this cannot be of benefit. They are interested only in profit not people or where they live.

ref 47
Ward Tressell
Response ref 6.2/11
Individual/name of organisation Individual
Summary of comments I feel high density will lead to tomorrow's slums.

ref 44
Ward Tressell
Response ref 6.2/12
Individual/name of organisation Individual
Summary of comments Only brownfield sites

ref 31
Ward
Response ref 6.2/13
Individual/name of organisation Individual
Summary of comments I think I support scenario 1 but I am not sure about scenario 2. I don't think I can support major Greenfield development; this will place pressure on infrastructure, roads and water supply. We need to be arguing against new house building per set and concentrating on sustainable development

ref 82
Ward Castle
Response ref 6.2/14
Individual/name of organisation Individual
Summary of comments No mention of existing empty buildings? (9%) this must be investigated before Greenfield development. Wilting farm would be an environmental (& archaeological) disaster. The integrity of the nearby Combe Haven Valley would be compromised

ref 78
Ward Castle
Response ref 6.2/15
Individual/name of organisation Individual
Summary of comments More use of empty buildings – there are loads of potential homes in currently empty buildings in the town centre. Make owners use their houses or CPO them. Convert properties for housing e.g. Observer building!

Problem with high-density new build is parking and access of outside space. Either off-street parking needs to be included or national policy to stop people from wanting to own cars.

ref 77
Ward
Response ref 6.2/16
Individual/name of organisation Ore Valley Forum
Summary of comments We do not have enough jobs/water for the houses so how will building more help? Green spaces should be protected as quality of life for existing residents is of utmost importance. Current draft housing targets – what if this changes? E.g. elections? Housing values in Hastings – are they enough to sustain growth on this scale? Millennium communities have had difficulty getting a developer and good designs

ref 132
Ward Ore
Response ref 6.2/17
Individual/name of organisation Individual
Summary of comments Brownfield sites should be at the top of the list for new housing. With the development of Ore Valley this is NOT happening. Just building houses will bring little economic growth. Where will be employment for all these people, water or medical help?

ref 131
Ward St Helens
Response ref 6.2/18
Individual/name of organisation Individual
Summary of comments At the lower end of Elphinstone Road, between St James Road & Queens road there was once a row of shops including a PO. All have been boarded up for many years – Why? Excellent position for a row of terraced houses.
The derelict site – Hollingsworth Garage in Braybrooke Road, what happened to the plans for a block of flats there?

ref 75
Ward Castle
Response ref 6.2/19
Individual/name of organisation Individual
Summary of comments HBC should reject the governments housing imposition. Both scenarios are over development, which will ruin the town and surrounding countryside. There should be no new housing on 'green' sites in Conservation areas, especially allotments. The focus should be on 'brown' sites close to the town centre.

ref 127
Ward Silverhill
Response ref 6.2/20
Individual/name of organisation Individual
Summary of comments There must be some determination in planning to use all Brownfield options before any greenfield plans may be considered.

ref 128
Ward
Response ref 6.2/21
Individual/name of organisation Anonymous
Summary of comments The housing target for Hastings could be Ore Valley a no flood area. Ivyhouse Lane factory's next to 800 dwellings railway access at the bottom the valley direct line to Ashford and Brighton new train station private and commercial 4 schools within walking distance.

ref 96
Ward Tressell
Response ref 6.2/22
Individual/name of organisation Individual
Summary of comments Over development is already here, provision of homes for the elderly.

ref 139
Ward Baird
Response ref 6.2/23
Individual/name of organisation Individual
Summary of comments Hastings Medieval Harbour and Village complex. See chapter 5 800 to 1000 properties

ref 88
Ward Castle
Response ref 6.2/24
Individual/name of organisation Individual
Summary of comments I cannot endorse either scenario. Again it conjures up a huge and horrible sprawl in which both Bexhill & Hastings lose their identity. With real imaginative planning there must be better options than to build on our fest disappearing countryside.
There is a wealth of housing above shops in the Town Centre. If the TC were made more liveable in they would be a real option for residential use. There are great benefits of living centrally. It would be interesting to know just how many places are empty and would be brought back into use.
Can 2nd home ownership be discouraged. 910 second homes in Hastings is obscene in the present climate.

ref 88
Ward Castle
Response ref 6.2/25
Individual/name of organisation Individual
Summary of comments Refurbishment of existing and derelict buildings.

ref 92
Ward Castle
Response ref 6.2/26
Individual/name of organisation Individual
Summary of comments Where single (and in some cases family accommodation) is provided, the premises should be suitable for home-working at least to the highest new technology service standards.

ref 93
Ward
Response ref 6.2/27
Individual/name of organisation Individual
Summary of comments Focus on brownfield sites & their imaginative use without resulting in overcrowding.

ref 86
Ward Braybrooke
Response ref 6.2/28
Individual/name of organisation Individual
Summary of comments There is no need for more housing as we are not using what we already have. Why not buy old properties and do them up for social housing and re-create the council housing buffer we once had, but have now lost.

ref 91
Ward West St L
Response ref 6.2/29
Individual/name of organisation Individual
Summary of comments Proper review of sites and opportunities across the borough is needed. Many opportunities are being missed by a lack of true vision and creativeness. Proper development frameworks for underused and decaying areas (e.g. West Marina/South Bexhill Road) should be planned.

ref 97
Ward
Response ref 6.2/30
Individual/name of organisation Individual
Summary of comments I object most strongly to scenario 2. It will infringe on the green sites so important to the quality of life for Hastings and Crowhurst. The present housing close by in the vicinity of Tesco's shows the need for better facilities. A station at Upper Wilting will not meet this need.

ref 109
Ward
Response ref 6.2/31
Individual/name of organisation Crowhurst Parish Council
Summary of comments The Parish Council has over the years strived to maintain a strategic gap between Hastings, Battle and Bexhill. Any development on our eastern boundary impinges on what this Parish Council has fought to protect. Green spaces create recreational areas for residents in our neighbouring urban areas

ref 90
Ward Castle
Response ref 6.2/32
Individual/name of organisation Individual
Summary of comments Encourage / make available grants to home owners to improve/extend & sympathetically/safely/effectively sub-divide their houses to provide additional dwellings

ref 114
Ward
Response ref 6.2/33
Individual/name of organisation Hastings & Rother LA21
Summary of comments Object to any scenario which involves taking over parts of Rother district be it at wilting farm or elsewhere particularly parts of the ANOB as has been suggested in the masterplan clearly if Hastings cannot meet its housing targets within doing so they are wrong & not sustainable

ref 115
Ward Ore
Response ref 6.2/34
Individual/name of organisation Individual
Summary of comments Put all the boarded up dwellings in the area back into use and develop only brownfield sites.

ref 111
Ward
Response ref 6.2/35
Individual/name of organisation Anonymous
Summary of comments It sounds as though you want an excuse to build mediocre 'executive' dwellings on Greenfield sites!

ref 101
Ward
Response ref 6.2/36
Individual/name of organisation Old Hastings Preservation Society
Summary of comments Restore and renovate existing housing stock before using Greenfield sites

ref 119
Ward Maze Hill
Response ref 6.2/37
Individual/name of organisation Individual
Summary of comments In adopting scenario 2 (my preferred option) the ID of small new Greenfield sites should be removed from scenario 1 concentrating only on brownfield sites.

ref 80
Ward Castle
Response ref 6.2/38
Individual/name of organisation Individual
Summary of comments I favour scenario 1 but feel that scenario 2 should be considered. An emphasis on mixed use property should be explored more – this would then provide a basis and an argument for higher density in places like town centres

ref 76
Ward Tressell
Response ref 6.2/39
Individual/name of organisation Individual
Summary of comments Scenario 1 seems sound, Scenario 2 sounds more worrying.

ref 110
Ward Braybrooke
Response ref 6.2/40
Individual/name of organisation Individual
Summary of comments All Greenfield locations should only have low impact sustainable houses not the “Wimpey” homes so common in normal developments
Housing provision should be linked to improved transport & new employment with sustainable distances

ref 105
Ward
Response ref 6.2/41
Individual/name of organisation Hastings Environment Network
Summary of comments No Greenfield land should be used until brownfield land has been exhausted.
ref 137
Ward
Response ref 6.2/42
Individual/name of organisation Hastings Democratic Alliance
Summary of comments It is quite ludicrous for the Council to aspire to increasing the housing stock without having a proper worked out strategy to increase employment.

ref 41
Ward
Response ref 6.2/43
Individual/name of organisation Castle Court Residents Assocn
Summary of comments Treat Hastings separately from Rother. Restrict Greenfield development. Mention design quality and sustainability.

ref 108
Ward
Response ref 6.2/44
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Development on the Westside of Queensway will lead to more social isolation will these developments include amenities and social spaces for everyone. How are developments like ones on Battle Road accessible to disabled people as there are no services and amenities available. And you could live one mile from the bus stop.

ref 121
Ward
Response ref 6.2/45
Individual/name of organisation The Hastings Greenway Project
Summary of comments The new housing provision should include a landscape structure component. English natures guidelines look for quality greenspace within 300m of new dwellings – now is this to be achieved? (The greenway program aims to help!)

ref 123
Ward
Response ref 6.2/46
Individual/name of organisation Individual
Summary of comments 2: loses the very context that regeneration is attempting to secure. Build all over Moukham wood, trash , Marline, build all along Queensway and where has the context gone?

ref 45
Ward Braybrooke
Response ref 6.2/47
Individual/name of organisation Individual
Summary of comments We should resist unrealistic targets imposed by government.

ref 48
Ward
Response ref 6.2/48
Individual/name of organisation Individual
Summary of comments Do not support scenario 2 at all. Thin end of the wedge. Might as well merge Rother (Bexhill) with St Leonards in full and start the document all over.

ref 122
Ward
Response ref 6.2/49
Individual/name of organisation Hastings & Rother Urban Design Grp
Summary of comments Opening up scattered/indeterminate areas of Greenfield land would actively discourage brownfield development. All developers prefer the easy option. Strategic approach based on the link road & wilting farm (MBMs Hill Town) with strategic infill (MBMs seaside & country avenues) with a strong emphasis on quality & sustainability is preferred. Coupled with the ore valley proposals (which need a strategic review to ensure seaspaces proposals & the rash of private housing proposals produce an acceptable environment). A serious look at the empty homes problem and Brownfield development (with incentives) would probably meet/exceed targets. Windfall development by private developers is also a factor currently ignored.

ref 124
Ward Old Hastings
Response ref 6.2/50
Individual/name of organisation Individual
Summary of comments Any development at Wilting Farm as/or route Bexhill should be tied into sustainable transport options including the cycling and walking network, and public transport.

ref 112
Ward
Response ref 6.2/51
Individual/name of organisation Individual
Summary of comments INNOVATIVE LAND USE: If it is feasible to build in the space over working railway lines, this could unlock brownfield sites all over the country. Could Hastings be a pioneer? We have steep embankments through the town centre, a huge open area behind MFI, and the very valuable length of coastline between here and Bexhill. And the money could be used to improve train services and add station stops too, a win-win possibility. Richard Rogers has just written that "The Government should review the fiscal framework to make the true costs of brownfield and Greenfield development more equitable" and Hastings, already with its above quota 80% brownfield use, could be a good test case.

ref 54
Ward Tressell
Response ref 6.2/52
Individual/name of organisation Individual
Summary of comments Only to make sure that there aren't any vacant properties In the town already unless they are being renovated.

ref 50
Ward Braybrooke
Response ref 6.2/53
Individual/name of organisation Individual
Summary of comments Exclusively existing and new brownfield sites with (if necessary) Greenfield development as a minimum with full independent EIAs.

ref 113
Ward Old Hastings
Response ref 6.2/54
Individual/name of organisation Individual
Summary of comments Re examine all options on existing housing in Hastings – thousands of empty/run down dwellings already exist. Start to show that there really are more jobs before you encourage more people to live here. The existing communities should be able to resist unsuitable over development in their areas

ref 59
Ward Braybrooke
Response ref 6.2/55
Individual/name of organisation Individual
Summary of comments Perhaps if maps of proposed housing areas have been available at the meeting I attended it would have helped.

ref 57
Ward Old Hastings
Response ref 6.2/56
Individual/name of organisation Individual
Summary of comments Scenario 1 is preferable and should be linked to improving and renovating existing housing stock and compulsory purchase of neglected buildings.

ref 58
Ward
Response ref 6.2/57
Individual/name of organisation Individual
Summary of comments The document assumes the Hastings/Bexhill Link Road. This is yet to be approved. Why an additional 800 at Wilting Farm (Greenfield site) when your shortfall is only 600. In the 70's Islington Council refurbished rather than demolished and carried out new build. Islington today is not blighted by the tower blocks thrown up in the 70's. Why not Hastings BC refurbish? Large older properties can be converted to increase the number of dwellings.

ref 29
Ward
Response ref 6.2/58
Individual/name of organisation Home Builders Federation
Summary of comments Support a more flexible approach which includes a Greenfield option – which will provide the certainty of housing delivery required by the industry as well as existing and future households. HBF doubt if all remaining brownfield sites will be built out fast enough/offer viability for development at present. Also question whether all brownfield sites are suitable to provide the range of family housing required, as well as a suitable range of affordable housing options. Note that PPS3 now requires Local Planning Authorities to ' identify the strategic sites which are crucial to the delivery of their housing strategy over the plan period.
HBF support scenario 2 as they consider the option has the flexibility required to viably deliver new market housing as well as affordable housing. Supports HBC working with Rother Council on this. The HBF consider that a balanced and managed approach to housing delivery should be adopted, and the provision of a large strategic greenfield sites affords this opportunity.
Housing delivery should be appropriately and robustly phased over the core strategy period. Housing delivery should be in step with the market. If the council is to deliver more difficult sites then these will have to be heavily subsidized, or the burden of planning obligations which may be required on these sites reviewed.

ref 30
Ward Conquest
Response ref 6.2/59
Individual/name of organisation Individual
Summary of comments The failure of housing policy in this country centres on three factors:
(i) insufficient quality, (ii) emphasis of numbers, (iii) segregation, management. Hence: numbers (density) is not a problem if quality is there but there must be integration and continuing management. An alternative scenario is to only allow Greenfield development of the highest quality e.g. zero co2, and to maximise use of urban waste and infill land. (needs more explanation)

ref 63
Ward Silverhill
Response ref 6.2/60
Individual/name of organisation Individual
Summary of comments Too complex to reply properly, without good knowledge of the area.

ref 64
Ward Castle
Response ref 6.2/61
Individual/name of organisation Individual
Fast daily non-stop train – London-Hastings advertised widely will stimulate business commuters. Could regenerate existing houses in town centre. Train Hastings 7.30am, London 5.30pm

ref 69
Ward
Response ref 6.2/62
Individual/name of organisation Individual
Not directly – would want links to use of local workforce and building contractors to do percentage of the building work

ref 68
Ward Old Hastings
Response ref 6.2/63
Individual/name of organisation Individual
Cannot agree wit this statement
Keep Greenfield sites green
Seek to develop/redevelop brownfield sites only
Get back into use the high number of empty houses
Improve existing infrastructure first
Meaningful consultation

ref 71
Ward Central St Leonards
Response ref 6.2/64
Individual/name of organisation Individual
Brownfield sites need to be developed and higher density building – more flats. The Greenfield development is not 'sustainable' development and will lead to increase car usage. Develop and improve brownfield sites – don't cut into greenbelt sites.

ref 160
Ward Central St Leonards
Response ref 6.2/65
Individual/name of organisation Individual
I believe that significant increases in the housing stock in the past have contributed to many of the problems we face; for it seems that expansion tends "to suck in" persons from outside the area who are seeking affordable homes while on low incomes or job-seeker allowances. If build we must, then we must build for success.

ref 147
Ward
Response ref 6.2/66
Individual/name of organisation The Mother Agnes Trust
Summary of comments
The annual average completion rate was 222 dwellings pa for the period 1991-2004. A step change in housing provision is required to achieve the growth and regeneration objectives set out in the vision. An annual provision of 400 units should be the target, with a requirement for 8000 dwellings in the period 2006-2026.

Extra comments on attached sheet:-

The pattern of housing completions 1991-2004 represents an average annual completion rate of 222 dwellings.

This has not achieved the growth or regeneration that the vision anticipates over the next 20 years.

A proposed completion rate of 210 dwellings per annum is totally inadequate to achieve the stated objectives for the town. Reliance on only Brownfield planning permissions, allocations and other 'opportunities' is a short sighted and inadequate response. Many of the sites identified in the Urban Capacity Study were identified 20 years ago but have failed to come forward.

The emphasis for the plan period 2006-2026 must be on delivery of sites, and focus on the early years in order to realise the regeneration initiatives.

The plan must also address the issue of housing choice, and provide a range of sites (not just Brownfield regeneration sites) which can accommodate the skilled and professional newcomers that the town needs to attract. Better quality family housing on a range of sites, including Greenfield sites is required.

The plan should aim for a completion rate of 400 dwellings per annum, and set a housing requirement of 8000 dwellings for the period 2006-2026.

Regardless of whether or not the housing requirement for the plan period increases, additional sites for housing need to be identified. The additional sites need to include the land at Holmhurst St Mary which has the potential to accommodate at least 200 dwellings, including an important contribution to affordable housing.

Holmhurst St Mary can deliver new housing to meet the objectives for the vision, and can deliver housing choice.

ref 156
Ward
Response ref 6.2/67
Individual/name of organisation Anonymous
Summary of comments I feel happier about just scenario 1 and not having scenario 2 grafted on.

ref 157
Ward
Response ref 6.2/68
Individual/name of organisation 1066 Housing Association
Summary of comments Would like to add aspiration for reducing empty second homes and controlling (perhaps reducing) poor quality private rented sector

ref 149
Ward
Response ref 6.2/69
Individual/name of organisation Environment Agency
Summary of comments
For both Scenarios 1 and 2, we note:
Inclusion of the potential benefits of remediation of land contamination for pollution prevention
Drawbacks: Brownfield land, which remains undeveloped, could continue to cause pollution.

ref 102
Ward Old Hastings
Response ref 6.2/70
Individual/name of organisation Individual
Summary of comments Also look at existing housing, which is empty or derelict and ensure that they are refurbished and provided as housing – seems to be many of these in Hastings. It is essential that any new housing take into consideration the points already raised and environmental practices are put into effect. It may also be a good idea to look at land within the existing urban set up and stop creating isolated housing districts.

ref 100
Ward
Response ref 6.2/71
Individual/name of organisation Highways Agency
Summary of comments In principle the HA is supportive of development on brownfield sites as these tend to have better access to services and public transport, particularly where development is situated around key transport hubs that have the greatest potential to minimise the impact on the trunk road network.

The HA supports the application of the sequential test for the development of new land use. To maximise opportunities for sustainable transport, the HA would prefer that development is primarily located in urban areas, focused upon locations where there are alternative transport modes available. This approach can create the potential to minimise the development impact on the adjacent trunk road network.

ref 142
Ward
Response ref 6.2/72
Individual/name of organisation Forestry Commission
Summary of comments In regards to patterns of development we do not wish to comment on the specific options. However we wish to note that in recent years there has been development on woodland in the Hastings area. We do not wish to see this continue, especially not on ancient woodland. A key issue is that Hastings Borough is confined and we would wish to ensure that any proposed house building can be achieved without loss of valuable and priority natural habitats.

ref 150
Ward
Response ref 6.2/73
Individual/name of organisation DMH Stallard on behalf of Mr & Mrs Miskin
Summary of comments Support scenario 2, joint working with Rother should be promoted, particularly in reference to housing need. This scenario allows for increased housing provision than set out in the current standards. This has been identified as a possible outcome of the SE Plan and therefore it is necessary to plan for this growth. Commuting between towns should not necessarily be negative a consequence – provided it is by sustainable means. We consider the allocation of new sites on the boundaries of Hastings & Rother should be promoted in the LDF to allow the dev of adequate levels of new housing. However the mention of Wilting Farm at this stage is premature. This site should be fully considered against possible alternatives in the Site Allocations stage, before its inclusion in the LDF process.

ref 145
Ward
Response ref 6.2/74
Individual/name of organisation Seaspace
Summary of comments The LDF seems likely to rely on the bulk of housing needs to be achieved from brownfield sites. However, if some greenfield expansion proves necessary, it will be important to identify the most appropriate sites, not ones selected just because they fall within the tight administrative boundaries of Hastings. Joint working with Rother in identifying such sites is therefore the best way forward. It is thus encouraging that the Wilting Farm area is being looked at in both consultation documents.

ref 146
Ward
Response ref 62/75
Individual/name of organisation Southern Water
Summary of comments Good forward planning through the local development framework is key to ensuring that the capacity needs of the local authority are delivered in phase with dev. Comments relate to the development densities which will have regard to their impact on existing water, sewerage & wastewater treatment infrastructure.

ref 154
Ward
Response ref 6.2/76
Individual/name of organisation Planning Potential
Summary of comments The promotion of mixed use schemes to include residential accommodation on upper floors above retail and commercial premises should be specifically encouraged

ref 94
Ward
Response ref 6.2/77
Individual/name of organisation Individual
Summary of comments I believe that the imposition of new housing requirements over and above the 4200 planned should be strongly contested. Hastings & St Leonards have already lost much open space & wildlife over the past 30 years and I do not believe that any more housing could be accommodated without strongly compromising aspirations to protect the town's environment & use it as a positive asset. Effort must be devoted to improving existing housing stock, something that would fit well with scenario 4 in chapter 5.

ref 152
Ward West St L
Response ref 6.2/78
Individual/name of organisation Individual
Summary of comments The Council's need for additional land in order to meet the Borough Structure Plan requirements is well known. The Borough has a significant shortage of such land, and the Pilot field occupies 26.1 acres of prime housing land that could be used for this purpose and thus comply with Policy SP1(b).

ref 177
Ward
Response ref 6.2/79
Individual/name of organisation Age Concern Hastings/Hastings St Leonards Seniors Forum
Summary of comments No one is questioning the baseline about the number of planned dwellings. Why are central Government telling us what we need/want in our town; Design of buildings - would like to comment on proposals; Empty houses put back into use - incentive to encourage this; Worry about poor quality new-build and developer making the money; Worry re. where new properties will go - green space etc; Better use of what we have got. Need for homes to meet local needs is accepted; Opposed to the concept of building 4,200 new homes - oppose scenarios 1 & 2; Concern over high density house building in sub urban areas; Support 6.3 - concentration of resources on improving housing conditions in Central St. Leonards; Social housing should be provided by 'pepper potting' in developments and by providing a greater proportion in the central areas (6.15 & 6.23); housing needed for older people to meet the very large future growth of the older population; Build 'lifetime' homes and sheltered and very sheltered housing schemes (6.21); Mix tenure; Concern about high densities and higher buildings

Question 6.3

Continue to concentrate resources on improving housing conditions in the area with the worst quality housing stock/living conditions e.g. Central St Leonards

Responses to this question: Total number of responses: 99

Individuals: Total 63
Local Groups: Total 13
Developers: Total 4
Statutory Agencies: Total 7
Other (including anonymous): Total 12

Response percentages: Agree – 84% Disagree – 14% No Opinion – 2%

Question 6.4

Please tell us any other comments you have on the option to continue to concentrate resources on improving housing conditions in the area with the worst quality housing stock/living conditions e.g. Central St. Leonards.)

Responses to this question: Total number of responses: 53

Individuals: Total 38
Conquest (2); Central St Leonards (2); Castle (10); Baird (1); Gensing (1); Braybrooke (3); Tressell (5); Ore (1); Maze Hill (1); Old Hastings (7); St Helens (1) Other (4).

Local Groups: Total 7
Speckled Wood Group; Ore Valley Group; Hastings & Rother LA21; Old Hastings Preservation Society; Castle Court Residents Assoc; Hastings & Rother Disability Forum; Hastings and Rother Urban Design Group

Developers: Total 2
Walden Pond Housing Co-operative Ltd; 1066 Housing Association.

Statutory agencies: None

Other (including anonymous): Total 6
Anonymous (5); HBC Conservation Team.

ref 5
Ward Conquest
Response ref 6.4/1
Individual/name of organisation individual/name of organisation Individual
Summary of comments Not just housing conditions, the area can be brought down by the type of people in that area.

ref 12
Ward Central St Leonards
Response ref 6.4/2
Individual/name of organisation individual/name of organisation Individual
Summary of comments Perhaps more central Government incentives such as ‘greener’ grants for solar energy.

ref 13
Ward Castle
Response ref 6.4/3
Individual/name of organisation individual/name of organisation Individual
Summary of comments HBC should only improve the houses that they own. No privately owned stock should be subsidised by the taxpayer. Use the money for Hollington.

ref 10
Ward Baird
Response ref 6.4/4
Individual/name of organisation Individual
Summary of comments Improving housing will not improve the way that people behave, there are a high % of St Leonards residents, that would wreck any decent home, you can change the area, the housing, but not the people.

ref 15
Ward Gensing
Response ref 6.4/5
Individual/name of organisation Individual
Summary of comments It needs to be made clear to potential protestors that sadly much of our striking looking Victorian housing stock is pretty average [ILLEGIBLE] rubbish not worthy of restoration. A pity, I agree.

ref 17
Ward Braybrooke
Response ref 6.4/6
Individual/name of organisation Individual
Summary of comments This will free up the traffic. Bypass link road not needed. Re-planning and constructing new roundabout and linking roads at Glyne Gap. Achieved by use of field. Access to Ravenside east side of roundabout, via link road. Exit, west side of precinct. Potential traffic from west to Ravenside enter on Westside. Other traffic from Bexhill/Sidley to join 259 West of filling station by link road using field.

ref 21
Ward
Response ref 6.4/7
Individual/name of organisation Walden Pond Housing Co-operative LTD
Summary of comments I agree with 6.3, there is need to see through the good work that had begun in the worst areas. Taking resources away from those areas now will undo the progress made.

ref 33
Ward
Response ref 6.4/8
Individual/name of organisation Anonymous
Summary of comments I'm pleased to see how much improvement there has been in the 6 years I have lived in the town. Certainly this needs to continue.

ref 27
Ward Tressell
Response ref 6.4/9
Individual/name of organisation Individual
Summary of comments Many out side of Central St Leonards have issues surrounding the quality of their own homes both those who rent and those who own/mortgaged

ref 19
Ward
Response ref 6.4/10
Individual/name of organisation Specked Wood Group
Summary of comments The Greenway Plan adopted by HBC should be central to the improvement in these areas

ref 31
Ward
Response ref 6.4/11
Individual/name of organisation Individual
Summary of comments Poor housing is expensive to improve and can end up spending a lot of money on a small number of properties. Need to look at repayable grants, interest free loans, improving thermal efficiency. Need to consider schemes such as free loft insulation to all over 60s to encourage thermal insulation in town

ref 78
Ward Castle
Response ref 6.4/12
Individual/name of organisation Individual
Summary of comments See 6.2

ref 77
Ward
Response ref 6.4/13
Individual/name of organisation Ore Valley Forum
Summary of comments The Council should look at other areas too, which have a feel of dilapidation. There should be an overall town wide assessment. Money could be used in local areas to help remove the general feel of dilapidation by tackling prominent sites.

ref 132
Ward Ore
Response ref 6.4/14
Individual/name of organisation Individual
Summary of comments For many of these houses it would be better to demolish them completely and build new housing. Perhaps “Burtons Vision Today” Central St Leonards is largely a slum. The high number of bed-sits does nothing to improve the place. Housing owned by occupants will be looked after much better.

ref 75
Ward Castle
Response ref 6.4/15
Individual/name of organisation Individual
Summary of comments This should be given high priority

ref 36
Ward Maze Hill
Response ref 6.4/16
Individual/name of organisation Individual
Summary of comments The Council should not become so fixated on regenerating specific areas that it ignores poor housing elsewhere in the Borough

ref 128
Ward
Response ref 6.4/17
Individual/name of organisation Anonymous
Summary of comments The streets are too congested, no parking, these houses are only meant to be for one family not conversions into 4 flats too many people with cars. Private landlords must look after their own properties not the taxpayer.

ref 125
Ward Old Hastings
Response ref 6.4/18
Individual/name of organisation Individual
Summary of comments Good housing is the basis for good education and living etc

ref 106
Ward Castle
Response ref 6.4/19
Individual/name of organisation Individual
Summary of comments We shouldn't lost sight of the fact that we need good quality housing to bring money into the area. If it were all subsidised we would gradually sink. We must have some wealth to support these schemes

ref 96
Ward Tressell
Response ref 6.4/20
Individual/name of organisation Individual
Summary of comments Housing stock should be brought back into use in all areas ~(not just Central St Leonards), provide a list of all homes which need bringing back into use, how many have been adequately brought back into use in 2006! Houses such as these should be reduced from the Government housing figures for new houses.

ref 88
Ward Castle
Response ref 6.4/21
Individual/name of organisation Individual
Summary of comments Castle ward has some appalling housing and should not be forgotten. Housing department should be more proactive in identifying this.

ref 84
Ward Tressell
Response ref 6.4/22
Individual/name of organisation Individual
Summary of comments I believe development of existing stock is essential

ref 89
Ward Castle
Response ref 6.4/23
Individual/name of organisation Individual
Summary of comments We need to bring the empty properties into use.

ref 99
Ward
Response ref 6.4/24
Individual/name of organisation Individual
Summary of comments Some resources should be available for other areas where there is poor quality housing and living conditions, central St Leonards may have the highest concentration but other areas have some as well. Surely we should seek to improve conditions across the Town.

ref 86
Ward Braybrooke
Response ref 6.4/25
Individual/name of organisation Individual
Summary of comments This is very much needed. But it should not take attention away from areas in Hastings and the Old Town which have often thought more affluent.

ref 116
Ward Old Hastings
Response ref 6.4/26
Individual/name of organisation Individual
Summary of comments Convert brownfield industrial units within the Town Centre, old garages, goods yards, warehouses etc into quality contemporary homes and provide incentives for business currently occupying these buildings to relocate to new purpose built buildings in industrial zones on the outskirts of Town.

ref 85
Ward
Response ref 6.4/27
Individual/name of organisation Anonymous
Summary of comments There are lots of fantastic quality buildings that are under utilised and need regenerating. Use local traders to improve this housing stock before investing in big external developers. Again keep the money in Hastings. Avoid using greenfield sites. Big contractors don't have the best interests of the community at heart.

ref 114
Ward
Response ref 6.4/28
Individual/name of organisation Hastings & Rother LA21
Summary of comments Whilst generally supporting this it should not be at the cost of (illegible word) any improvement to other parts of the town for the foreseeable future.

ref 90
Ward Castle
Response ref 6.4/29
Individual/name of organisation Individual
Summary of comments Provide resources to improve housing conditions throughout the Town – wherever there is poor quality housing

ref 103
Ward Castle
Response ref 6.4/30
Individual/name of organisation Individual
Summary of comments Better use of existing housing bringing empty houses back into use and improving old and run-down houses.

ref 111
Ward
Response ref 6.4/31
Individual/name of organisation Anonymous
Summary of comments If new housing needs to be built then seize the opportunity for really new, forward looking, architecturally advanced and environmentally sustainable communities. Even it is poor housing it should be nice to live in and lovely to look at.

ref 101
Ward
Response ref 6.4/32
Individual/name of organisation Old Hastings Preservation Society
Summary of comments Improve housing conditions town wide, how many empty homes in the borough have we will one of the highest in the Country?

ref 80
Ward Castle
Response ref 6.4/33
Individual/name of organisation Individual
Summary of comments I'm using the work "mixed use" in the contemporary sense to mean new modern scenarios and lifestyles of living – for example the changes that communication will bring, also the effects of international and global working and residency – Live work space etc.

ref 76
Ward Tressell
Response ref 6.4/34
Individual/name of organisation Individual
Summary of comments This not only improves housing stock, but furthers all the aims of the overall vision for Hastings. Improved image, amenity.

ref 41
Ward
Response ref 6.4/35
Individual/name of organisation Castle Court Residents Assocn
Summary of comments Agree with 6.3 but should include Castle Ward too.

ref 108
Ward
Response ref 6.4/36
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments All new developments need to be fully accessible not just on planning applications but also once built. Why haven't HBC and 1066 Housing signed up to the life long homes scheme and other industry good practices.

ref 123
Ward
Response ref 6.4/37
Individual/name of organisation Individual
Summary of comments A 2 pronged attack on poor housing using planning to secure first class buildings within an affordable price range together with vicious attacks on those who spoil the local area.

ref 122
Ward
Response ref 6.4/38
Individual/name of organisation Hastings & Rother Urban Design Grp
Summary of comments Whilst the principle is agreed, the effort should be concentrated where the highest quality can be achieved – simply improving the standard of bed-sits does nothing for the wider issue of quality of life & the social/environmental improvements that affect residents public money should only be used to effect a net gain in quality e.g. conversion of bed-sits to one/2 bed flats or family dwellings. This needs balancing with 6.5 – 2 issues are inseperable

ref 104
Ward Old Hastings
Response ref 6.4/39
Individual/name of organisation Individual
Summary of comments Significant improvements have been made in many dilapidated areas in St Leonards and this work needs to continue alongside the social and economic regeneration work in this area as these problems affect the whole town.

ref 54
Ward Tressell
Response ref 6.4/40
Individual/name of organisation Individual
Summary of comments I think that landlords should be forced to upgrade their properties.

ref 112
Ward
Response ref 6.4/41
Individual/name of organisation Individual
Summary of comments Get the Polish builders in, and more “downsizers”.

ref 113
Ward Old Hastings
Response ref 6.4/42
Individual/name of organisation Individual
Summary of comments Current housing stock 6.35 are landlords not required to provide minimum standards for let accommodation?

ref 30
Ward Conquest
Response ref 6.4/43
Individual/name of organisation Individual
Summary of comments Resources (by which you mean grants) should be concentrated wherever the highest quality can be achieved. Presently the “improve” part of this policy is too low. What we should seek to achieve is fewer improvements of a higher standard.

ref 60
Ward Old Hastings
Response ref 6.4/44
Individual/name of organisation Individual
Summary of comments Lots of empty space above shops still

ref 64
Ward Castle
Response ref 6.4/45
Individual/name of organisation Individual
Summary of comments Business commuters from London may move families to healthier Hastings and may lead to re-conversion of town centre housing into single family houses.

ref 53
Ward Braybrooke
Response ref 6.4/46
Individual/name of organisation Individual
Summary of comments I agree that resources should be concentrated in the area with the worst quality housing stock / living conditions, but this should not just be Central St.Leonards (see LDF – AMR April 2005 March 2006 pages 19&20 black areas.

ref 68
Ward Old Hastings
Response ref 6.4/47
Individual/name of organisation Individual
Summary of comments This policy should be town wide
Take note of comments listed in 6.16 Shaping Hastings
Must ensure residents are not priced out of the area

ref 62
Ward St Helens
Response ref 6.4/48
Individual/name of organisation Individual
Summary of comments If, as I assume, the housing stock in question is privately owned, how can a local authority insist that the owners do the necessary work to improve the properties in question. Is compulsory purchase an option ?

ref 160
Ward Central St Leonards
Response ref 6.4/49
Individual/name of organisation Individual
Summary of comments I feel I have to disagree at 6.3 because agreement would probably be misinterpreted as support for new housing. There is much housing already in the area, and I think we should encourage improvement of this before embarking on any significant renewal projects. Regeneration can occur “naturally” – and it may well be best so.

ref 156
Ward
Response ref 6.4/50
Individual/name of organisation Anonymous
Summary of comments I think this should be key – all building presently situation should be refurbished and not just knocked down.

ref 157
Ward
Response ref 6.4/51
Individual/name of organisation 1066 Housing Association
Summary of comments Would like to see resources also targeted at the management of the private rented sector as well as the condition of the stock – poor stock conditions are often found in this sector.

ref 102
Ward Old Hastings
Response ref 6.4/52
Individual/name of organisation Individual
Summary of comments
6.33 It is essential that these are kept and refurbished. Re-modernisation is often disrespectful of the architecture and poor, but it is of prime importance that these are kept as they contribute to the image.

6.34 and 6.35 This is a responsibility which must be passed on to the landlord and it is essential that a 'tough' approach is considered

6.36 My point precisely. Creating housing ghettos gives rise to major problems already discussed.

6.37 It is essential to note that many people see Hastings as an excellent investment opportunity therefore if you are seeking investment there is not way this can be thrown back in the faces of people who have bought property here. It is essential however those owners ensure that they keep the houses and facades in a fit state. If not, then court orders must be sought

6.38 Although homelessness is being dealt with at present, why is there homelessness. One needs to review the reasons for this

ref 159
Ward
Response ref 6.4/53
Individual/name of organisation HBC Conservation team
Summary of comments
Housing renewal: We note the reference, on page 36, to the interplay between historic building conservation and the pursuit of housing renewal projects. We consider that this section needs to be re-worked and the emphasis changed. It is our view that, as a planning policy document, rather than a housing renewal document, the emphasis should be planning policy based. We suggest a re-wording, as follows :

"housing renewal initiatives will be supported, in future, providing that housing renewal policies work in harmony with the objectives of built heritage conservation and excellence in new design as expressed through the adopted Local Development Framework".

Question 6.5

Seek to create more mixed communities in Central St Leonards and Hastings town centre by refusing permission for conversions resulting in one-bedroomed dwellings and promoting larger family sized dwellings where possible (this could run counter to improvement grant policies which encourage landlords to convert HMO's into one bed and two bed flats in the Housing renewal area in St Leonards - although the new Housing Renewal Financial Assistance Policy will be tailored towards producing larger family sized accommodation, where applicable.)

Responses to this question: Total number of responses: 96

Individuals: Total 62
Local Groups: Total 12
Developers: Total 5
Statutory Agencies: Total 4
Other (including anonymous): Total 13

Response percentages: Agree – 72% Disagree – 17% No Opinion – 11%

Question 6.6

Please tell us any other comments you have on the option to create mixed communities in Central St. Leonard and Hasting Town Centre.

Responses to this question: Total number of responses: 53

Individuals: Total 36
Tressell (1); Baird (3); Castle (6); Old Hastings (5); Gensing (1); Braybrooke (3); Tressell (4); Castle (1); Ore (1); Maze Hill (1); Central St Leonards (1); Conquest (1); Wishing Tree (1); St Helens (1) Other (6).

Local Groups: Total 7
Hastings Old Town Residents Assoc; Speckled Wood Group; Ore Valley Forum; Hastings & Rother LA21; Castle Court Residents Association; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group;

Developers: Total 3
The Planning Bureau for McCarthy & Stone; Walden Pond Housing Co-operative Ltd; Sea Space;

Statutory agencies: Total 2
East Sussex County Council; English Partnerships;

Other (including anonymous) Total 5
Anonymous (5)

ref 2
Ward
Response ref 6.6/1
Individual/name of organisation Individual
Summary of comments Many of the social problems in both Hastings and St Leonards town centres have been caused by large concentration of bed-sits and one bedroomed flats

ref 4
Ward Tressell
Response ref 6.6/2
Individual/name of organisation Individual
Summary of comments As in 6.2 – make use of older buildings to convert. This will be useful for young people starting out, and would encourage them to stay in the area

ref 3
Ward
Response ref 6.6/3
Individual/name of organisation The Planning Bureau (for McCarthy and Stone)
Summary of comments Families tend not to want to live in Town Centre locations and are more popular with young professional and they tend to live in one-bedroom apartments.

ref 6
Ward
Response ref 6.6/4
Individual/name of organisation Individual
Summary of comments I'm not sure how much difference this would make.

ref 9
Ward Baird
Response ref 6.6/5
Individual/name of organisation Individual
Summary of comments This is the 21st Century people should not have to share bathrooms and kitchens.

ref 13
Ward Castle
Response ref 6.6/6
Individual/name of organisation Individual
Summary of comments The more one bedroomed flats that are converted – the more the young migrate to Hastings looking for life by the sea. These type of smaller flats are only purchased by buy to let leaving the tax payer to pay their mortgage and it pushes up prices for our first time buyers.

ref 10
Ward Baird
Response ref 6.6/7
Individual/name of organisation Individual
Summary of comments I believe that we already have a very high number of older properties (mostly Victorian) that have already been converted, a lot of these seem to house persons on benefit, who will never work and generally hang around being a nuisance to the rest of society.

ref 11
Ward Old Hastings
Response ref 6.6/8
Individual/name of organisation Individual
Summary of comments The market will decide what is needed. The developer requires a profit.

ref 15
Ward Gensing
Response ref 6.6/9
Individual/name of organisation Individual
Summary of comments The introduction of families into town centre has generally an improving effect. It's where people used to live, after all

ref 17
Ward Braybrooke
Response ref 6.6/10
Individual/name of organisation Individual
Summary of comments Ensure tall buildings have lifts in them to make them accessible to all sections of the community.

ref 18
Ward Baird
Response ref 6.6/11
Individual/name of organisation Individual
Summary of comments We need to return to family units i.e. Mother, Father and children living together. Not one parent families.

ref 32
Ward
Response ref 6.6/12
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Unlikely to be supported by Planning Inspectorate

ref 21
Ward
Response ref 6.6/13
Individual/name of organisation Walden Pond Housing Co-operative LTD
Summary of comments Also support novel alternative approaches to housing provision, which give tenants control and promote communal living. I'm thinking of housing co-operatives in particular.

ref 33
Ward
Response ref 6.6/14
Individual/name of organisation Anonymous
Summary of comments I'm on this fence on this one, I'm afraid. It's a conundrum

ref 47
Ward Tressell
Response ref 6.6/15
Individual/name of organisation Individual
Summary of comments Because of rising prices in the housing market I feel there is a need for small and large accommodation.

ref 19
Ward
Response ref 6.6/16
Individual/name of organisation Specked Wood Group
Summary of comments Flat conversions tend towards the creation of a transient community of short term occupied who build no links with neighbours and care little about the vicinity. Many of these conversions have poor sound proofing which increase the potential for neighbour disputes

ref 78
Ward Castle
Response ref 6.6/17
Individual/name of organisation Individual
Summary of comments Family homes need access to safe outside space and more schools and places for kids to play safely as they get older. The problems in Manor Road/St Mary's Road are partly because there is no where for young people to play safely.

ref 77
Ward
Response ref 6.6/18
Individual/name of organisation Ore Valley Forum
Summary of comments Is the Council going to use EDMO's to maximise the use of existing Housing stock? Especially outside the town centre/seafront.

What is the definition of brownfield – previously built? Parts of Ore Valley have not been developed in the recent past and are still considered as Brownfield. Millennium Communities could only get one developer as residential values are too low – could some of this brownfield land be allowed to become green in high density areas?

ref 132
Ward Ore
Response ref 6.6/19
Individual/name of organisation Individual
Summary of comments Also remove those already existing. Many of these were converted in the 60s to accommodate London Boroughs getting rid of people they did not want for various reasons. This has contributed to the running down of the area.

ref 133
Ward
Response ref 6.6/20
Individual/name of organisation Anonymous
Summary of comments Hastings / St.Leonards cannot improve their communities if there is an imbalance in the community with too many high dependency residents living in the community without sufficient support to meet their real needs

ref 129
Ward
Response ref 6.6/21
Individual/name of organisation Individual
Summary of comments Of more properties convert to one-bedroom flats it would increase for car ownership – in an area already difficult.

ref 36
Ward Maze Hill
Response ref 6.6/22
Individual/name of organisation Individual
Summary of comments The Council should aim for a balance of dwelling sizes to match the town's population demographics

ref 128
Response ref 6.6/23
Individual/name of organisation Anonymous
Summary of comments Over loaded area town too cramped, as it is you must expand roads and infrastructure social problems if you don't living on top of each other.

ref 125
Ward Old Hastings
Response ref 6.6/24
Individual/name of organisation Individual
Summary of comments There needs to be a good mix of high quality accommodation with a realistic proportion of low rent houses

ref 106
Ward Castle
Response ref 6.6/25
Individual/name of organisation Individual
Summary of comments It is difficult to know how many people live in one-bedroom dwellings. It is a moving population. Larger family dwellings would b e a problem if they all have to be subsidised.

ref 117
Ward Central St Leonards
Response ref 6.6/26
Individual/name of organisation Individual
Summary of comments Very important. Poverty & attendant problems should be spread out to other towns, not concentrated, in Hastings

ref 96
Ward Tressell
Response ref 6.6/27
Individual/name of organisation Individual
Summary of comments Get stock back into use asap

ref 88
Ward Castle
Response ref 6.6/28
Individual/name of organisation Individual
Summary of comments There must be a proper mix, perhaps (illegible word) is too strong. There needs to be planning for both families & single people & couples.

ref 84
Ward Tressell
Response ref 6.6/29
Individual/name of organisation Individual
Summary of comments Demolish some of the older Victorian buildings and rebuild modern buildings (illegible word) for the future. Take a bold step now. Demolish whole areas/streets and rebuild. Also encourage home ownership.

ref 93
Ward
Response ref 6.6/30
Individual/name of organisation Individual
Summary of comments Generally try to ensure mixed communities in all areas of the Town.

ref 118
Ward Castle
Response ref 6.6/31
Individual/name of organisation Individual
Summary of comments I support the idea of “deghettoizing”. However I feel that there should be a mixture of housing/accommodation available – both single and family sized dwellings and that this will create stronger, more integrated communities.

ref 85
Ward
Response ref 6.6/32
Individual/name of organisation Anonymous
Summary of comments Maybe give a percentage of dwellings to families more mixed communities are more balanced and more self regulating.

ref 114
Ward
Response ref 6.6/33
Individual/name of organisation Hastings & Rother LA21
Summary of comments Generally support creating more mixed communities but object to blanket refusal of conversion to one bed or other type of accommodation

ref 90
Ward Castle
Response ref 6.6/34
Individual/name of organisation Individual
Summary of comments Single/childless people’s lifestyles are more suited to town centre living. The mix I would wish to encourage is in terms of age/ethnicity/housing tenure. I am not for excluding families, but the market should determine how many larger housing units remain in the town centres.

ref 111
Ward
Response ref 6.6/35
Individual/name of organisation Anonymous
Summary of comments You need to let young people get on the housing ladder. What I am against is piecemeal demolition of houses within terraces and conservation areas and the erection of architecturally mediocre small block of flats. Convert the buildings that are already there.

ref 80
Ward Castle
Response ref 6.6/36
Individual/name of organisation Individual
Summary of comments Hastings does have a professional backbone operating in the global environment that can be encouraged not merely represented as an aspiration and act as a draw factor for further development of the town.

ref 76
Ward Tressell
Response ref 6.6/37
Individual/name of organisation Individual
Summary of comments I don't know which is the greater need in this area – for more 1 bed or for more family sized dwellings. Can these needs be quantified well enough to know which way to go?

ref 41
Ward
Response ref 6.6/38
Individual/name of organisation Castle Court Residents Association
Summary of comments For central St Leonards and town centre – need to address parking issues too – need to add a comment about removal of any affordable or special needs existing stock – unless unfit for habitation on health grounds

ref 108
Ward
Response ref 6.6/39
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments We have a shortage of family accommodation and disabled people may have care needs, therefore a second bedroom is most needed.

ref 123
Ward
6.6/40
Individual/name of organisation Individual
Summary of comments Communities are safer and more sustainable if at the core are families who have a stake in their town.

ref 45
Ward Braybrooke
Response ref 6.6/41
Individual/name of organisation Individual
Summary of comments Families with children don't want to live right in the centre. Couples and single people are more appropriate bearing in mind bars, pubs and nightlife generally.

ref 122
Ward
Response ref 6.6/42
Individual/name of organisation Hastings & Rother Urban Design Grp
Summary of comments Whilst the principle is agreed, the effort should be concentrated where the highest quality can be achieved – simply improving the standard of bed-sits does nothing for the wider issue of quality of life & the social/environmental improvements that affect residents public money should only be used to effect a net gain in quality e.g. conversion of bed-sits to one/2 bed flats or family dwellings. This needs balancing with 6.5 – 2 issues are inseparable

ref 104
Ward Old Hastings
Response ref 6.6/43
Individual/name of organisation Individual
Summary of comments Sounds like the way forward

ref 58
Ward
Response ref 6.6/44
Individual/name of organisation Individual
Summary of comments This appears in part to contradict previously stated aims – "refusing one-bedroomed dwellings in favour of family sized dwellings". How does this match in with low cost housing and demographic change to move single occupancy?

ref 30
Ward Conquest
Response ref 6.6/45
Individual/name of organisation Individual
Summary of comments This is an essential policy to achieve a better residential mix than at present. However, not easy to implement - most houses already converted. Would like to see the HRFA policy: is it available? Planning dept will need skills to see if certain houses can be "family" houses

HRFA policy is largely about numbers, not quality, hence repeating a mistaken approach to housing provision

ref 148
Ward
Response ref 6.6/46
Individual/name of organisation East Sussex County Council
Summary of comments Scenario 1 would help revitalise some existing schools in the town, which are currently suffering from falling pupil numbers and developing surplus places. However, higher densities in the town centres suggest more flatted accommodation, which produces far less school children than a normal yield. To maintain the proportion of children and hence school numbers in future populations, a higher proportion of family housing is needed. Option b and 6.54 (bullet 4) are therefore supported.

ref 53
Ward Braybrooke
Response ref 6.6/47
Individual/name of organisation Individual
Summary of comments We have too many flats in Hastings, nearly all recent planning applications have involved flats and in many deprived areas, flats far outnumber houses.

ref 65
Ward
Response ref 6.6/48
Individual/name of organisation English Partnerships
Summary of comments Some conversions may be ok providing only if it helps create more mixed communities

ref 66
Ward Wishing Tree
Response ref 6.6/49
Individual/name of organisation Individual
Summary of comments It is a question of striking the right balance

ref 68
Ward Old Hastings
Response ref 6.6/50
Individual/name of organisation Individual
Summary of comments So why do new developments contain a high percentage of one bedroom flats?

ref 62
Ward St Helens
Response ref 6.6/51
Individual/name of organisation Individual
Summary of comments It is surely better to provide more family size housing if the intention is to encourage more industry into the town and therefore there are more jobs.

ref 102
Ward Old Hastings
Response ref 6.6/52
Individual/name of organisation Individual
Summary of comments Conversions of housing into 1 bed dwellings is to achieve maximum profit, hence why this is done by developers. I strongly agree with this point and by doing this it ensures 'proper' housing or we will follow in the steps of what is happening in London. No to studios and 1 bed dwellings.

ref 145
Ward
Response ref 6.6/53
Individual/name of organisation Seaspace
Summary of comments We welcome the need for mixed communities particularly with reference to increasing social housing in central Hastings and St Leonards.

Question 6.7

Support the Central St Leonards Masterplan (contains ideas for planned environmental improvements and development proposals to help regenerate the area) and Housing Renewal Area in St Leonards by tailoring specific planning policies to help support the physical improvement and renewal aims, and the social and economic regeneration work in this area; and identify it as an area of change in the LDF Core Strategy. Central St Leonards has a predominance of private rented property, with a large proportion of smaller flat accommodation and 80% of the residential buildings being converted into flats. There are high crime rates, poor social and economic status and significant depravation associated with the area.

Responses to this question: Total number of responses: 89

Individuals: Total 59
Local Groups: Total 10
Developers: Total 4
Statutory Agencies: Total 5
Other (including anonymous): Total 11

Response percentages: Agree – 86% Disagree – 2% No Opinion – 12%

Question 6.8

Please tell us any other comments you have on the option to Support the Central St Leonards Masterplan and Housing Renewal Area in St Leonards

Responses to this question: Total number of responses: 32

Individuals: Total 26
Tressell (1); Conquest (1); Castle (7); Old Hastings (7); Gensing (1); Braybrooke (3); Ore (1); Central St Leonards (2); West St Leonards (1); Other (2).

Local Groups: 4
Hastings Old Town Residents Assoc; Hastings democratic Alliance; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group;

Developers: None

Statutory agencies: None

Other (including anonymous): 2
Anonymous (2)

Summary of comments

ref 4
Ward Tressell
Response ref 6.8/1
Individual/name of organisation Individual
Summary of comments If it's got a high crime rate, find out why. Just building and looking at housing doesn't make for a better community

ref 7
Ward Conquest
Response ref 6.8/2
Individual/name of organisation Individual
Summary of comments Build a marina at the Bathing Pool site. Should uplift St Leonards overnight

ref 13
Ward Castle
Response ref 6.8/3
Individual/name of organisation Individual
Summary of comments All the while there is a predominance of rented property – buy to letters – we deny our young people a first step on the property ladder as these areas are allowed to become run down unattended by tenants and landlords alike.

ref 11
Ward Old Hastings
Response ref 6.8/4
Individual/name of organisation Individual
Summary of comments What % of the housing stock is used or owned by GLC. The problem is of the area being used as a dormitory for a social problem outside our Borough.

ref 15
Ward Gensing
Response ref 6.8/5
Individual/name of organisation Individual
Summary of comments Single people, and utterly [ILLEGIBLE] young couples have to live somewhere, but the desperate bedsits of pre-1919 St Leonards are NOT the answer. Until we clear them away we have no real incentive to search for what is the answer.

ref 17
Ward Braybrooke
Response ref 6.8/6
Individual/name of organisation Individual
Summary of comments Consider demolition and rebuild for areas of poor housing.

ref 32
Ward
Response ref 6.8/7
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Much of the Old Town features inadequate accommodation: ways need to be found to improve the quality of this.

ref 78
Ward Castle
Response ref 6.8/8
Individual/name of organisation Individual
Summary of comments Our population is changing and single person households are a reality. Even in Hastings & St Leonards, it is hard to afford to rent or buy on a local wage – so there will always be a need for small flats.

ref 132
Ward Ore
Response ref 6.8/9
Individual/name of organisation Individual
Summary of comments How will this be done?

ref 136
Ward Old Hastings
Response ref 6.8/10
Individual/name of organisation Individual
Summary of comments This is so important to help this area letting houses being changed into small bed-sits will not help. If only we could find a way to keep the small shops going

ref 128
Ward
Response ref 6.8/11
Individual/name of organisation Anonymous
Summary of comments As given at question 6.6

ref 125
Ward Old Hastings
Response ref 6.8/12
Individual/name of organisation Individual
Summary of comments The Council needs to promote mixed housing and residents to dilute number of people left in poor social/economic conditions and to provide economic basis for employment etc

ref 106
Ward Castle
Response ref 6.8/13
Individual/name of organisation Individual
Summary of comments It is difficult to know how many people live in one-bedroom dwellings. It is a moving population. Larger family dwellings would b e a problem if they all have to be subsidised.

ref 88
Ward Castle
Response ref 6.8/14
Individual/name of organisation Individual
Summary of comments I am not conversant with this document.

ref 89
Ward Castle
Response ref 6.8/15
Individual/name of organisation Individual
Summary of comments Compulsory licensing of landlords should be implemented. This would ensure a standard for tenants and a control on absent landlords

ref 91
Ward West St L
Response ref 6.8/16
Individual/name of organisation Individual
Summary of comments Clearer vision statement from future style and social economic activity areas such as Central St Leonards is needed prior to drawing up detail.

ref 116
Ward Old Hastings
Response ref 6.8/17
Individual/name of organisation Individual
Summary of comments The small streets North and inclusive of Normal Road west and West of London Road are architecturally appealing and reminisant of the The North Lanes in Brighton. I think there is great scope here to develop retail trades aimed at the young, the café society and antiques trade. Kings Road would also benefit from a permanent street market.

ref 90
Ward Castle
Response ref 6.8/18
Individual/name of organisation Individual
Summary of comments Not read the Masterplan, would be in general agreement with 6.7, but you should not expect approval without proper information/consultation.

ref 111
Ward
Response ref 6.8/19
Individual/name of organisation Anonymous
Summary of comments It certainly needs regenerating! But needs to be sensitively done. There are long-term problems evident in St. Leonards on sea that will need more than regeneration money to change.

ref 80
Ward Castle
Response ref 6.8/20
Individual/name of organisation Individual
Summary of comments There is an opportunity to provide incentives to encourage the creative sector more into the area and provide a sustainable platform for sustainable growth

ref 137
Ward
Response ref 6.8/21
Individual/name of organisation Hastings Democratic Alliance
Summary of comments We do not feel that due regard is being paid to the proximity of St Leonards beach to Warrior Square railway station in the Masterplan

ref 108
Ward
Response ref 6.8/22
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments We haven't seen the master plan and cannot therefore commit on it. However we are surprised that the consultants employed by HBC never got in touch with us.

ref 123
Ward
Response ref 6.8/23
Individual/name of organisation Individual
Summary of comments As in teaching, no gain can be made without discipline. So steps need to be taken to force improvement in this area.

ref 122
Ward
Response ref 6.8/24
Individual/name of organisation Hastings & Rother Urban Design Grp
Summary of comments Fairly heavy criticism was levelled by the regional design panel on the proposals presented to them. Have these criticisms been addressed &/or refuted? Are they available?

ref 104
Ward Old Hastings
Response ref 6.8/25
Individual/name of organisation Individual
Summary of comments Significant improvements have been made in many dilapidated areas in St Leonards and this work needs to continue alongside the social and economic regeneration work in this area as these problems affect the whole town.

ref 50
Ward Braybrooke
Response ref 6.8/26
Individual/name of organisation Individual
Summary of comments Encourage conversion of small flats back to properties for family occupation. Achieve a mix in all areas.

ref 38
Ward
Response ref 6.8/27
Individual/name of organisation Individual
Summary of comments The “planned environmental improvements” that I have seen seem to consist of lots of concrete block paving etc which just scratches the surface. The issue/debate is really one of how much public money should be put into private property.

ref 53
Ward Braybrooke
Response ref 6.8/28
Individual/name of organisation Individual
Summary of comments Consideration may need to be given to demolition of some buildings to create more social regeneration.

ref 68
Ward Old Hastings
Response ref 6.8/29
Individual/name of organisation Individual
Summary of comments Must ensure that residents are not priced out of the area

ref 71
Ward Central St Leonards
Response ref 6.8/30
Individual/name of organisation Individual
Summary of comments The hard landscaping proposals for the promenade near the Marine Court development are shockingly bad. Where was the local input?

ref 160
Ward Central St Leonards
Response ref 6.8/31
Individual/name of organisation Individual
Summary of comments I certainly agree with the last two sentences above: but we need to learn in greater detail of specific proposals that are or may be included in the “masterplan”. Seeking agreement herein would seem premature and misleading.

ref 102
Ward Old Hastings
Response ref 6.8/32
Individual/name of organisation Individual
Summary of comments I am not sure of the high crime rates as stated above and need to understand what you mean by significant deprivation within the area? Need a bit more of buzz here regarding the town centre, as this seems to be lacking. There also seems to be some dereliction going on.

Question 6.9

Are there any issues about the current housing stock we've missed?

Responses to this question: Total number of responses: 29

Individuals: Total 17
Tressell (3), Baird (1), Gensing (1), Braybrooke (2), Castle (6), Ore (1), Old Hastings (1), Conquest (1), Other (1).

Local Groups: Total 8
Hastings Old Town Residents Assoc; Speckled Wood Group; Ore Valley Forum; Hastings & Rother LA21; Hastings Environment Network; Hastings Democratic Alliance; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group;

Developers: Total 1
1066 Housing Association

Statutory agencies: None

Other (including anonymous): Total 3
Anonymous (2); Showmen's Guild of Great Britain;

ref 4
Ward Tressell
Response ref 6.9/1
Individual/name of organisation Individual
Summary of comments Make it somewhere to be proud to live

ref 9
Ward Baird
Response ref 6.9/2
Individual/name of organisation Individual
Summary of comments If you have children, people want a house with a garden not a grotty flat sharing facilities

ref 15
Ward Gensing
Response ref 6.9/3
Individual/name of organisation Individual
Summary of comments Interpreting "brownfield" to include backgardens is a distortion which is likely to lead to social fragmentation through geographical isolation of the new-build occupants. Also it destroys our garden heritage (yes, yes, I know they're a mess; but what about getting ENFORCEMENT ORDERS?)

ref 17
Ward Braybrooke
Response ref 6.9/4
Individual/name of organisation Individual
Summary of comments Consider demolition and rebuild for areas of poor housing.

ref 32
Ward
Response ref 6.9/5
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments High levels of deliberate "voids" in 1066 properties – where tenants just walk away. Inbalance in social mix with high proportion of people dependent on benefits.

ref 27
Ward Tressell
Response ref 6.9/6
Individual/name of organisation Individual
Summary of comments Regeneration is not dealing with the social issues of the day at times its merely a coat of gloss or a plaster over the gaping wound. The fact is there will never be enough social housing with the current mindset

ref 19
Ward
Response ref 6.9/7
Individual/name of organisation Specked Wood Group
Summary of comments There is a considerable lack of parking per household

ref 25
Ward
Response ref 6.9/8
Individual/name of organisation Showmen's Guild of GB-LHC
Summary of comments You have no section here to comment on 6.23. We wish to have "Travelling Showpeople" added as required by PG22/91 and referred to – draft guidance under 2004 Housing Act as "people of a nomadic lifestyle"

ref 78
Ward Castle
Response ref 6.9/9
Individual/name of organisation Individual
Summary of comments See above comments made at question 6.8.

ref 77
Ward
Response ref 6.9/10
Individual/name of organisation Ore Valley Forum
Summary of comments Housing policy on homelessness should be looked at to see who gets housed from outside the area (especially when they leapfrog over local residents who have been waiting). This was a big issue for 1066 HA at board level more thorough checks on why people are claiming here are needed.

ref 132
Ward Ore
Response ref 6.9/11
Individual/name of organisation Individual
Summary of comments Fines should be levied on all landlords and house owners who do not maintain their property and gardens

ref 75
Ward Castle
Response ref 6.9/12
Individual/name of organisation Individual
Summary of comments The high quality of unused and underused housing shows that we do not need to build another 4200 dwellings. Improve what we have.

ref 128
Ward
Response ref 6.9/13
Individual/name of organisation Anonymous
Summary of comments More quality homes of stone and brick and proper peg tiles no factory built houses as they don't last bad looking fabric. Tenants wont stay in them when they get shabby looking.

ref 106
Ward Castle
Response ref 6.9/14
Individual/name of organisation Individual
Summary of comments The town centre and seafront properties are much improved. Can we impose the same rules to landlords in other parts of Hastings and St Leonards? Finding some landlords might be difficult!

ref 88
Ward Castle
Response ref 6.9/15
Individual/name of organisation Individual
Summary of comments There are many slum properties that do not appear to have been identified. Landlords must be forced into maintaining both interior & exterior of their properties.

ref 116
Ward Old Hastings
Response ref 6.9/16
Individual/name of organisation Individual
Summary of comments Every effort should be made to enforce the refurbishment of Marine Court and Pelham Crescent both large, important and significant residential dwellings which play a major role in the appearance of Hastings.

ref 114
Ward
Response ref 6.9/17
Individual/name of organisation Hastings & Rother LA21
Summary of comments It has noted that new regulations on property in multiple occupation is already reducing the amount available dramatically in some towns.

ref 90
Ward Castle
Response ref 6.9/18
Individual/name of organisation Individual
Summary of comments Should be identifying slum housing conditions and more enforcement action should be taken against neglectful property owners

ref 111
Ward
Response ref 6.9/19
Individual/name of organisation Anonymous
Summary of comments I just hope the new draft plan is not just an excuse to allow developments in gardens! If this is the case then this is not the way forward. It is no good shoehorning cheap, mediocre developments into an area you want to regenerate.

ref 80
Ward Castle
Response ref 6.9/20
Individual/name of organisation Individual
Summary of comments The above will contribute to creating exciting quarters of densely populated areas for multiple uses: leisure, residential, entertainment, workshop studios, specialist boutiques etc. There is an opportunity here to transform both Hastings new town and St Leonards town

ref 76
Ward Tressell
Response ref 6.9/21
Individual
This is social and economic regeneration could showcase how standards for sustainability environmentally friendly. Build and create job opportunities, new industries as well.

ref 105
Ward
Response ref 6.9/22
Individual/name of organisation Hastings Environment Network
Summary of comments Ensure current housing stock is upgraded to improve energy efficiency e.g. loft insulation. Ensure kitchen facilities are adequate so people can cook from fresh ingredients.

ref 137
Ward
Response ref 6.9/23
Individual/name of organisation Hastings Democratic Alliance
Summary of comments The parking scheme will probably result in the closure of the Kings Road shops

ref 108
Ward
Response ref 6.9/24
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Number of fully accessible and adapted homes for disabled people. This is a quality of life issue as a accessible home is easier for disabled people to live in, therefore you have happier disabled people.

ref 123
Ward
Response ref 6.9/25
Individual/name of organisation Individual
Summary of comments At present 50% of planning approvals nationally are given for development on green field sites. Hastings needs to stamp its mark on protecting the green around Hastings.

ref 122
Ward
Response ref 6.9/26
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments Too much infill development fails to take proper account of its context (local distinctiveness) resulting in a degredation of the townscape quality. This is not a plea for replicas or pastiche but a consideration of quality. Home zones should be much more than traffic calming they should offer the community a chance to bring together area wide improvement's.

ref 30
Ward Conquest
Response ref 6.9/27
Individual/name of organisation Individual
Summary of comments Local distinctiveness/buildings with local arch. Merit – there should be a record and debate about how they are improved. You should identify areas for demolition/intensification and improved parking provision/road closure. Identify self build styles for local people.

ref 53
Ward Braybrooke
Response ref 6.9/28
Individual/name of organisation Individual
Summary of comments See LDF (black areas) and recognise other areas besides Central St.Leonards need regeneration.

ref 157
Ward
Response ref 6.9/29
Individual/name of organisation 1066 Housing Association
Summary of comments Management of the privately rented stock

Question 6.10

Are there any options relating to the current housing stock that we've missed?

Responses to this question: Total number of responses: 18

Individuals: Total 15
Central St Leonards (1), Tressell (4), Baird (3), Castle (2), Gensing (1), Braybrooke (1), West St Leonards (1), Conquest (1), Old Hastings (1).

Local Groups: Total 1
Hastings & Rother Disability Forum

Developers: None

Statutory agencies: None

Other (including anonymous): Total 2
Showmen's Guild of Great Britain, Anonymous (1)

ref 12
Ward Central St Leonards
Response ref 6.10/1
Individual/name of organisation Individual
Summary of comments Offering to pay residents to have a lodger rather than trying to supply numerous singletons with what amounts to 4 rooms each (bed, baths, kit, lounge)

ref 10
Ward Baird
Response ref 6.10/2
Individual/name of organisation Individual
Summary of comments To cap the high cost of housing – the right to buy clause needs to be addressed – as affordable after one occupation becomes unaffordable to the next.

ref 15
Ward Gensing
Response ref 6.10/3
Individual/name of organisation Individual
Summary of comments Some Victorian gin-palaces ill-suited to small-family conversion might make student hostels etc; also it is possible make NON-ownership of a car a condition of tenancy

ref 18
Ward Baird
Response ref 6.10/4
Individual/name of organisation Individual
Summary of comments What are the plans to provide the essential services i.e. water, hospital (fully operational), schools, doctors, dentists, fire service, police. All these services are already overstretched. How will they cope with an approx 12,000 increase in population.

ref 27
Ward Tressell
Response ref 6.10/5
Individual/name of organisation Individual
Summary of comments Build more social housing stock

ref 25
Ward
Response ref 6.10/6
Individual/name of organisation Showmen's Guild of GB-LHC
Summary of comments There is a need in the South East for accommodation areas for Travelling Showpeople. You must recognise this in your document, under 6.23 by specific reference after "Gypsies and Travelling Community"

ref 106
Ward Castle
Response ref 6.10/7
Individual/name of organisation Individual
Summary of comments Community centres are an essential need in every area. A visit to the Sunlight centre in Gillingham and Bromley by Bow is worthwhile and shows what can be done.

ref 139
Ward Baird
Response ref 6.10/8
Individual/name of organisation Individual
Summary of comments Designers go off at a tangent and insist on new over the top ideas because it has not been done before. Designers do not come and live in some of their creations.

ref 84
Ward Tressell
Response ref 6.10/9
Individual/name of organisation Individual
Summary of comments Limit the number of house to flat conversion. Consider demolition and rebuilding to meet future needs, housing, pleasure and environment.

ref 91
Ward West St L
Response ref 6.10/10
Individual/name of organisation Individual
Summary of comments Additional stories of existing low rise buildings should be considered within appropriate designs guidelines.

ref 90
Ward Castle
Response ref 6.10/11
Individual/name of organisation Individual
Summary of comments High quality affordable housing should be made available to people wishing to vacate housing which is too large/unmaintainable.
Grants should be available to home owners to improve their properties.

ref 111
Ward
Response ref 6.10/12
Individual/name of organisation Anonymous
Summary of comments How about concentrating on properties above shops as a lynchpin to 'brownfield' developments and inner-town regeneration.

ref 76
Ward Tressell
Response ref 6.10/13
Individual/name of organisation Individual
Summary of comments The redevelopment of these brownfield sites must be sensitively woven in around the many green spaces, green fingers who are so characteristic of Hastings.

ref 108
Ward
Response ref 6.10/14
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Poorly designed housing areas that are developed primarily to maximise developer profits instead of building the best quality homes possible.

ref 54
Ward Tressell
Response ref 6.10/15
Individual/name of organisation Individual
Summary of comments People still living at home wanting to probably could afford build their own home, if they had the land & the skill, could some scheme help them do this?

ref 30
Ward Conquest
Response ref 6.10/16
Individual/name of organisation Individual
Summary of comments Oops! You should ask the public to nominate and prioritise ugly buildings for demolition/intensification. "Sustainable" development might include adding development if this pays for insulation/over cladding to improve a buildings thermal and visual performance e.g. corner plots/blank gable ends

ref 53
Ward Braybrooke
Response ref 6.10/17
Individual/name of organisation Individual
Summary of comments Housing is a neglected issue – empty properties are not being tackled with sufficient commitment. Needs of older people neglected, too many live in unsuitable accommodation with difficult access.

ref 102
Ward Old Hastings
Response ref 6.10/18
Individual/name of organisation Individual
Summary of comments What about extending the requirement of housing into other areas, which pertain to the South. Look at Ickelsham/Winchelsea/Rye. Or are there specific financial/political reasons why this is not being done?

Question 6.11

Require the developer to provide the affordable housing on a suitably located site in his/her ownership elsewhere in the Borough.

Responses to this question: Total number of responses: 83

Individuals: Total 54
Local Groups: Total 10
Developers: Total 3
Statutory Agencies: Total 6
Other (including anonymous): Total 10

Response percentages: Agree – 46% Disagree – 40% No Opinion – 14%

Question 6.12

Please tell us any other comments you have on the option to require the developer to provide the affordable housing on a suitably located site in his/her ownership elsewhere in the Borough.

Responses to this question: Total number of responses: 37

Individuals: Total 24
Conquest (2), Baird (2), Castle (8), Old Hastings (4), Gensing (1), Braybrooke (3), Tressell (1), Ore (1), Other (2)

Local Groups: Total 6
Ore Valley Forum; Hastings & Rother LA21; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group; Old Hastings Preservation Society; Castle Court Residents Association

Developers: Total 4
The Planning Bureau for McCarthy and Stone; RPS Planning on behalf of Fairview New Homes Ltd; Sea Space; Home Builders Federation

Statutory agencies: Total 1
English Partnerships

Other (including anonymous): Total 2
Anonymous (2)

ref 3
Ward
Response ref 6.12/1
Individual/name of organisation The Planning Bureau (for McCarthy and Stone)
Summary of comments Prefer commuted sums

ref 7
Ward Conquest
Response ref 6.12/2
Individual/name of organisation Individual
Summary of comments Only for schemes above 16 units

ref 9
Ward Baird
Response ref 6.12/3
Individual/name of organisation Individual
Summary of comments Affordable housing? Depends on what you earn

ref 13
Ward Castle
Response ref 6.12/4
Individual/name of organisation Individual
Summary of comments So much affordable housing – it is the buyer who is actually footing the bill for that.

ref 14
Ward
Response ref 6.12/5
Individual/name of organisation Anonymous
Summary of comments Need a good mix on some developments near to the Town Centre.

ref 11
Ward Old Hastings
Response ref 6.12/6
Individual/name of organisation Individual
Summary of comments This could have the effect of a ghetto building – with low income families put into one area.

ref 15
Ward Gensing
Response ref 6.12/7
Individual/name of organisation Individual
Summary of comments Suppose he has no site elsewhere?

ref 17
Ward Braybrooke
Response ref 6.12/8
Individual/name of organisation Individual
Summary of comments This is important if we are going to get redevelopment of potential high volume – but high cost sites e.g. Pelham Crescent.

ref 18
Ward Baird
Response ref 6.12/9
Individual/name of organisation Individual
Summary of comments Not on Greenfield sites.

ref 27
Ward Tressell
Response ref 6.12/10
Individual/name of organisation Individual
Summary of comments Make the developers provide at least 50% affordable homes per development

ref 82
Ward Castle
Response ref 6.12/11
Individual/name of organisation Individual
Summary of comments Must be located near to public transport services. Affordable housing should be of the highest environmental standards. Energy conservation must be a top priority. Low energy usage is paramount saving the owner money too.

ref 78
Ward Castle
Response ref 6.12/12
Individual/name of organisation Individual
Summary of comments Mix affordable housing with the rest of a development as a preference – stops development of slums or ghettos. Do developers always have property elsewhere in the Borough? Can't they be made to pay towards HA schemes?

ref 77
Ward
Response ref 6.12/13
Individual/name of organisation Ore Valley Forum
Summary of comments Should scatter affordable housing around the town otherwise concentration could generate ghettos that adversely affect existing local house values thus lowering house values in Hastings again. No more large estates we need communities.

ref 132
Ward Ore
Response ref 6.12/14
Individual/name of organisation Individual
Summary of comments What are the criteria for "a suitable located site?"

ref 135
Ward Old Hastings
Response ref 6.12/15
Individual/name of organisation Individual
Summary of comments Make sure that affordable housing is just for the people of this borough.

ref 130
Ward Castle
Response ref 6.12/16
Individual/name of organisation Individual
Summary of comments They should pay for their greed

ref 129
Ward
Response ref 6.12/17
Individual/name of organisation Individual
Summary of comments Surely all sites will need to be developed

ref 128
Ward Castle
Response ref 6.12/18
Individual/name of organisation Individual
Summary of comments You are making houses dear by giving too many options to buy. Housing would find a lower value without shared partnerships and giving housing as.

ref 106
Ward Castle
Response ref 6.12/19
Individual/name of organisation Individual
Summary of comments Even when young people find the money to purchase a house they still have to maintain it and pay tax, insurance, heating etc. Without training in management of money they can run into trouble and somebody has to pick up the tab!

ref 86
Ward Braybrooke
Response ref 6.12/20
Individual/name of organisation Individual
Summary of comments All new housing should meet strict eco and design standards. Badly made housing could undo all the good regeneration work done thus far. NO MORE HIDEOUS NEW BUILDS please.

ref 97
Ward
Response ref 6.12/21
Individual/name of organisation Individual
Summary of comments See 6.15 as a better option- require the developer to “pepperpot” the affordable homes throughout the development so there is no concentration in one particular area (this option is not always popular with registered social landlords managing the affordable housing units)

ref 114
Ward
Response ref 6.12/22
Individual/name of organisation Hastings & Rother LA21
Summary of comments Why should we require a developer to provide affordable housing? Elsewhere this could easily lead to developers using the least desirable sites for affordable housing and constructing market housing on the better sites.

ref 111
Ward
Response ref 6.12/23
Individual/name of organisation Anonymous
Summary of comments Of course we have to have affordable housing but not at the cost of destroying Victorian terraces that constitute an integral townscape.

ref 101
Ward
Response ref 6.12/24
Individual/name of organisation Old Hastings Preservation Society
Summary of comments Surely mixed development on any site would be the ideal

ref 80
Ward Castle
Response ref 6.12/25
Individual/name of organisation Individual
Summary of comments In this instance planning gain can also be enforced to encourage well designed public realm space connected to higher density living and in the interest of enhancing our town centres

ref 41
Ward
Response ref 6.12/26
Individual/name of organisation Castle Court Residents Assocn
Summary of comments Affordable housing must be integrated – not provided elsewhere – to achieve a good social mix. Affordable does not have to be social housing. Otherwise we will end up with segregation.

ref 108
Ward
Response ref 6.12/27
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments As long as the quality and location of affordable homes is not poorer than the rest of the development and that accessible homes are closest to the amenities and services.

ref 123
Ward
Response ref 6.12/28
Individual/name of organisation Individual
Summary of comments HBC should make all the running and tell developers what it wants. Developers are businessmen in it for profit. HBC has the moral responsibility to care for its people first.

ref 122
Ward
Response ref 6.12/29
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments This doesn't achieve the social/tenure mix that seems desired elsewhere in the policy.

ref 50
Ward Braybrooke
Response ref 6.12/30
Individual/name of organisation Individual
Summary of comments Affordable housing to be constructed to high architect designed specification.

ref 29
Ward
Response ref 6.12/31
Individual/name of organisation Home Builders Federation
Summary of comments A perfectly reasonable approach to the delivery of affordable housing.

ref 30
Ward Conquest
Response ref 6.12/32
Individual/name of organisation Individual
Summary of comments Does not create a mix

ref 64
Ward Castle
Response ref 6.12/33
Individual/name of organisation Individual
Summary of comments Mixing of different incomes does not work.

ref 65
Ward
Response ref 6.12/34
Individual/name of organisation English Partnerships
Summary of comments All schemes should address affordability

ref 68
Ward Old Hastings
Response ref 6.12/35
Individual/name of organisation Individual
Summary of comments Include within the developed site

ref 102
Ward Old Hastings
Response ref 6.12/36
Individual/name of organisation Individual
Summary of comments I do not fully understand what is meant by his/her ownership

ref 150
Ward
Response ref 6.12/36
Individual/name of organisation RPS Planning on Behalf of Fairview New Homes Ltd
Summary of comments FNH object to the requirement on sites of 15 or more dwellings on brownfield sites an AH target of up to 25% will be sought and on Greenfield sites an AH target of 10% will be sought with the option of reviewing the situation to increase the provision sought on sites. This could have a detrimental effect on viability of development and may prohibit housing dev in the area, if applied inflexibly without having regard to the merits of each case. FNH therefore request that the policy allows for due consideration to be given to the specific circumstances of each site including economic viability, when negotiating provision of Affordable Housing.

ref 145
Ward
Response ref 6.12/37
Individual/name of organisation Seaspace
Summary of comments We support the requirement for the affordable housing being provided on the development site as there are very limited opportunities for transferring that obligation to other sites within the Borough. The alternative option would be if there was genuine cross administrative boundary working and additional provision could be made in Rother to meet the combined needs of both authorities for affordable housing.

Question 6.13

Require the developer to pay a commuted sum to the Council so the affordable homes could be built on a site elsewhere in the Borough – if such sites are available.

Responses to this question: Total number of responses: 84

Individuals: Total 55
Local Groups: Total 10
Developers: Total 4
Statutory Agencies: Total 5
Other (including anonymous): Total 10

Response percentages: Agree – 43% Disagree – 38% No Opinion – 19%

Question 6.14

Please tell us any other comments you have on the option to require the developer to pay a commuted sum to the Council so the affordable homes could be built on a site elsewhere in the Borough – if such sites are available.

Responses to this question: Total number of responses: 31

Individuals: Total 21
Conquest (2), Castle (7), Old Hastings (3), Gensing (1), Braybrooke (1), Tressell (2), Baird (1), Other (4).

Local Groups: Total 5
Ore Valley Forum; Hastings & Rother LA21; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group; Castle Court Residents Assoc;

Developers: Total 2
Sea Space; Home Builders Federation

Statutory agencies: Total 1
English Partnerships

Other (including anonymous): Total 2
Anonymous (2)

ref 6
Ward
Response ref 6.14/1
Individual/name of organisation Individual
Summary of comments Any provision on favouring developers who use ‘green’ methods or building?

ref 7
Ward Conquest
Response ref 6.14/2
Individual/name of organisation Individual
Summary of comments Only for schemes above 16 units

ref 13
Ward Castle
Response ref 6.14/3
Individual/name of organisation Individual
Summary of comments Again it is not the developer paying, it is the buyer of these houses making them even less affordable than they were in the first place.

ref 11
Ward Old Hastings
Response ref 6.14/4
Individual/name of organisation Individual
Summary of comments This returns us to the dare I say 'Hollington' problem again concentrating all of a certain income. A stigma would then be attached to living there.

ref 15
Ward Gensing
Response ref 6.14/5
Individual/name of organisation Individual
Summary of comments He'll simply recoup the money by raising prices

ref 17
Ward Braybrooke
Response ref 6.14/6
Individual/name of organisation Individual
Summary of comments Because the last sentence is the 'escape clause'

ref 27
Ward Tressell
Response ref 6.14/7
Individual/name of organisation Individual
Summary of comments Make sure they are built

ref 82
Ward Castle
Response ref 6.14/8
Individual/name of organisation Individual
Summary of comments Brownfield/re-use must take account of services such as water supplies, sewage waste and transport.

ref 78
Ward Castle
Response ref 6.14/9
Individual/name of organisation Individual
Summary of comments Only if necessary – I'd prefer mixed development rather than separate "posh" & "scummy"

ref 77
Ward
Response ref 6.14/10
Individual/name of organisation Ore Valley Forum
Summary of comments Need to scatter affordable housing around developments. No more large estates, we need communities.

ref 130
Ward Castle
Response ref 6.14/11
Individual/name of organisation Individual
Summary of comments They should pay for their greed

ref 128
Ward
Response ref 6.14/12
Individual/name of organisation Anonymous
Summary of comments Farm land is good value so why not use it and stop E.U. subsidies and pay reasonable money for the land round this town to build. Proper mortgage low rates to first time buyers.

ref 125
Ward Old Hastings
Response ref 6.14/13
Individual/name of organisation Individual
Summary of comments The Council should retain the flexibility to provide suitable housing where it is agreed to be suitable - at the least cost to build these homes

ref 106
Ward Castle
Response ref 6.14/14
Individual/name of organisation Individual
Summary of comments It might well be a better option than building in an area where people feel inferior. The plan for affordable housing at the old Observer office in the basement and leading to an unsavoury alleyway did not seem to be a good idea at all

ref 96
Ward Tressell
Response ref 6.14/15
Individual/name of organisation Individual
Summary of comments Plus playspace, open spaces and road improvements.

ref 139
Ward Baird
Response ref 6.14/16
Individual/name of organisation Individual
Summary of comments See Chapter 5 percentage of 800 to 1000 made available for social housing

ref 88
Ward Castle
Response ref 6.14/17
Individual/name of organisation Individual
Summary of comments To agree with 6.11 & 6.13 would not be planning ‘mixed communities’ which shaping Hastings says is required in 6.54

ref 114
Ward
Response ref 6.14/18
Individual/name of organisation Hastings & Rother LA21
Summary of comments This could turn to the clock back to the bad old days unless handled very carefully.

ref 111
Ward
Response ref 6.14/19
Individual/name of organisation Anonymous
Summary of comments Developers must work with the architectural scope of the town. Affordable homes can be coined out of existing architecture. They are not beyond their useful life.

ref 80
Ward Castle
Response ref 6.14/20
Individual/name of organisation Individual
Summary of comments This just ghettoises communities. What we don't want is gated neighbourhoods

ref 41
Ward
Response ref 6.14/21
Individual/name of organisation Castle Court Residents Assocn
Summary of comments Affordable must be integrated

ref 108
Ward
Response ref 6.14/22
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments This could lead to affordable homes all being developed together leading to social issues and isolation.

ref 123
Ward
Response ref 6.14/23
Individual/name of organisation Individual
Summary of comments HBC needs to set standards – needs to decide and then needs to decide and then needs to ensure that developers fit in with its plans – not the other way round. Since when did developers call the tune.

ref 48
Ward
Response ref 6.14/24
Individual/name of organisation Individual
Summary of comments This may push up the price of housing I think.

ref 122
Ward
Response ref 6.14/25
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments This compounds the problem (see 6.12) by imposing in effect a development tax to be administered by a council that does not have the resources to do. What happens if such a site is not available? How does the tax get spent?

ref 29
Ward
Response ref 6.14/26
Individual/name of organisation Home Builders Federation
Summary of comments A perfectly reasonable approach to the delivery of affordable housing

ref 30
Ward Conquest
Response ref 6.14/27
Individual/name of organisation Individual
Summary of comments Does not create a mix. Personally, I'm not a great fan of commuted sums which are, in effect, taxes. Councils do not have a good history of using such monies effectively.

ref 34
Ward
Response ref 6.14/28
Individual/name of organisation Individual
Summary of comments Can see no justification for a contribution cut-off level of 14 houses/0.5 has. On smaller site (say under 30 units) the developer should be able to opt to make a financial contribution for off site improvement of housing in deprived/ run down or central areas which is where the low cost housing is mainly requested.

ref 65
Ward
Response ref 6.14/29
Individual/name of organisation English Partnerships
Summary of comments Again, target affordability on all sites unless, a compelling reason not to (such as existing high concentrations of affordable housing).

ref 102
Ward Old Hastings
Response ref 6.14/30
Individual/name of organisation Individual
Summary of comments I suggest that due to the fact that this is to do with planning, that the Council through consultation with developers decides on where developers can develop

ref 145
Ward
Response ref 6.14/31
Individual/name of organisation Seaspace
Summary of comments The question of viability is a complex one and is addressed in the Consultation Paper "Changes to Planning Obligations" which suggests that a contribution by the developer in the form of, or equivalent to the value of, the land necessary to support the required number of affordable units on the development site would represent a reasonable starting point for negotiations. The paper goes on to illustrate where there could be agreement for a reduced contribution by the developer in order to allow costs of remediation to be met. We welcome this approach as seeking fixed developer contributions without considering the individual site circumstances could at worst lead to the site not being developed on the grounds of viability; this is particularly relevant in Hastings with its historic low value housing.

Question 6.15

Require the developer to "pepperpot" the affordable homes throughout the development so there is no concentration in one particular area (this option is not always popular with registered social landlords managing the affordable housing units)

Responses to this question: Total number of responses: 92

Individuals: Total 59
Local Groups: Total 12
Developers: Total 3

Statutory Agencies: Total 5
Other (including anonymous): Total 13

Response percentages: Agree – 62% Disagree – 23% No Opinion – 15%

Question 6.16

Please tell us any other comments you have on the option to require the developer to "pepperpot" the affordable homes throughout the development so there is no concentration in one particular area (this option is not always popular with registered social landlords managing the affordable housing units).

Responses to this question: Total number of responses: 32

Individuals: Total 20
Tressell (3), Conquest (2), Baird (1), Castle (4), Gensing (1), Braybrooke (3), Maze Hill (1), Wishing Tree (1), Old Hastings (1), Other (3).

Local Groups: Total 4
Hastings & Rother LA21; Hastings Environment Network; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group;

Developers: Total 5
The Planning Bureau for McCarthy and Stone; 1066 Housing Association; Sea Space; Home Builders Federation; Mother Agnes Trust

Statutory agencies: Total 1
English Partnerships

Other (including anonymous): Total 2
Anonymous (2)

ref 4
Ward Tressell
Response ref 6.16/1
Individual/name of organisation Individual
Summary of comments People who buy houses do not always want to be by rented properties (still a stigma)

ref 3
Ward
Response ref 6.16/2
Individual/name of organisation The Planning Bureau (for McCarthy and Stone)
Summary of comments Sometimes this would not make the development feasible.

ref 7
Ward Conquest
Response ref 6.16/3
Individual/name of organisation Individual
Summary of comments Mixing does not work

ref 9
Ward Baird
Response ref 6.16/4
Individual/name of organisation Individual
Summary of comments I live in social housing (horrible word). I have been here 43 years with most of the same neighbours. Mention that word to people who are buying a house and they think we are all morons, never work, kept by the state and destroy everything in site.

ref 13
Ward Castle
Response ref 6.16/5
Individual/name of organisation Individual
Summary of comments So you 'pepperpot' social housing so everyone gets the hassle. This should not be allowed what if the pepper potting causes problems on the new developments. Everyone sells up – or it lowers the tone of the new development and you've just increased the problem.

ref 15
Ward Gensing
Response ref 6.16/6
Individual/name of organisation Individual
Summary of comments Social housing is provided for the benefit of the tenants NOT the convenience of the managers

ref 17
Ward Braybrooke
Response ref 6.16/7
Individual/name of organisation Individual
Summary of comments This option reduces "ghetto sections" and makes for more integrated communities.

ref 27
Ward Tressell
Response ref 6.16/8
Individual/name of organisation Individual
Summary of comments Get them built, people need homes now

ref 78
Ward Castle
Response ref 6.16/9
Individual/name of organisation Individual
Summary of comments Shared ownerships or key worker (see comments below) seems a good compromise in the paragraph 6.15 situation

ref 130
Ward Castle
Response ref 6.16/10
Individual/name of organisation Individual
Summary of comments (illegible word) aids social inclusion

ref 129
Ward
Response ref 6.16/11
Individual/name of organisation Individual
Summary of comments This could result in the area been lowered socially it would depend of the % of concentration.

ref 106
Ward Castle
Response ref 6.16/12
Individual/name of organisation Individual
Summary of comments People have had their lives ruined by re-housed tenants moving into their areas. It results in people moving away after traumatic experiences

ref 98
Ward Braybrooke
Response ref 6.16/13
Individual/name of organisation Individual
Summary of comments Any new constructions should be low rise and sympathetic to the local architecture.

ref 85
Ward
Response ref 6.16/14
Individual/name of organisation Anonymous
Summary of comments Absolutely: pepper-potting may not be the most popular idea for the developers and the landlords, but it is the most beneficial and valuable in the long term for the community.

ref 97
Ward
Response ref 6.16/15
Individual/name of organisation Individual
Summary of comments This will prevent any stigma on affordable housing purchasers and provide some measure of control to keep those houses of similar standard to those around them.

ref 114
Ward
Response ref 6.16/16
Individual/name of organisation Hastings & Rother LA21
Summary of comments Social landlords are presumed to be working in the best interests of their customers not themselves.

ref 111
Ward
Response ref 6.16/17
Individual/name of organisation Anonymous
Summary of comments But not for Hastings Council or Seascape to use the opportunity to destroy existing architecture and not to use the opportunity to offload ‘problem’ tenants in established residential districts.

ref 119
Ward Maze Hill
Response ref 6.16/18
Individual/name of organisation Individual
Summary of comments This option will hopefully help to maintain a higher neighbourhood standard.

ref 105
Ward
Response ref 6.16/19
Individual/name of organisation Hastings Environment Network
Summary of comments Affordable homes should meet same environmental standards: see 6.19

ref 108
Ward
Response ref 6.16/20
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Tough on social landlords. It's about quality of life for their service users not about economy of scale and the economics of services.

ref 123
Ward
Response ref 6.16/21
Individual/name of organisation Individual
Summary of comments HBC needs to set standards – needs to decide and then needs to decide and then needs to ensure that developers fit in with its plans – not the other way round. Since when did developers call the tune.

ref 122
Ward
Response ref 6.16/22
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments If a social/tenure mix is to work this approach is essential. Social landlords need to put the resources into selecting tenants, maintaining property & maintaining quality dialogue with tenants & neighbours to ensure harmony. If problems are dealt with speedily, then management is minimised.

ref 54
Ward Tressell
Response ref 6.16/23
Individual/name of organisation Individual
Summary of comments It shouldn't be down to whether they like it or not its what's best for the community that matters most, esp. in a town like Hastings where the big drive is to improve it in many ways not just to make money for the landlords.

ref 29
Ward
Response ref 6.16/24
Individual/name of organisation Home Builders Federation
Summary of comments A perfectly reasonable approach to the delivery of affordable housing

ref 30
Ward Conquest
Response ref 6.16/25
Individual/name of organisation Individual
Summary of comments This is not popular because it requires more management effort/cost but is better in the long run. If houses are built to higher standard and tenants are targeted for these houses from their track records, then management is minimised.

ref 53
Ward Braybrooke
Response ref 6.16/26
Individual/name of organisation Individual
Summary of comments It may seem a reasonable policy to spread out social housing but in reality it leads to problems of management e.g. Manor Road area where social housing is in various HA ownerships and is not well maintained.

ref 66
Ward Wishing Tree
Response ref 6.16/27
Individual/name of organisation Individual
Summary of comments It is social engineering and can sometimes ruin the life of neighbouring residents

ref 65
Ward
Response ref 6.16/28
Individual/name of organisation English Partnerships
Summary of comments Preferred approach

ref 147
Ward
Response ref 6.16/29
Individual/name of organisation The Mother Agnes Trust
Summary of comments This form of affordable housing provision is best suited to larger housing sites, and potentially where housing choice is maximised by the scale and location of the site.

ref 157
Ward
Response ref 6.16/30
Individual/name of organisation 1066 Housing Association
Summary of comments Not popular with RSL's for flats due to the management and service charge issues, but not such an issue with houses. Frankly I would think that the greatest resistance to this idea would be from the developers, who like to put affordable housing on the least attractive area of the site!

ref 102
Ward Old Hastings
Response ref 6.16/31
Individual/name of organisation Individual
Summary of comments Please review previous notes. This is essential to ensure ghettos are not created

ref 145
Ward
Response ref 6.16/32
Individual/name of organisation Seaspace
Summary of comments It is accepted that RSLs prefer to keep their stock grouped but in many cases developers and their customers would prefer to see a more balanced community by taking the pepper potting approach.

Question 6.17

Require the developer to provide different forms of affordable housing e.g. shared ownership or key worker housing – if he/she can prove there is a market for such housing in the locality.

Responses to this question: Total number of responses: 91

Individuals: Total 58
Local Groups: Total 11
Developers: Total 4
Statutory Agencies: Total 6
Other (including anonymous): Total 12

Response percentages: Agree – 75% Disagree – 14% No Opinion – 11%

Question 6.18

Please tell us any other comments you have on the option require the developer to provide different forms of affordable housing e.g. shared ownership or key worker housing – if he/she can prove there is a market for such housing in the locality.

Responses to this question: Total number of responses: 26

Individuals: Total 18
Tressell (3), Baird (2), Castle (4), Old Hastings (3), Gensing (1), Braybrooke (3), Conquest (1), Other (2).

Local Groups: Total 2
Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group;

Developers: Total 3
The Planning Bureau for McCarthy and Stone; Home Builders Federation; Mother Agnes Trust

Statutory agencies: Total 1
English Partnerships

Other (including anonymous): Total 2
Anonymous (2)

ref 4
Ward Tressell
Response ref 6.18/1
Individual/name of organisation Individual
Summary of comments Shared ownership or key worker housing is ok if it is all for local people. The plans for Hastings should be for local people only (not London overflow, or people from other countries)

ref 3
Ward
Response ref 6.18/2
Individual/name of organisation The Planning Bureau (for McCarthy and Stone)
Summary of comments If a commuted sum, this would be determined by the Council.

ref 9
Ward Baird
Response ref 6.18/3
Individual/name of organisation Individual
Summary of comments Don't mix the housing it doesn't work

ref 13
Ward Castle
Response ref 6.18/4
Individual/name of organisation Individual
Summary of comments This idea needs to be promoted. Key workers/shared ownership should be the only ones considered.

ref 10
Ward Baird
Response ref 6.18/5
Individual/name of organisation Individual
Summary of comments Shared Ownership is OK, if the development is all shared ownership. I do not agree with developments that mix shared ownership with Social Housing it has not worked in the past.

ref 11
Ward Old Hastings
Response ref 6.18/6
Individual/name of organisation Individual
Summary of comments Do not give the developer the option – it should be planning policy.

ref 15
Ward Gensing
Response ref 6.18/7
Individual/name of organisation Individual
Summary of comments No – I think it is OUR job to say what different forms WE want – otherwise we consolidate the present situation rather encourage change. However the developer may need some sort of guarantee or underwriting.

ref 17
Ward Braybrooke
Response ref 6.18/8
Individual/name of organisation Individual
Summary of comments We need to encourage more shared ownership housing.

ref 27
Ward Tressell
Response ref 6.18/9
Individual/name of organisation Individual
Summary of comments Get them built, people need homes now.

ref 78
Ward Castle
Response ref 6.18/10
Individual/name of organisation Individual
Summary of comments Why would they (the developer) have to prove this?

ref 130
Ward Castle
Response ref 6.18/11
Individual/name of organisation Individual
Summary of comments Key worker option merely (illegible word) for the over-inflated market.

ref 128
Ward
Response ref 6.18/12
Individual/name of organisation Anonymous
Summary of comments Will create false house prices.

ref 106
Ward Castle
Response ref 6.18/13
Individual/name of organisation Individual
Summary of comments The aspirations of owners and tenants should not be too diverse

ref 111
Ward
Response ref 6.18/14
Individual/name of organisation Anonymous
Summary of comments Key worker housing in particular – I support this if you want the appropriate staff to steer the new Hastings – they need affordable housing.

ref 108
Ward
Response ref 6.18/15
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments This should lead to a best range and a real community.

ref 123
Ward
Response ref 6.18/16
Individual/name of organisation Individual
Summary of comments HBC needs to set standards – needs to decide and then needs to decide and then needs to ensure that developers fit in with its plans – not the other way round. Since when did developers call the tune.

ref 45
Ward Braybrooke
Response ref 6.18/17
Individual/name of organisation Individual
Summary of comments If you are going to put the onus for proving there's a market on the developers, surely the word 'require' will have to be replaced by 'allow'.

ref 122
Ward
Response ref 6.18/18
Individual/name of organisation Hastings & Rother Urban Design Grp
Summary of comments It should not be left to the developer to determine such a market – he has a vested interest in market value return from outright sale.

ref 104
Ward Old Hastings
Response ref 6.18/19
Individual/name of organisation Individual
Summary of comments Developers need to deliver what the market requires.

ref 54
Ward Tressell
Response ref 6.18/20
Individual/name of organisation Individual
Summary of comments If we want the standard of our key services and education to remain the same let alone improve the affordable key worker housing is crucial

ref 29
Ward
Response ref 6.18/21
Individual/name of organisation Home Builders Federation
Summary of comments Support the notion of a more flexible policy to provide greater choice and mix of affordable housing types and sizes. The focus should be on housing choice and should preclude low cost market discounted amongst other tenures. Choice of tenures which allow opportunity for people to get on the housing ladder are preferable.
Additional rented accommodation in areas which already have a proliferation will not achieve mixed and balanced communities.
It is our opinion that the council should not place the target for delivering numbers of dwellings ahead of delivering the right types of residential accommodation – this means delivering aspirational developments that offer tenure choices and meet the needs of local people, in consultation with developers.
Would like market discounted housing included in the definition of affordable housing.
A perfectly reasonable approach to the delivery of affordable housing and this is the HBF preferred approach.

ref 30
Ward Conquest
Response ref 6.18/22
Individual/name of organisation Individual
Summary of comments Do not actually agree with the whole notion of key worker housing – people should be paid a market rate

ref 53
Ward Braybrooke
Response ref 6.18/23
Individual/name of organisation Individual
Summary of comments Sometimes this course of action may be used to avoid building social housing for rent e.g. shared ownership found to be not wanted when built so properties sold off.

ref 65
Ward
Response ref 6.18/24
Individual/name of organisation English Partnerships
Summary of comments Make up of affordable may vary site to site. Provide to suit and pepperpot

ref 147
Ward
Response ref 6.18/25
Individual/name of organisation The Mother Agnes Trust
Summary of comments Maximum flexibility on affordable housing provision should be encouraged, particularly in an urban area so dominated by the social rented sector.

ref 102
Ward Old Hastings
Response ref 6.18/26
Individual/name of organisation Individual
Summary of comments The proving part needs to be clear and concise and set out so that there is no problem with misrepresentation

Question 6.19

Are there any issues about Affordable Housing we've missed?

Responses to this question:

Total number of responses: 17

Individuals: Total 11
Central St Leonards (1), Gensing (1), Tressell (1), Castle (3), Silverhill (1), Conquest (1), Braybrooke (1), Other (2).

Local Groups: Total 3
Hastings & Rother LA21; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group;

Developers: Total 1
Home Builders Federation

Statutory agencies: None

Other (including anonymous): Total 2
Anonymous (2)

ref 12
Ward Central St Leonards
Response ref 6.19/1
Individual/name of organisation Individual
Summary of comments Is 210 dwellings for working families or 210 social housing units. If you do not deal with the real issue – unemployed singles on housing benefit – the town will not rise out of this deserved reputation.

ref 15
Ward Gensing
Response ref 6.19/2
Individual/name of organisation Individual
Summary of comments You did mention shared equity – this may prove to be the best bet, since it involves least interference with supply and is prima facie more likely to cause a demand-led housing stock

ref 27
Ward Tressell
Response ref 6.19/3
Individual/name of organisation Individual
Summary of comments Page 35, 6.25 where does the council get the idea from that this town has cheap accommodation in the rented sector because this is not true – ask my 21 yr old daughter. The growth of private rented accommodation is fuelled by the fact there is no other choice albeit young people cannot even afford to rent.

With regard to 6.26 you are right about people moving to Hastings as they can afford to buy unlike local people. There is almost a form of voluntary social engineering occurring in Hastings since 1997. Do not believe I am being a mere cynic. I am stating facts.

ref 31
Ward
Response ref 6.19/4
Individual/name of organisation Individual
Summary of comments Homes need to be built to high level eco standards to reduce costs for households and energy resource use

ref 78
Ward Castle
Response ref 6.19/5
Individual/name of organisation Individual
Summary of comments Housing completion not meeting targets…isn't that because Millennium Communities is behind schedule? Does the figure include all small scale conversions or just new build? I'm not sure where I'm meant to comment on "Current housing market" but I found your "Issues" insulting & short-sighted. I assume paragraph 6.24 relates to London

ref 127
Ward Silverhill
Response ref 6.19/6
Individual/name of organisation Individual
Summary of comments Require developers to build community facilities into the housing mix. We just build houses to make money – we must make space for shops, parks, play areas etc. to permit communities to develop. Commitment with other infrastructure developments such as gas and water etc

ref 88
Ward Castle
Response ref 6.19/7
Individual/name of organisation Individual
Summary of comments A mixture of options needs to be applied, depending on location and type of development. Could classification be decided by looking at housing within a square mile of the development, noting number of rented, affordable housing etc and use this information to specify which option applies to the development.

ref 114
Ward
Response ref 6.19/8
Individual/name of organisation Hastings & Rother LA21
Summary of comments Windfall sites account for about 25% of the housing allocations (over 1000) by their nature not one site has been identified in this new category just to make the nameless (illegible word) if a 20% increase is required on the 4200 nearly 50% of development during 2011-2026 period would be on windfall sites.

ref 90
Ward Castle
Response ref 6.19/9
Individual/name of organisation Individual
Summary of comments People should be made aware of proposals for affordable/social housing within new housing schemes. Some people are happy to live in mixed estates, others feel threatened feel property values are devalued. They should be clear about what is proposed in their area and compensated if plans change

ref 111
Ward
Response ref 6.19/10
Individual/name of organisation Anonymous
Summary of comments Yes, you are just looking for an excuse to rejig the townscape to satisfy the government quotas. Poor people also need to live in lovely houses – why shouldn't they? Why can't they live in those outdated Victorian terraces you keep talking about?

ref 108
Ward
Response ref 6.19/11
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Location of homes compared to local amenities and services. We do not want to see more developments like that at the top of Battle Road or Little Ridge or Robsack. Which all lack amenities and services and therefore people who live here have to use their cars.

ref 122
Ward
Response ref 6.19/12
Individual/name of organisation Hastings & Rother Urban Design Grp
Summary of comments Are there any specific policies or provisions for designating sites for (sustainable) self build? Should there be linked policies between construction skills training & self build housing?

ref 29
Ward
Response ref 6.19/13
Individual/name of organisation Home Builders Federation
Summary of comments Suggest that the affordable housing thresholds are not revised upwards in respect of the lower than average house process in Hastings. Any increases in the on-site percentages of affordable housing have a greater risk of limiting the viability of development. More sites should be identified for phased housing development. Affordable housing targets should not exceed those set out in PPS3 and the future South East Plan.

ref 30
Ward Conquest
Response ref 6.19/14
Individual/name of organisation Individual
Summary of comments Holiday/seasonal homes – would like to see some data, particularly economic on this. Is it better for the town to have part-time residents or more residencies? What would be the implications of a ban on holiday homes? What are the sustainability issues (CO2 emissions) related to caravan use in the heating (winter) period? Should some caravan holiday home areas be given over to low energy small unit housing (starter or retirement)?

ref 53
Ward Braybrooke
Response ref 6.19/15
Individual/name of organisation Individual
Summary of comments The LA housing staff should be more involved with monitoring standards of housing management among Has locally. This is not a policy and many tenants would benefit if it was.

ref 69
Ward
Response ref 6.19/16
Individual/name of organisation Individual
Summary of comments Must ensure the balance of attracting developers to the area using local workforce with needs for affordable housing

ref 156
Ward
Response ref 6.19/17
Individual/name of organisation Anonymous
Summary of comments I think that points 6.11-6.17 form a strong and clear guideline to those wishing to develop affordable housing that is neither in one single area nor loaded in one direction.

Question 6.20

Are there any options about Affordable Housing we've missed?

Responses to this question: Total number of responses: 12

Individuals: 11
Castle (4), Gensing (1), Tressell (1), Old Hastings (2), Conquest (1), Other (2).
Local Groups: None
Developers: None
Statutory agencies: None
Other (including anonymous): Total 1
Anonymous (1)

ref 13
Ward Castle
Response ref 6.20/1
Individual/name of organisation Individual
Summary of comments Have a list of employers with live-in accommodation hotels/B&B's/Caravan Parks/Au-Pairs/Farms/Restaurants/ Pubs/Carers.

ref 15
Ward Gensing
Response ref 6.20/2
Individual/name of organisation Individual
Summary of comments Potential employers could be required to provide rented accommodation for a proportion of their predicted labour force "as a matter of course"

ref 31
Ward
Response ref 6.20/3
Individual/name of organisation Individual
Summary of comments Affordability – there are many low paid young people who do not want or indeed would be eligible for social housing. I don't agree with 6.45 or that affordable housing is

provided for key workers only. There needs to be provision of % housing to meet needs of low paid workers. May need to look at provision of low cost shorter life properties rather than 6.16 last bullet 200 year homes? Some London Boroughs did this in the 80/90s

ref 78
Ward Castle
Response ref 6.20/4
Individual/name of organisation Individual
Summary of comments HA's or Council taking on long term empty property to rent out. Encourage Housing Co-Ops to take on long-term empty properties

Councils like Camden & Hackney & Brighton sending people in extreme need down to Hastings to B&Bs because its cheaper than housing them in London. The answer is to stop this happening. The council CAN do that.

Re 6.26 – I think you've missed a big and important group of people in their mid 30s and early 40s moving to Hastings because they can afford to settle down and start families here – move out of rented accommodation in London and Brighton.

Also, I disagree that 45+ age group do not add to a skilled work force. I find that an offensive comment (and I'm only 43). Maybe you are implying "Property Developer" – I'd agree they don't help regeneration.

ref 84
Ward Tressell
Response ref 6.20/5
Individual/name of organisation Individual
Summary of comments The provision of 25% affordable housing needs to be reduced to encourage less rented accommodation.

ref 118
Ward Castle
Response ref 6.20/6
Individual/name of organisation Individual
Summary of comments There has been, in the last few years, an increase in the numbers of people buying quite large numbers of properties in the area – developing sizeable portfolios. Are these within your definition of "Developers"? If so can some of these requirements be applied?

ref 116
Ward Old Hastings
Response ref 6.20/7
Individual/name of organisation Individual
Summary of comments As with most Town/cities it is only logical to expect homes that are closer to be the Town Centre to be smaller, fewer and more expensive than those further away from the centre.
We should not discourage this trend; affluent occupiers in Town Centres often raise the affluence of the town itself with their greater spending power, which is good for the towns retail businesses. It often improves the types of retail outlets and the image of the town generally.
The improved image and the business that this brings can only bring more employment opportunities for the general population which allows them to climb the property ladder too. I think that pepper potting affordable homes in town centres is a good policy. All buildings within the town centre should be of the very highest quality/architectural importance.

ref 90
Ward Castle
Response ref 6.20/8
Individual/name of organisation Individual
Summary of comments Don't know

ref 111
Ward
Response ref 6.20/9
Individual/name of organisation Anonymous
Yes, making the best and most imaginative use of what's there.

ref 104
Ward Old Hastings
Response ref 6.20/10
Individual/name of organisation Individual
Summary of comments Have you considered the options offered by Ikea for flat packed homes. Funky, modern, contemporary designed homes at affordable prices. Offered only to buyers who meet the criteria such as total household income of under £30,000 and no buy to lets.
Known as Bokloks – Hastings could showcase a development of these innovative homes (as Brighton is suggestive of doing so in the near future). (Respondent attached literature about this type of home)

ref 58
Ward
Response ref 6.20/11
Individual/name of organisation Individual
Summary of comments Look at the 910 second homes in the town: effect on Market price, effect on community, effect on housing shortages

ref 30
Ward Conquest
Response ref 6.20/12
Individual/name of organisation Individual
Summary of comments See above (answer to 6.19), plus self build for local people: the planning use class system is dead, it just won't lie down! The most powerful force in man is procreation for which he needs a nest. We used to build our own but have forgotten the art and nowadays place too much reliance on developers. Every "Local Plan" that makes any pretence to be "spatial" ought to include a self build policy and site identification tied into the community plan. Local councils and HAS should provide the enabling expertise and perhaps even the land.

Question 6.21

Should we create a specific policy on the provision of lifetime homes, (a lifetime home includes design features that allow for flexible living over the lifetime of the occupants and the property) extra care and sheltered housing to cater for an aging population?

Responses to this question: Total number of responses: 87

Individuals: Total 56
Local Groups: Total 11
Developers: Total 3
Statutory Agencies: Total 6
Other (including anonymous): Total 11

Response percentages: Agree – 67% Disagree – 13% No Opinion – 20%

Question 6.22

Please tell us any other comments you have on the option to create a specific policy on the provision of lifetime homes, (a lifetime home includes design features that allow for flexible living over the lifetime of the occupants and the property) extra care and sheltered housing to cater for an aging population?

Responses to this question: Total number of responses: 29

Individuals: Total 19
Central St Leonards (1), Gensing (2), Braybrooke (1), Tressell (2), Old Hastings (3), Castle (4), Maze Hill (1), Conquest (1), Wishing Tree (1), Other (3).

Local Groups: Total 3
Ore Valley Forum; Hastings & Rother LA21; Hastings & Rother Urban Design Group;

Developers: Total 3
1066 Housing Assoc; Home Builder Federation; The Mother Agnes Trust

Statutory agencies: Total 2
East Sussex County Council; English Partnerships;

Other (including anonymous): Total 2
Anonymous (2)

ref 12
Ward Central St Leonards
Response ref 6.22/1
Individual/name of organisation Individual
Summary of comments Houses should be fully accessible and comply with part M, but planner should be thinking beyond part M. Sheltered housing isn't just for the ageing populations, also for the increasing populations of people with a disability.

ref 15
Ward Gensing
Response ref 6.22/2
Individual/name of organisation Individual
Summary of comments This presupposes a foreknowledge of people's WANTS over a lifetime. I just don't have that much confidence in Social Worker' predictive abilities

ref 17
Ward Braybrooke
Response ref 6.22/3
Individual/name of organisation Individual
Summary of comments This is why lifts should be an essential part for all buildings with 3 or more floors.

ref 27
Ward Tressell
Response ref 6.22/4
Individual/name of organisation Individual
Summary of comments Again there is a major unmet requirement at this time for those who need sheltered housing etc

ref 47
Ward Tressell
Response ref 6.22/5
Individual/name of organisation Individual
Summary of comments This could help solve future problems with care of the elderly

ref 77
Ward
Response ref 6.22/6
Individual/name of organisation Ore Valley Forum
Summary of comments Internet access in homes old and new, possible wireless free with a good security network to allow everyone quick access across the town.

ref 136
Ward Old Hastings
Response ref 6.22/7
Individual/name of organisation Individual
Summary of comments If you are worried about our older folks, what are you thinking of trying to take away seafront homes from them, they will worry themselves to death then the problem will be solved, shame on you.

ref 128
Ward
Response ref 6.22/8
Individual/name of organisation Anonymous
Summary of comments Quality homes built with proper quality materials.

ref 106
Ward Castle
Response ref 6.22/9
Individual/name of organisation Individual
Summary of comments It is difficult to leave a house – except feet first! – there are many familiar aspects in home

ref 93
Ward
Response ref 6.22/10
Individual/name of organisation Individual
Summary of comments I am not sure what a lifetime home is.
Certainly there should be a policy for provision of sufficient care homes & sheltered housing for the elderly in line with future population projections.

ref 99
Ward
Response ref 6.22/11
Individual/name of organisation Individual
Summary of comments Lifetime homes and provision of sheltered or extra care housing should be included in the millennium community sites and all large developments. These should include social as well as private provision.

ref 118
Ward Castle
Response ref 6.22/12
Individual/name of organisation Individual
Summary of comments I think this is very important. The whole issue of caring for the elderly and making provision for supported occupancy needs careful planning. My impression is that there is a

large “baby boomer” generation here and that there is a lamentable decrease in the quality of provision for the elderly.

ref 116
Ward Old Hastings
Response ref 6.22/13
Individual/name of organisation Individual
Summary of comments What is meant by mixed communities in this context?

ref 97
Ward
Response ref 6.22/14
Individual/name of organisation Individual
Summary of comments I do not support this measure of attempted artificial interference with a free market economy.

ref 114
Ward
Response ref 6.22/15
Individual/name of organisation Hastings & Rother LA21
Summary of comments There is a large and increasing demand for sheltered housing with demand for outstripping supply.

ref 90
Ward Castle
Response ref 6.22/16
Individual/name of organisation Individual
Summary of comments Yes – by all means create a policy, just don’t spend an age on a paper document (like this one!)

ref 111
Ward
Response ref 6.22/17
Individual/name of organisation Anonymous
Summary of comments Impossible to provide this. Poor tenanted people tend to be at the mercy of the ‘social’ housing market. The middle class will always vote with their feet. Why should you want to live in a house that provides for you from cradle to grave? Can’t see the point!

ref 119
Ward Maze Hill
Response ref 6.22/18
Individual/name of organisation Individual
Summary of comments My only reservation over lifetime homes is that people do not stay in one property for long periods as they once did.

ref 80
Ward Castle
Response ref 6.22/19
Individual/name of organisation Individual
Summary of comments Yes - As part of creating exciting vibrant quarters to ensure the mix of generations and to avoid isolation

ref 42
Ward Gensing
Response ref 6.22/20
Individual/name of organisation Individual
Summary of comments Family housing to attract buyers. Property owners are more responsible

ref 122
Ward
Response ref 6.22/21
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments People move homes for many reasons & it is unlikely that the initial purchaser will remain in one throughout their life. The issue here is one of good space standards & deign for future flexibility, rather than the initial provision unfortunately the housing market tends towards the minimum space for the maximum price.

ref 104
Ward Old Hastings
Response ref 6.22/22
Individual/name of organisation Individual
Summary of comments Good practical idea.

ref 29
Ward
Response ref 6.22/23
Individual/name of organisation Home Builders Federation
Summary of comments Suggest that the provision of specialist accommodation for older residents is seen as the most suitable way forward to provide for their needs.
Object to the application of Lifetime Homes requirements through planning policies as consider this should fall within the remit of Building regulations and their progressive upgrading.
Considering that the majority of the housing stock in Hastings already exists, a way forward could be for the Council to provide funding for existing residential properties to be retrofitted on a needs basis.

ref 30
Ward Conquest
Response ref 6.22/24
Individual/name of organisation Individual
Summary of comments This is marginal, all housing should be better designed and that includes flexibility. However, it is not necessarily a good policy to encourage people to stay in one house over many years. Size will be the key issue. Usually people aspire to better locations as they grow older (if affordable) so must move to achieve this.

ref 158
Ward
Response ref 6.22/25
Individual/name of organisation East Sussex County Council
Summary of comments Lifetime homes are identified in paragraph 6.21. There should be a strong commitment to Lifetime Homes standards in all new housing that is carried forward in the final Core Strategy. A range of accommodation for older people should be developed across the private and social rented sector including affordable sheltered housing and extra care housing. It is important that these developments in the private sector meet local need, not encourage in-migration

ref 66
Ward Wishing Tree
Response ref 6.22/26
Individual/name of organisation Individual
Summary of comments Providing the policy is not too costly to implement

ref 65
Ward
Response ref 6.22/27
Individual/name of organisation English Partnerships
Summary of comments EP current policy includes this requirement

ref 147
Ward
Response ref 6.22/28
Individual/name of organisation The Mother Agnes Trust
Summary of comments The key issue is to encourage new housing and regeneration in Hastings.
Summary of comments Additional initiatives could affect the viability of provision of housing.

ref 157
Ward
Response ref 6.22/29
Individual/name of organisation 1066 Housing Association
Summary of comments Could be helpful, we would be happy to work with you on this.

Question 6.23

Should we seek to introduce a greater proportion of social rented housing in Hastings town centre and a greater mix of owner/occupation and social rented housing within Central St Leonards, where there is a predominance of private rented accommodation?

Responses to this question: Total number of responses: 89

Individuals: Total 60
Local Groups: Total 9
Developers: Total 4
Statutory Agencies: Total 5
Other (including anonymous): Total 11

Response percentages: Agree – 53% Disagree – 35% No Opinion – 12%

Question 6.24

Please tell us any other comments you have on these option to seek to introduce a greater proportion of social rented housing in Hastings town centre and a greater mix of owner/occupation and social rented housing within Central St Leonards, where there is a predominance of private rented accommodation?

Responses to this question: Total number of responses: 37

Individuals: Total 22
Castle (6), Gensing (1), Braybrooke (3), Baird (1), Tressell (2), Old Hastings (3), Maze Hill (1), Conquest (1), Central St. Leonards (1), Other (3).

Local Groups: Total 6
Speckled Wood Group; Hastings & Rother LA21; Hastings Democratic Alliance; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group; Age Concern Hastings/Hastings & St Leonards Seniors Forum

Developers: Total 5
The Planning Bureau for McCarthy and Stone; Walden Pond Housing Co-operative Ltd; 1066 Housing Assoc; Home Builders Federation; The Mother Agnes Trust

Statutory Agencies: Total 1
English Partnerships;

Other (including anonymous) Total 3
Anonymous 3

ref 3
Ward
Response ref 6.24/1
Individual/name of organisation The Planning Bureau (for McCarthy and Stone)
Summary of comments Prefer shared equity as they tend to care for their homes more.

Ref 13
Ward Castle
Response ref 6.24/2
Individual/name of organisation Individual
Summary of comments If the Town Centre is to thrive it needs to be able to accommodate those who need to get to work. Look at Amsterdam for an example of making a centre a place to live & work.

ref 15
Ward Gensing
Response ref 6.24/3
Individual/name of organisation Individual
Summary of comments A start could be made with all those empty storeys above shops

ref 17
Ward Braybrooke
Response ref 6.24/4
Individual/name of organisation Individual
Summary of comments I agree with the first part, but in Central St Leonards they need more owner/occupied properties to improve the demography.

ref 18
Ward Baird
Response ref 6.24/5
Individual/name of organisation Individual
Summary of comments If they are genuine travellers why they need sites. Surely travellers mean on the move, from place to place not permanent places.

ref 21
Ward
Response ref 6.24/6
Individual/name of organisation Walden Pond Housing Co-operative LTD
Summary of comments Continue to support housing co-operative in Central St Leonards as a novel form of social housing in which tenants have direct control.

ref 27
Ward Tressell
Response ref 6.24/7
Individual/name of organisation Individual
Summary of comments The emphasis should be on social, low cost affordable housing, the 2005 housing needs survey shows that this must be no 1 requirement.

ref 198
Ward
Response ref 6.24/8
Individual/name of organisation Specked Wood Group
Summary of comments An increase in owner occupation is a good thing as homeowners will probably take more care of their property than a tenant and live in it for longer. An increase in home ownership can therefore be a useful mechanism for improving an area.

ref 78
Ward Castle
Response ref 6.24/9
Individual/name of organisation Individual
Summary of comments As house prices go up, we will need affordable housing for key workers/those on low incomes. But currently, affordable family housing is available (just) and is attracting people to the town (6.27 of Shaping Hastings)

ref 128
Ward
Response ref 6.24/10
Individual/name of organisation Anonymous
Summary of comments Too crowded.

ref 106
Ward Castle
Response ref 6.24/11
Individual/name of organisation Individual
Summary of comments Private rented accommodation is undoubtedly unpredictable. Social rented housing could be a better solution if the Council can afford to maintain it

ref 88
Ward Castle
Response ref 6.24/12
Individual/name of organisation Individual
Summary of comments It would. We have a high % of rented accommodation. A target should be set to reduce the % and encourage home ownership. This could also improve neighbourhood areas – people being responsible for their own community

ref 116
Ward Old Hastings
Response ref 6.24/13
Individual/name of organisation Individual
Summary of comments We should ensure that the 'centres' become affluent areas for the benefit of the town, residents, visitors & tourists. This affluence should be based on quality retail outlets and a minimal number of 'high spec' homes. Social housing should not be introduced to the epicentre of a town.

ref 97
Ward
Response ref 6.24/14
Individual/name of organisation Individual
Summary of comments There is a clear need in Hastings for social housing but it has to be provided sensitively to the views of owner occupiers who will be aware that poor standards of care for a property will impact upon the values of their own houses.

ref 114
Ward
Response ref 6.24/15
Individual/name of organisation Hastings & Rother LA21
Summary of comments There is a clear need for good quality housing in these areas but relocating problem families from other areas because of availability of cheaper rented accommodation should be avoided.

ref 90
Ward Castle
Response ref 6.24/16
Individual/name of organisation Individual
Summary of comments Take into social ownership privately rented properties which are of sub-standard quality

ref 111
Ward
Response ref 6.24/17
Individual/name of organisation Anonymous
Summary of comments But any measures like this have to take on board the peculiar social deprivation of the St. Leonards population. There are massive problems there that will not be solved by tinkering with the housing stock. The problems there are worthy of a unique social services and grass roots directive to begin to solve the problems.

ref 119
Ward Maze Hill
Response ref 6.24/18
Individual/name of organisation Individual
Summary of comments Past experience has shown that social housing in some instances has lead to deterioration of the neighbourhood and a reduction in house prices, leading to owner occupiers selling to housing associations who let them as more social housing. There must be some form of sanction against social housing tenants who do not maintain reasonable standards.

ref 80
Ward Castle
Response ref 6.24/19
Individual/name of organisation Individual
Summary of comments Yes, we don't want atomised single bedroom flats managed without community sensitivity. The plan should at all times aim to attract independent social business with their networks for training, community cohesion and general housing support.

ref 137
Ward
Response ref 6.24/20
Individual/name of organisation Hastings Democratic Alliance
Summary of comments How could the Council introduce a greater mix of owner occupation and social rented housing within central St Leonards? Owner occupation can only be increased by people buying houses for their own occupation.

ref 108
Ward
Response ref 6.24/21
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments More social housing will lead to a stabilising of the community. As these areas currently have a quick movement of population.

ref 123
Ward
Response ref 6.24/22
Individual/name of organisation Individual
Summary of comments Rented but tended. Tightly controlled renting to ensure high quality urban living without grime & crime.

ref 45
Ward Braybrooke
Response ref 6.24/23
Individual/name of organisation Individual
Summary of comments It might help raise standards in the private rented sector.

ref 48
Ward
Response ref 6.24/24
Individual/name of organisation Individual
Summary of comments Refurbishment and promote (illegible) homes (illegible) by HAs and RSLs.

ref 122
Ward
Response ref 6.24/25
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments There should be a good choice of tenure throughout the town; social/private rented, ownership/shared ownership, not just in the two areas highlighted.

ref 104
Ward Old Hastings
Response ref 6.24/26
Individual/name of organisation Individual
Summary of comments Appears to make sense.

ref 54
Ward Tressell
Response ref 6.24/27
Individual/name of organisation Individual
Summary of comments I'm not convinced that more social rented housing (if that means people renting with housing benefits) in Hastings town centre is a good idea as the Castledown area is already so deprived. Converting some of the many houses as flats back into grand huge family homes help to. My family 2 parents & 5 children used to live in a large house in Villa Rd. It was a fabulous family home – its now 9 studio flats, say no more.

ref 29
Ward
Response ref 6.24/28
Individual/name of organisation Home Builders Federation
Summary of comments Concerned that the Council has an obsession with delivering social rented housing. The need to maximize social rented housing in areas with the greatest proportion of owner-occupiers for the sake of it is unnecessary. This could potentially alienate the people that Hastings most desperately wants to attract – upwardly mobile families. HBF believe the mix of tenures and unit sizes should be determined on a site-by-site basis in consultation with developers.

ref 30
Ward Conquest
Response ref 6.24/29
Individual/name of organisation Individual
Summary of comments Overall greater ownership is more desirable because owner occupiers generally look after their own houses and renting is exploitative but some public and private housing will always be needed.

It is difficult to upgrade (make more sustainable) private rented stock because there is no profit advantage to private landlords. (Tax system needs changing)

ref 53
Ward Braybrooke
Response ref 6.24/30
Individual/name of organisation Individual
Summary of comments But only if social rented housing is well managed. This is really essential otherwise leave properties in private ownership.

ref 65
Ward
Response ref 6.24/31
Individual/name of organisation English Partnerships
Summary of comments Key principle is to provide mixed tenure in each location

ref 160
Ward Central St Leonards
Response ref 6.24/32
Individual/name of organisation Individual
Summary of comments You are asking us to agree or disagree to a question! – or rather, two questions. This is not the way to assess public opinion reliably. I have ticked “disagree” but my answers are “no” and “no”.

ref 147
Ward
Response ref 6.24/33
Individual/name of organisation The Mother Agnes Trust
Summary of comments There is already a very high proportion of social and private rented accommodation ion the town and the emphasis should be on much higher levels of owner occupation.

ref 156
Ward
Response ref 6.24/34
Anonymous
Summary of comments I do how think careful guidelines need to be drawn up to prevent these home types being abused.

ref 157
Ward
Response ref 6.24/35
Individual/name of organisation 1066 Housing Association
Summary of comments Very much agree with this. Avenue, our sister organisation in the Amicus Horizon group, could be a very useful team to feed into the development of this element of the strategy. 1066 would welcome the private rented sector being displaced by other tenures, we feel that this sector acts as a draw for vulnerable people increasing their concentration in the town, and threatening long term sustainability of the wider community. We also feel that it accounts for a high rate of abandonment in out stock. The Housing Corporation has allowed us to fund regeneration of existing properties as opposed to new build, this has been unique in their programme (which is focused on new build). We would welcome the support of Hastings in ensuring that this continues and that funding becomes more favourable to achieve this.

ref 102
Ward Old Hastings
Response ref 6.24/36
Individual/name of organisation Individual
Summary of comments One should rely on market forces and the policy should not be so strict, but flexible. Why here you stated the above to introduce owner/occupation and social rented housing within St Leonards and social rented housing in Hastings town Centre – and not vice versa. Need clear specification. I believe that Central Hastings and Old Town should not be social rented housing but open to market forces if you feel that you require an increase and improvement in Hastings’ image.

ref 177
Ward
Response ref 6.24/37
Individual/name of organisation Age Concern Hastings/Hastings & St Leonards Seniors Forum
Summary of comments Get the right accommodation: not exploited by private landlords

Question 6.25

Should we secure a mix of housing sizes and tenures on the Millennium Community sites at Ore Valley, Station Yard and Seaside Road?

Responses to this question: Total number of responses: 61

Individuals: Total 41
Local Groups: Total 5
Developers: Total 1
Statutory Agencies: Total 4
Other (including anonymous): Total 10

Response percentages: Agree – 78% Disagree – 11% No Opinion – 11%

Question 6.26

Please tell us any other comments you have on the option to secure a mix of housing sizes and tenures on the Millennium Community sites at Ore Valley, Station Yard and Seaside Road?

Responses to this question: Total number of responses: 28

Individuals: Total 14
Baird (3), Braybrooke (1), Tressell (2), Castle (3), Old Hastings (2), Braybrooke (1), Conquest (1), Other (1).

Local Groups: Total 7
Speckled Wood Group; Hastings & Rother LA21; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group; Hastings Old Town Residents Assoc; Ore Valley Forum; Hastings Environment Network

Developers: Total 4
Walden Pond Housing Co-operative Ltd; 1066 Housing Association, Sea Space; The Mother Agnes Trust

Statutory agencies: Total 1
English Partnerships

Other (including anonymous): Total 2
Anonymous 2

ref 9
Ward Baird
Response ref 6.26/1
Individual/name of organisation Individual
Summary of comments People buying property do not want social houses near them.

ref 10
Ward Baird
Response ref 6.26/2
Individual/name of organisation Individual
Summary of comments I am very concerned about Ore Valley, we have very few green spaces. I would hate to see it over developed.

ref 17
Ward Braybrooke
Response ref 6.26/3
Individual/name of organisation Individual
Summary of comments Essential to have integrated communities.

ref 18
Ward Baird
Response ref 6.26/4
Individual/name of organisation Individual
Summary of comments We do not have the work opportunity for more and more migrants. I thought we were helping asylum seekers.

ref 32
Ward
Response ref 6.26/5
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Infrastructure improvements are essential if you are to increase housing density. No point in building homes for families if they cannot get to school, work, the doctors etc

ref 21
Ward
Response ref 6.26/6
Individual/name of organisation Walden Pond Housing Co-operative LTD
Summary of comments I am very concerned about the Ore Valley development, which is destroying woodland and greenspace and which appears to have neglected sustainable features like the Hastings Greenway and cycle paths.

ref 27
Ward Tressell
Response ref 6.26/7
Individual/name of organisation Individual
Summary of comments The emphasis should be on social, low cost affordable housing, the 2005 housing needs survey shows that this must be No.1 requirement.

ref 19
Ward
Response ref 6.26/8
Individual/name of organisation Speckled Wood Group
Summary of comments The millennium sites are already in areas of high deprivation with high levels of social housing, more of the same is unlikely to do anything to regenerate the area. High quality housing, where the residents have a financial stake in their homes with a lot of greenspace will do the most to improve these areas.

ref 78
Ward Castle
Response ref 6.26/9
Individual/name of organisation Individual
Summary of comments
6.30 from Shaping Hastings says Ore Valley/Broomgrove is a brownfield site – this isn't entirely true
6.32 of Shaping Hastings – I agree. This is more important than urban sprawl to make a Bexhill/Hastings "conurbation"
6.33 Victorian houses are easy to convert!

ref 77
Ward
Response ref 6.26/10
Individual/name of organisation Ore Valley Forum
Summary of comments We need high quality homes and neighbourhoods for families. "Bad housing for children can haunt them for the rest of their lives" (Yvette Cooper 29/11/06). Family homes (2 beds) with gardens and play areas and parks. 1 and 2 bed flats are more 1st time buyers and single households. This should apply to **all** developments, small and large.
Mixed housing size and tenure is needed on Millennium Community sites – must have large family housing, gardens as well as flats. Could be ground floor, first floor and garden, maisonette with top floor 1 bed flat.

ref 130
Ward Castle
Response ref 6.26/11
Individual/name of organisation Individual
Summary of comments Keep brownfield for business development and allotments, leave Greenfield alone

ref 136
Ward Old Hastings
Response ref 6.26/12
Individual/name of organisation Individual
Summary of comments Ore Valley is a very strange place to build on, I can only see problems

ref 128
Ward
Response ref 6.26/13
Individual/name of organisation Anonymous
Summary of comments Good site no flood area railway station and road access for schools near similar to Ivyhouse Lane site and Industrial plus land along railway line on high ground local schools and a no flood area.

ref 84
Ward Tressell
Response ref 6.26/14
Individual/name of organisation Individual
Summary of comments There should be a mix but 30% is too high a % for affordable housing.

ref 86
Ward Braybrooke
Response ref 6.26/15
Individual/name of organisation Individual
Stick to what the residents and Ore Valley Forum have agreed to and listen to their comments this has been ignored in the new designs.

ref 114
Ward
Response ref 6.26/16
Individual/name of organisation Hastings & Rother LA21
Summary of comments This should include both affordable and social rented element and should also include the 2% (on 50 or more units) of fully adopted units for disabled tenants agreed during the local plan process.

ref 90
Ward Castle
Response ref 6.26/17
Individual/name of organisation Individual
Summary of comments Ask the local people

ref 111
Ward
Response ref 6.26/18
Individual/name of organisation Anonymous
Summary of comments But you cannot force the social mix of people. That has to happen organically.

ref 105
Ward
Response ref 6.26/19
Individual/name of organisation Hastings Environment Network
Summary of comments Ensure all housing meets high environmental standards.

ref 108
Ward
Response ref 6.26/20
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments How many social homes have been lost in this development? As it seems to us that by moving social tenants around Hastings you have put stress on the housing list and I think the waiting list is now up to between 7-9 years.

ref 122
Ward
Response ref 6.26/21
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments But the proposals for Ore Valley & Station Yard are well advanced so isn't it a little late to be seeking a view on this?

ref 30
Ward Conquest
Response ref 6.26/22
Individual/name of organisation Individual
Summary of comments We should no longer develop any such low lying sites without clear commitment to coastal defences and/or raising houses on piloti. This site (Seaside Road) will flood in 50-100 years

ref 65
Ward
Response ref 6.26/23
Individual/name of organisation English Partnerships
Summary of comments But, seek to address existing position + therefore introduce more market for sale and shared ownership. Some socially rented at appropriate levels.

ref 68
Ward Old Hastings
Response ref 6.26/24
Individual/name of organisation Individual
Summary of comments All three contentious areas of development

ref 147
Ward
Response ref 6.26/25
Individual/name of organisation The Mother Agnes Trust
Summary of comments This may be difficult to achieve, given the perception of these areas.

ref 102
Ward
Response ref 6.26/26
Individual/name of organisation Individual
Summary of comments Need to know where all these areas are located to answer 6.25

ref 157
Ward
Response ref 6.26/27
Individual/name of organisation 1066 Housing Association
Summary of comments Would not support the development of general needs rented housing in Northern Ore or Farley Bank, we have just demolished stock in these areas to deal with low demand and would not want to threaten the sustainability of the remaining stock by replacing it again. The Housing Corporation has supported this stance by indicating that they would not provide grant funding for these areas.

ref 145
Ward
Response ref 6.26/28
Individual/name of organisation Seaspace
Summary of comments Welcome the need for mixed communities particularly with reference to increasing social housing in central Hastings and St Leonards. This must be balanced by increasing other forms of tenures rather than social rented in areas of existing high concentrations e.g. Hollington and Ore Valley. There is also a need to maintain maximum flexibility in the tenure type rather than the extremely prescriptive designation in the Local Plan. During the lifetime of the LDF many factors may change and the housing stock and tenure needs to be able to meet those changing circumstances. Hence we welcome the approach that increases the type of affordable housing tenures suggested in paragraph 6.45 and would strengthen that to include the potential in the future for the need for all forms of affordable housing.

Question 6.27

Should we encourage the provision of innovative and attractive larger family housing, i.e. a more balanced mix with 3 or more bed housing, to attract skilled workers to support the economic regeneration of the town? This is specifically relevant to the Central St Leonards area, where there is low economic growth.

Responses to this question: Total number of responses: 88

Individuals: Total 62
Local Groups: Total 9
Developers: Total 3
Statutory Agencies: Total 4
Other (including anonymous): Total 10

Response percentages: Agree – 83% Disagree – 8% No Opinion – 9%

Question 6.28

Please tell us any comments you have on the option to encourage the provision of innovative and attractive larger family housing, i.e. a more balanced mix with 3 or more bed housing, to attract skilled workers to support the economic regeneration of the town? This is specifically relevant to the Central St Leonards area, where there is low economic growth.

Responses to this question: Total number of responses: 39

Individuals: Total 27
Tressell (3), Central St. Leonards (2), Castle (5), Old Hastings (4), Gensing (1), Ore (1), Maze Hill (1), Baird (1), Braybrooke (3), Conquest (1), Other (5)

Local Groups: Total 6
Hastings & Rother LA21; Hastings & Rother Disability Forum; Hastings & Rother Urban Design Group; Hastings Old Town Residents Assoc; Ore Valley Forum; Hastings Environment Network;

Developers: Total 2
Walden Pond Housing Co-operative Ltd; The Mother Agnes Trust

Statutory agencies: None

Other (including anonymous): Total 4
Anonymous 4

ref 4
Ward Tressell
Response ref 6.28/1
Individual/name of organisation Individual
Summary of comments Larger family housing should not be just to attract skilled workers, but should be for all larger families

ref 12
Ward Central St Leonards
Response ref 6.28/2
Individual/name of organisation Individual
Summary of comments Does it follow skilled workers have larger families? But I suppose people who earn more want a larger property. This will mean that in 25 years time you'll have people who are property rich and cash poor. (Offensive language was used in this response).

ref 13
Ward Castle
Response ref 6.28/3
Individual/name of organisation Individual
Summary of comments This is paramount to the success of the Town. Not only do you need to attract skilled workers, not keep the ones we've got by being innovative enough to realise regeneration is the only way forward for everyone.

ref 11
Ward Old Hastings
Response ref 6.28/4
Individual/name of organisation Individual
Summary of comments The market forces are a factor that cannot be controlled by local or national government, is controlled by the availability and price people are prepared to pay. Many of the properties bought are an investment transaction which is then rented out. Due to the out of reach prices to the low paid residents.

ref 15
Ward Gensing
Response ref 6.28/5
Individual/name of organisation Individual
Summary of comments I don't think the sort of "footloose" B1 and B2 types you want to attract would "take the bait" while they can live out at Westfield etc

ref 32
Ward
Response ref 6.28/6
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Too much emphasis on the needs of Central St Leonards will simply move the problems elsewhere. There should be a town-wide approach.

ref 21
Ward
Response ref 6.28/7
Individual/name of organisation Walden Pond Housing Co-operative LTD
Summary of comments I agree with the provision of more family housing, but not with the idea of attracting skilled workers. The latter idea leads to gentrification and (illegible word) of local residents.

ref 33
Ward
Response ref 6.28/8
Individual/name of organisation Anonymous
Summary of comments Important to focus on good, innovative design of houses

ref 27
Ward Tressell
Response ref 6.28/9
Individual/name of organisation Individual
Summary of comments They (skilled workers) can afford to buy in the market place already (and if they cannot then this further shows the crisis in housing not just in Hastings but all over)

ref 78
Ward Castle
Response ref 6.28/10
Individual/name of organisation Individual
Summary of comments But it is already an expanding and developing area of the town – this area will change the most in the next 10 years, on its own

ref 77
Ward
Response ref 6.28/11
Individual/name of organisation Ore Valley Forum
Summary of comments This should cover Ore Valley too!

ref 132
Ward Ore
Response ref 6.28/12
Individual/name of organisation Individual
Summary of comments Housing and employment are linked. It is foolhardy to build houses and expect economic regenerated to follow automatically. A plan should encompass actual employment and housing.

ref 129
Ward
Response ref 6.28/13
Individual/name of organisation Individual
Summary of comments Surely there is a lack of land in Central St Leonards.

ref 36
Ward Maze Hill
Response ref 6.28/14
Individual/name of organisation Individual
Summary of comments An oversupply of cheap small dwellings could result in Hastings becoming more deprived relative to the more affluent south costs towns

ref 128
Ward
Response ref 6.28/15
Individual/name of organisation Anonymous
Summary of comments Wants pulling down start again too cramped.

ref 106
Ward Castle
Response ref 6.28/16
Individual/name of organisation Individual
Summary of comments We need skilled workers but they would need attractive housing without uncongenial neighbours

ref 139
Ward Baird
Response ref 6.28/17
Individual/name of organisation Individual
Summary of comments But you need the employers and better wages for this to work

ref 84
Ward Tressell
Response ref 6.28/18
Individual/name of organisation Individual
Summary of comments Totally agree.

ref 89
Ward Castle
Response ref 6.28/19
Individual/name of organisation Individual
Summary of comments Our ability to have large families is being affected by not having accommodation suitable having larger family homes will allow for young people to remain at longer where desired.

ref 86
Ward Braybrooke
Response ref 6.28/20
Individual/name of organisation Individual
Summary of comments We already have a lot lets just clean them up and reprocess etc

ref 118
Ward Castle
Response ref 6.28/21
Individual/name of organisation Individual
Summary of comments I think a strong structure of economically interdependent communities would be beneficial.

ref 116
Ward Old Hastings
Response ref 6.28/22
Individual/name of organisation Individual
Summary of comments Where would these larger family homes be located? St Leonards already has an abundance of very large properties. Would your be encouraging these properties to return to single dwellings? There is also existing large single dwelling housing stock in the Cooden beach area an easy commute from Hastings & Bexhill.

ref 114
Ward
Response ref 6.28/23
Individual/name of organisation Hastings & Rother LA21
Summary of comments Given the poor wages offered to skilled workers locally it is unlikely that they could afford 3+ new housing.

ref 90
Ward Castle
Response ref 6.28/24
Individual/name of organisation Individual
Summary of comments Don't know – I'd rather see local people trained for local jobs than bringing new people from elsewhere

ref 111
Ward
Response ref 6.28/25
Individual/name of organisation Anonymous
Summary of comments You will not attract skilled workers to support the regeneration of the town unless you improve the transport links and the provision of good education.

ref 105
Ward
Response ref 6.28/26
Individual/name of organisation Hastings Environment Network
Summary of comments Houses with environmental features e.g. solar panels would be more attractive to professionals.

ref 108
Ward
Response ref 6.28/27
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments As long as it includes work areas i.e. offices and workshops so people can work from home.

ref 123
Ward
Response ref 6.28/28
Individual/name of organisation Individual
Summary of comments But this must be only one of the parameters to be taken into account.

ref 45
Ward Braybrooke
Response ref 6.28/29
Individual/name of organisation Individual
Summary of comments Pointless as families with children want gardens and don't want to live right in the centre of town.

ref 48
Ward
Response ref 6.28/30
Individual/name of organisation Individual
Summary of comments Not sure that the policy is achievable

ref 122
Ward
Response ref 6.28/31
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments Identifying the key sites will be paramount – in Central St Leonards the HCAT site is the only large area that come to mind. A development policy & detailed guidance needs to be written now rather then to leave it to the market. Other sites need a similar approach throughout the town.

ref 58
Ward
Response ref 6.28/32
Individual/name of organisation Individual
Summary of comments Why not look at local workers and their skills and build on those? Why import when many skilled people live in the area but commute to London where they can use their skills? Why not endeavour to make attractive work opportunities for those people who live in Hastings?

ref 30
Ward Conquest
Response ref 6.28/33
Individual/name of organisation Individual
Summary of comments In principle yes, but where are the sites (other than HCAT) and who will come until the area generally is uplifted? Wealthier people have always had the option of commuting to surrounding countryside but there is potential for new high quality housing if the location is first class. Many such sites have already gone but those left need careful identification and specific development policies.

ref 53
Ward Braybrooke
Response ref 6.28/34
Individual/name of organisation Individual
Summary of comments Yet again concentration on Central St. Leonards. This must not prevail for years to come (until 2026!!)

ref 68
Ward Old Hastings
Response ref 6.28/35
Individual/name of organisation Individual
Summary of comments All housing should be innovative, attractive sustainable. Skilled workers seek the jobs then the housing not the other way round

ref 160
Ward Central St Leonards
Response ref 6.28/36
Individual/name of organisation Individual
Summary of comments There are plenty of large homes in the area. In any case, such workers are likely to prefer a greener environment.

ref 147
Ward
Response ref 6.28/37
Individual/name of organisation The Mother Agnes Trust
Summary of comments But not restricted to specific inner area locations, all potential housing sites should be examined including the land at Holmhurst St. Mary.

ref 156
Ward
Response ref 6.28/38
Individual/name of organisation Anonymous
Summary of comments I think a balance has to be struck between making provision for those within the community and those moving into the area. There are enough homes in existence for those who relocate and by the very nature have employment.

ref 102
Ward Old Hastings
Response ref 6.28/39
Individual/name of organisation Individual
Summary of comments But should also be relevant to Hastings. For there to be economic growth in St Leonards you cannot solely rely on Hastings. There are a range of other factors to review

Question 6.29

Are there any issues about housing types, sizes and tenures we've missed?

Responses to this question: Total number of responses: 23

Individuals: Total 13
Gensing (1), Baird (1), Tressell (1), Silverhill (1), West St. Leonards (1), Wishing Tree (1), Castle (2), Conquest (1), Braybrooke (1), Other (3).

Local Groups: Total 4
Speckled Wood Group; Hastings & Rother Urban Design Group; Hastings Environment Network; Age Concern Hastings/Hastings & St Leonards Seniors Forum

Developers: Total 3
The Planning Bureau for McCarthy and Stone; RPS Planning on behalf of Fairview new homes Ltd; The Mother Agnes Trust

Statutory agencies: Total 1
East Sussex County Council;

Other (including anonymous): Total 2
Showmen's Guild of Great Britain, Anonymous (1)

ref 3
Ward
Response ref 6.29/1
Individual/name of organisation The Planning Bureau (for McCarthy and Stone)
Summary of comments Should be some specific policies to supply sheltered housing as this is a growing need in the UK.

ref 15
Ward Gensing
Response ref 6.29/2
Individual/name of organisation Individual
Summary of comments Sadly, it has to be said that all the foregoing ought to be reinforced by much more astringent use of Restrictive Covenants, behavioural requirements because (1) what we are looking at is much greater density of occupation, (2) if you don't, then those who can move out will, and you risk a downward spiral. In point of fact some of the more successful private housing developments in America have truly draconian conditions of occupation, and so have some Mediterranean developments. Often such restrictive covenants prove to be an incentive to buyers or tenants

ref 18
Ward Baird
Response ref 6.29/3
Individual/name of organisation Individual
Summary of comments What are the plans to use the empty houses/flats and derelict post offices before building new accommodation? Using more and more land.

ref 27
Ward Tressell
Response ref 6.29/4
Individual/name of organisation Individual
Summary of comments Probably not, but due to most housing being funded by developers I realise that everyone has to suck up to their plans. Housing needs direct government funding – cut the

funding for the nuclear deterrent weapons (trident or whatever it is called) Troops out of Iraq. Lobby central government for direct funding for housing. There is massive under occupancy of many properties – do something about this too. Stop paying lip service to social, low cost affordable housing and make it top priority.

ref 19
Ward
Response ref 6.29/5
Individual/name of organisation Specked Wood Group
Summary of comments The issue of car parking appears to be entirely missing from your plan. Car ownership is increasing, and if the regeneration is successful, will increase more rapidly. Therefore a minimum of 2 parking spaces should be built per dwelling should be factored into the plan.

ref 25
Ward
Response ref 6.29/6
Individual/name of organisation Showmen's Guild of GB-LHC
Summary of comments Your plan must make allowances for people whose lifestyle is different, including Travelling Show people, whose lifestyle is described in PG22/91 and whose needs should be assessed in accordance with Guidelines for DCLG under the Housing Act. Para 6.23 refers to Gypsies and Travellers, and Travelling Show people must be added

ref 127
Ward Silverhill
Response ref 6.29/7
Individual/name of organisation Individual
Summary of comments Ageing population is going to happen whatever. Targeting this group is important. Improve family housing in order that elderly people may be more able to continue to live independently in the family home.

ref 91
Ward West St Leonards
Response ref 6.29/8
Individual/name of organisation Individual
Summary of comments A proper review of new types of living/working units is needed, and opportunities for their provisional new build and for conversion. Could include small creative industries, crafts men and artists and other forms of accommodation for people developing new forms of economic activity. There needs to be a supportive approach in policy for this emerging need, and the valuable and enterprising community it attracts.

ref 95
Ward Wishing Tree
Response ref 6.29/9
Individual/name of organisation Individual
Summary of comments We need to make sure what local people can afford to buy local homes. Otherwise we could end up like parts of the West Country where villages […] are losing facilities because of the number of 2nd homes.

ref 90
Ward Castle
Response ref 6.29/10
Individual/name of organisation Individual
Summary of comments Don't know
Would prefer to see separate streets for houses & other streets for commercial use with flats above
The housing streets should not be routes for commercial vehicles & parking places for shoppers/workers
Housing should be planned for the best located areas with views of the countryside & the sea. Office & industrial development should be kept to less attractive areas.

ref 111
Ward
Response ref 6.29/11
Individual/name of organisation Anonymous
Summary of comments From the implications in your document it appears as though you want to develop the whole of Hastings. I know this is not the case but unless you provide the infrastructure that goes with this development it will not happen. Skilled workers want excellent transport links, good roads, superb schools and a thriving family based and singles based nightlife to enjoy. Try Hastings on a winter evening, its enough to make you reach for the Prozac.

ref 80
Ward Castle
Response ref 6.29/12
Individual/name of organisation Individual
Summary of comments It is the variety of size and use that will underpin development of town centres with know on effects across the whole district. We already have the cultural quarters, they don't need to be imposed, and they just need encouragement. e.g. Claremont, St Leonards Seafront, Queens Road, Old town, White Rock/Bohemia, Harold Mews, Marina etc

ref 105
Ward
Response ref 6.29/13
Individual/name of organisation Hastings Environment Network
All high quality design and high environmental standards.

ref 123
Ward
Response ref 6.29/14
Individual/name of organisation Individual
Summary of comments The development of sensitive housing schemes can have a profound effect on social cohesion. People are the important factors, the question is about how to create happy communities rather than just what type of house to build. Developers can sometimes be good at this but often have interest as they are long gone when the problems arise. Councillors need to plan with the community and with the best planning brains in order to ensure that some of the disastrous builds of the past – high rise flats in London, Glasgow, Newcastle are not repeated.

ref 122
Ward
Response ref 6.29/15
Individual/name of organisation Hastings & Rother Urban Design Grp
Summary of comments Encouragement of live/work units would connect with issues on employment/training/business start up & reduction of commuting housing development in Holland could provide examples.

ref 58
Ward
Response ref 6.29/16
Individual/name of organisation Individual
Summary of comments Yes

ref 30
Ward Conquest
Response ref 6.29/17
Individual/name of organisation Individual
Summary of comments We need a firm and clear policy on mixed-use housing. What will be allowed, how controlled and monitored? This is essential to attract both the right sort of developer and the right sort of occupier. What lessons have been learnt from Hockerton, Bed-Zed and others?

ref 158
Ward
Response ref 6.29/18
Individual/name of organisation East Sussex County Council
Summary of comments Para 6.23 – reference could be made to the recently completed Gypsy and Traveller Accommodation Needs Assessment and to the work the local authorities are now asked to undertake in providing advice to the Regional Assembly for its forthcoming Review of the Regional Strategy. Circular 1/06 sets out the new requirements for the RSS and LDFs regarding the provision of sites.

ref 53
Ward Braybrooke
Response ref 6.29/19
Individual/name of organisation Individual
Summary of comments We need innovative exciting architecturally designed housing. This could be a worthwhile aim to attract skilled workers.

ref 147
Ward
Response ref 6.29/20
Individual/name of organisation The Mother Agnes Trust
Summary of comments There needs to be a choice of sites that can be delivered during the Plan period. It is important to note the requirements of new PPS3 in this respect. A mix of sites is required with Greenfield forming part of the combination. Brownfield sites have traditionally failed to deliver in Hastings, and some Greenfield development is necessary and appropriate to secure housing objectives.

ref 102
Ward
Response ref 6.29/21
Individual/name of organisation Individual
Summary of comments Ensure that correct planning is carried out, architecture discussed and consulted and provided. Good spaces, modern design which takes into consideration space, light, environment, create colour, greenery and models of housing which grows old gracefully and adds to the environment rather than being an eyesore. Be clear about who this housing is for – if it is for families then the housing needs to be created with them in mind, if it is for young professionals then the same rule applies and so forth. Social rented housing is also important and it is essential that all housing is accessible. Therefore transport networks need to be created and be efficient, allowing access to stations, centres and other destinations to allow people to access employment.
Any policy should make clear that each case will be treated on its merits having regard to such criteria and the Councils objective for providing AH based on an up to date HNS.

ref 150
Ward
Response ref 6.29/22
Individual/name of organisation RPS Planning on Behalf of Fairview New Homes Ltd
Summary of comments FHN object to the specific mix of housing being set for development, there must be sufficient flexibility for the composition of residential dev to be determined by developers at the time an application is submitted.
If there are significant attempts to seek additional controls over the size & type of housing provided on sites, FNH would regard such an approach a tantamount to a constraint on the dev site that would well result in a reduction of housing sites coming forward. In addition it would also represent a significant restriction on the ability of the dev industry to bring forward viable housing sites, to the extent of threatening the actual delivery of units due to developers being compelled to develop schemes with a housing mix that is not viable.
FNH would therefore strongly request that the approach is not adopted and that it is made clear that there will always be an appropriate level of flexibility of house builders to best determine the appropriate requirements of a site based on market and commercial considerations having regard also to general planning policies and environmental considerations.

ref 177
Ward
Response ref 6.29/23
Individual/name of organisation Age Concern Hastings/Hastings & St Leonards Seniors Forum
Summary of comments The group is worried about the poor quality of new build and the developer making the money

Question 6.30

Are there any options in relation to housing types, sizes and tenures we've missed?

Responses to this question: Total number of responses: 14

Individuals: Total 11
Gensing (1), Tressell (2), Castle (4), Braybrooke (2), Conquest (1), Other (1)

Local Groups: Total 1
Hastings & Rother Urban Design Group

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: None

Other (including anonymous): Total 1
Anonymous (1)

ref 15
Ward Gensing
Response ref 6.30/1
Individual/name of organisation Individual
Summary of comments Supported self-build?

ref 27
Ward Tressell
Response ref 6.30/2
Individual/name of organisation Individual
Summary of comments Housing associations are not performing well. They must be far more accountable to tenants etc. Every development of housing should have a percentage of social housing, why only on developments of x amount? Sort this out.

ref 78
Ward Castle
Response ref 6.30/3
Individual/name of organisation Individual
Summary of comments Short-life housing/taking on empty homes to rent out to people in need of housing.

Developments of small single-person units with communal space – this will become a more appealing option as the population ages and there are more single person households

ref 130
Ward Castle
Response ref 6.30/4
Individual/name of organisation Individual
Summary of comments Build up not out (if at all)

ref 96
Ward Tressell
Response ref 6.30/5
Individual/name of organisation Individual
Summary of comments Density in Ore too high should be 35/55 dwellings per hectare
The effect of so much overdevelopment in Ore upon existing Green space, roads, schools, doctors, dentists etc

ref 90
Ward Castle
Response ref 6.30/6
Individual/name of organisation Individual
Summary of comments Don't know

ref 111
Ward
Response ref 6.30/7
Individual/name of organisation Anonymous
Summary of comments Does high density mean high rise. That approach is not appropriate for a town like Hastings. Witness that awful block of flats at White Rock.

ref 80
Ward Castle
Response ref 6.30/8
Individual/name of organisation Individual
Summary of comments Just look at the open studios map layout to see where the hot spots are

ref 122
Ward
Response ref 6.30/9
Individual/name of organisation Hastings & Rother Urban Design Grp
Summary of comments Thought needs to given to accommodating the growing population of students – and to encouraging them to stay in the area to help boost its economy. Foyer housing might be considered as one way of tackling the social & economic problems of the young (in St Leonards in particular)

ref 50
Ward Braybrooke
Response ref 6.30/10
Individual/name of organisation Individual
Summary of comments Provision of exemplar sustainable housing stock

ref 59
Ward Braybrooke
Response ref 6.30/11
Individual/name of organisation Individual
Summary of comments I hope extra houses will mean remembering about, more cars in town & water shortages in the summer

ref 58
Ward
Response ref 6.30/12
Individual/name of organisation Individual
Summary of comments Yes

ref 30
Ward Conquest
Response ref 6.30/13
Individual/name of organisation Individual
Summary of comments Bungalows and detached houses are land hungry: do we ban them, what are the effects? You need to say something about provision of housing without any car parking space/accessibility i.e. houses with no parking should be allowed throughout the Borough provided there are conditions/covenants to control future car use.

ref 147
Ward
Response ref 6.30/14
Individual/name of organisation The Mother Agnes Trust
Summary of comments Identify the land at Holmhurst St. Mary with potential to accommodate a range of housing types, sizes and tenures.

Question 6.31

Should we specify a range of density targets for housing development in the Borough along the following lines:

Hastings and St Leonards Town Centres and the district centres of Hastings Old Town, Ore and Silverhill:- 40 – 75 dwellings per hectare.

The rest of the Borough:- 35 – 55 dwellings per hectare.

Responses to this question: Total number of responses: 81

Individuals: Total 58
Local Groups: Total 7
Developers: Total 3
Statutory Agencies: Total 4
Other (including anonymous): Total 9

Response percentages: Agree – 37% Disagree – 40% No Opinion – 23%

Question 6.32

Please tell us any other comments you have on the option to specify a range of density targets for housing development in the Borough along the following lines:

Hastings and St Leonards Town Centres and the district centres of Hastings Old Town, Ore and Silverhill:- 40 – 75 dwellings per hectare.

The rest of the Borough:- 35 – 55 dwellings per hectare.

Responses to this question:

Total number of responses: 50

Individuals: Total 36
Baird (3), Castle (6), Old Hastings (9), Gensing (2), Tressell (3), Braybrooke (3), Maze Hill (1), Conquest (1), Wishing Tree (1), St Helens (1), Central St. Leonards (1), Other (5).

Local Groups: Total 5
Speckled Wood Group; Ore Valley Forum; Old Hastings Preservation Society; Castle Court Residents Assoc; Hastings & Rother Urban Design Group;

Developers: Total 4
1066 Housing Association; RPS Planning on behalf of Fairview New Homes Ltd; Home Builders Federation; The Mother Agnes Trust

Statutory agencies: Total 1
English Partnerships;

Other (including anonymous): Total 4
Anonymous (4)

ref 2
Ward
Response ref 6.32/1
Individual/name of organisation Individual
Summary of comments Ideally density targets should be closer to 40 or 35 than to 75 or 55. Higher densities may lead to less land being used for development but almost inevitably lead to greater social problems

ref 9
Ward Baird
Response ref 6.32/2
Individual/name of organisation Individual
Summary of comments I don't know what a hectare of land is. People don't want to be squashed in a small plot overlooked by all the neighbours.

ref 13
Ward Castle
Response ref 6.32/3
Individual/name of organisation Individual
Summary of comments If the image of the Town is 'green', the number of services available to high density areas needs to be at the same ratio, otherwise the number of car journeys increases, car parking issues must be addressed. If more social housing is in the Town Centre, then more transport issues because of their needs for public services.

ref 11
Ward Old Hastings
Response ref 6.32/4
Individual/name of organisation Individual
Summary of comments To set a fixed target could lead to some ugly developments which would have to be agreed by planning board.

ref 15
Ward Gensing
Response ref 6.32/5
Individual/name of organisation Individual
Summary of comments Not targets – limits
If you set targets, being below them amounts to failure. Being about them is seen as success, not as overcrowding.

ref 18
Ward Baird
Response ref 6.32/6
Individual/name of organisation Individual
Summary of comments In these high density areas where will people park their cars, motorbikes etc. Hastings and St Leonards are already overcrowded. What are the plans to cope with all these extra people?

ref 27
Ward Tressell
Response ref 6.32/7
Individual/name of organisation Individual
Summary of comments Surely you realise that most people do not have a clue how large or small a hectare is. – you should have given further explanation. In any case how does one picture 1 hectare, 10,000 sq metres or 2.471 acres?

ref 19
Ward
Response ref 6.32/8
Individual/name of organisation Specked Wood Group
Summary of comments What the already dense areas of Hastings need is more greenspace. To increase density is a policy that seems almost designed to worsen the issues of parking, noise, and lack of open spaces. A policy of building no more than 40 dwellings across the town should be adopted.

ref 82
Ward Castle
Response ref 6.32/9
Individual/name of organisation Individual
Summary of comments Not if the density requirement has an adverse effect on the surrounding area i.e. car parking and traffic congestion

ref 77
Ward
Response ref 6.32/10
Individual/name of organisation Ore Valley Forum
Summary of comments The density should be 35 across the town as the centres are dense enough and people are looking for more space in the accommodation. High density is not necessarily desirable – if it happens it needs to be high quality and attractive, excellently designed to fit the area with local facilities (shops, pubs, cafes, entertainment, play areas) The UK builds the smallest homes in Europe – this is not good.

ref 138
Ward Gensing
Response ref 6.32/11
Individual/name of organisation Individual
Summary of comments Flexibility is required: Decisions on density should also require a full appraisal of the topographical situation and all round sight lines to ensure no more highly visible buildings (not just those on the seafront) dominate with disproportionate height, design or obtrusive colour, see the massive blue-grey blocking up wall of Cavendish House, previously passed unnoticed.

ref 130
Ward Castle
Response ref 6.32/12
Individual/name of organisation Individual
Summary of comments Please no pill boxes on tiny plots

ref 75
Ward Castle
Response ref 6.32/13
Individual/name of organisation Individual
Summary of comments New housing in conservation areas should be limited and strictly controlled. There should be no new housing on conservation area 'green' sites (including allotments, which should have special protection from any development)

ref 136
Ward Old Hastings
Response ref 6.32/13
Individual/name of organisation Individual
Summary of comments What are the district centres of Hastings Old Town? I can't see any space, has anyone had a look?

ref 125
Ward Old Hastings
Response ref 6.32/14
Individual/name of organisation Individual
Summary of comments Hastings centre has a tradition of high densities. Densities could be increased in the rest of the Borough

ref 128
Ward
Response ref 6.32/15
Individual/name of organisation Anonymous
Summary of comments Ore Valley OK, Old Town too cramped and St. Leonards too cramped

ref 38
Ward
Response ref 6.32/16
Individual/name of organisation Anonymous
Summary of comments If this scheme is adopted it contradicts the aim of 6.22. The lower density housing will be suburbia and the higher density will be in the town centre. If you want 6.22 it is necessary to mix all types all over.

ref 106
Ward Castle
Response ref 6.32/17
Individual/name of organisation Individual
Summary of comments I don't really know what the percentages mean with regard to comfortable living

ref 96
Ward Tressell
Response ref 6.32/18
Individual/name of organisation Individual
Summary of comments Ore is a residential area and should have the same density as Clive vale and the rest of the Borough 35/55. Ore is a residential area not an urban location.

ref 139
Ward Baird
Response ref 6.32/19
Individual/name of organisation Individual
Summary of comments Most developers will build the maximum dwellings per hectare for the profit. Past planning applications show this as fact.

ref 84
Ward Tressell
Response ref 6.32/20
Individual/name of organisation Individual
Summary of comments In my view 40-75 housing density is far too high. Sites need to be developed with people/communities in mind. The Cookson Gardens development is high in quality, type and mix of housing but ruined by narrow roads, lack of parking, no green/play area. Too many properties squeezed into small site. I visited and would not want to live there. People need space and a comfortable living environment; not too high density developments.

ref 86
Ward Braybrooke
Response ref 6.32/21
Individual/name of organisation Individual
Summary of comments I agree on housing density targets as we need to preserve open and green spaces to help make them nicer and more healthy places to live.

ref 116
Ward Old Hastings
Response ref 6.32/22
Individual/name of organisation Individual
Summary of comments Please refer to my comments in sections 6.20-6.24

ref 97
Ward
Response ref 6.32/23
Individual/name of organisation Individual
Summary of comments I agree with 6.33. The profit motive which increases density is in many cases just building future slums. A sensible ratio needs to be set by planners NOT builders/developers.

ref 90
Ward Castle
Response ref 6.32/24
Individual/name of organisation Individual
Summary of comments Not sure why we need to specify density targets. Perhaps in some areas density should be reduced by slum clearance & replacement with public open space/community facilities

ref 101
Ward
Response ref 6.32/25
Individual/name of organisation Old Hastings Preservation Society
Summary of comments Define boundaries, respect conservation areas and the character of existing patterns of housing.

ref 111
Ward
Response ref 6.32/26
Individual/name of organisation Anonymous
Summary of comments As long as the schemes adopted are suitable and imaginative. What I do not want to see is block of flats built in residential terraces or gardens.

ref 119
Ward Maze Hill
Response ref 6.32/27
Individual/name of organisation Individual
Summary of comments A big problem in Hastings & St Leonards is that many properties have no facilities for vehicle parking, leading to roads becoming congested with parked vehicles. This is set to get worse as more & more cars are put on the road. This proposal will add to that problem. Earlier we talked about maintaining the uniqueness & qualities of the town, this proposal will defeat that objective.

ref 41
Ward
Response ref 6.32/28
Individual/name of organisation Castle Court Residents Assocn
Summary of comments Targets are meaningless. For central urban areas densities should be measured in bedspaces or people per hectare. Dwellings per hectare can be misleading. Issues re density are wholly affected by – car use and parking; no. of children; quality of design and public space.

ref 45
Ward Braybrooke
Response ref 6.32/29
Individual/name of organisation Individual
Summary of comments High density schemes are the slums of tomorrow. They need to be resisted.

ref 48
Ward
Response ref 6.32/30
Individual/name of organisation Individual
Summary of comments Be flexible but work to the principles in 6.31

ref 122
Ward
Response ref 6.32/31
Individual/name of organisation Hastings & Rother Urban Design Grp
Summary of comments What is a dwelling? Is it a house/flat/how big/what area of land is taken into account? (Does it include roads/gardens/associated open space?) These figures are well in excess of the governments recently issued guidelines are a wide range & somewhat arbitrary. Density needs to be related to quality & to context – site specific (or at least neighbourhood specific) proposals are needed & a more precise definition needs to be developed.

ref 124
Ward Old Hastings
Response ref 6.32/32
Individual/name of organisation Individual
Summary of comments These densities sound too high for conservation areas such as the Old Town.

ref 104
Ward Old Hastings
Response ref 6.32/33
Individual/name of organisation Individual
Summary of comments Why set targets? More important is finding suitable sites for development that satisfy the criteria of all concerned parties e.g. to allow green spaces and provide quality of accommodation

ref 113
Ward Old Hastings
Response ref 6.32/34
Individual/name of organisation Individual
Summary of comments I think Old Town where I live is unsuitable for a higher density allocation. We already have serious problems here with parking and space for children to play. There are few houses with gardens, narrow roads, often no pavements at all and a high number of tourists visiting. High-rise development would fundamentally alter the character of the area. We need to preserve this area for lots of reasons.

ref 57
Ward Old Hastings
Response ref 6.32/35
Individual/name of organisation Individual
Summary of comments This needs to be done imaginatively and should include access to outdoor space

ref 29
Ward
Response ref 6.32/36
Individual/name of organisation Home Builders Federation
Summary of comments Suggest a density range approach should be adopted across the plan area, a requirement of new PPS3 para 47, and should be supported by a robust evidence base. The density of development should be sympathetic to surrounding dwelling and building densities in any given location. It is the case that high-density developments are not suitable for families and older people and may not serve to broaden the housing stock in Hastings. A blanket density approach cannot be adopted in the core strategy policies. HBF would support a more flexible approach that takes account of surrounding townscape and dwelling mix to determine a desirable dwelling mix policy which should not be universal across the whole of the Borough.

ref 30
Ward Conquest
Response ref 6.32/37
Individual/name of organisation Individual
Summary of comments This is both too general and too limiting and cannot stand in isolation e.g. at the higher levels car parking is critical. PPG 6 introduced higher densities but it did so in the expectation of raising all round quality also, however, develops only ever saw the density figures as the quality element remained unmeasurable. Specific densities should therefore only be stated if quality is defined and relationship to context is clear. Each case must be looked at on its merits. The burden of analysis and synthesis required could be placed on the applicant e.g. existing densities/types, day/summertime implications etc There should however now be a policy on refusing schemes that are too low a density – needs explanation.

ref 34
Ward
Response ref 6.32/38
Individual/name of organisation Individual
Summary of comments I appreciate the Government guidelines require that housing density is increased- but if employers are to be attracted to Hastings provision also needs to be made for areas of very expensive housing. It does not work to try and mix very expensive and cheaper housing or to require low cost housing to be integrated with the expensive housing.

ref 53
Ward Braybrooke
Response ref 6.32/39
Individual/name of organisation Individual
Summary of comments Doubt if we are capable of insisting that higher density must be matched by top standards, otherwise we are building the slums of the future.

ref 66
Ward Wishing Tree
Response ref 6.32/40
Individual/name of organisation Individual
Summary of comments Silverhill is too congested to be redeveloped as such high densities. There ought to be some areas of the town that are redeveloped at no more than 30dph. Some people like private space and their own kitchen garden. Such high densities ruin the quality of life for residents

ref 65
Ward
Response ref 6.32/41
Individual/name of organisation English Partnerships
Summary of comments Generally ok, providing are parameters. Each site to be judged on its merits

ref 68
Ward Old Hastings
Response ref 6.32/42
Individual/name of organisation Individual
Summary of comments High density living is not successful – leading to breakdown in community cohesion. Further research needed in areas such as C St Leonards – where high density living does not work – before implementing across other areas of Hastings

ref 62
Ward St Helens
Response ref 6.32/43
Individual/name of organisation Individual
Summary of comments I would not include Hastings Old Town in this target. It is an enormous asset to the tourism of our town and should not be in any way spoiled.

ref 160
Ward Central St Leonards
Response ref 6.32/44
Individual/name of organisation Individual
Summary of comments Densities are already (too?) high in many areas, and we do not know how they are calculated. I think that parks and similar spaces open to the public should not be included in calculations of housing densities, as they give a completely false impression capable of deceiving the public to the detriment of many areas. A number of studies elsewhere – published in newspapers and journals – link high population densities to crime and anti social behaviour.

ref 147
Ward
Response ref 6.32/45
Individual/name of organisation The Mother Agnes Trust
Summary of comments The range of density may be less relevant with the publication of the final version of PPS3.

ref 156
Ward
Response ref 6.32/46
Individual/name of organisation Anonymous
Summary of comments Be mindful that many of these number within the Old Town and there areas of the Old Town already exist and should not be the sole driver for making informed decisions or quotas.

ref 102
Ward Old Hastings
Response ref 6.32/47
Individual/name of organisation Individual
Summary of comments It is essential that no damage be done to the existing infrastructure and general image, which exists at present. I am concerned with the density of housing you are proposing for the town centres and Hasting Old Town. This is very worrying and I object strongly to this. There needs to be full respect for conservation and planning

ref 157
Ward
Response ref 6.32/48
Individual/name of organisation 1066 Housing Association
Summary of comments How do these densities sit with 6.5 (creating mixed communities) and 6.27 (encouragement of larger family housing?)

ref 150
Ward
Response ref 6.32/49
Individual/name of organisation RPS Planning on Behalf of Fairview New Homes Ltd
Summary of comments Support an option which seeks to maximise housing densities in order to maximise & efficiently develop the use of land as well as to meet Government housing targets. All residential dev should conform to national guidance of 30+ dwellings, greater densities where public transport is good.

ref 146
Ward
Response ref 6.32/50
Individual/name of organisation Southern Water
Summary of comments Where brownfield sites are already served by existing water & sewerage services, developers are able to connect to them regardless of the capacity downstream. Redevelopment of sites with densities higher than those for existing infrastructure was originally designed can lead to overloading and reduced levels of service to both new & existing customers – including supply interruptions, poor water pressure, flooding of property & environmental pollution.

Future density requirements should have regard to the existing capacity of water & sewerage services, the mitigation required to provide adequate local capacity and the timing of its delivery. This may be dependent on the developer funding the improvements to the strategic infrastructure. For the latter the CS should have regard to water industry strategies and plans in accordance with paragraph 2.10 of PPS12

Question 6.33

Should all high density schemes (including conversions) be subject to a design assessment process to ensure they provide quality accommodation in terms of living space and amenity?

Responses to this question: Total number of responses: 99

Individuals: Total 68
Local Groups: Total 9
Developers: Total 4
Statutory Agencies: Total 6
Other (including anonymous): Total 12

Response percentages: Agree – 92% Disagree – 4% No Opinion – 4%

Question 6.34

Please tell us any other comments you have on the option for all high density schemes (including conversions) to be subject to a design assessment process to ensure they provide quality accommodation in terms of living space and amenity?

Responses to this question: Total number of responses: 37

Individuals: Total 31
Castle (6), Old Hastings (6), Braybrooke (5), St Helens (1), Gensing (2), Maze Hill (1), Tressell (2), West St Leonards (1), Conquest (1), Wishing Tree (1), Other (5)

Local Groups: Total 3
Ore Valley Forum; Hastings Environment Network; Hastings & Rother Urban Design Group;

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: None

Other (including anonymous): Total 2
Anonymous (2)

ref 13
Ward Castle
Response ref 6.34/1
Individual/name of organisation Individual
Summary of comments Need to be careful that higher density schemes do not cause neighbour disputes because of more people being in a smaller area. This will detract from the vision of being a great place to live.

ref 11
Ward Old Hastings
Response ref 6.34/2
Individual/name of organisation Individual
Summary of comments The question should not have been asked as it implies that the standard is already expected by the planners is not of a good agreed standard.

ref 17
Ward Braybrooke
Response ref 6.34/3
Individual/name of organisation Individual
Summary of comments I would like to see conversions reach eco homes standards and provide lifts in properties with 3 or more floors.

ref 82
Ward Castle
Response ref 6.34/4
Individual/name of organisation Individual
Summary of comments Sustainable planning requirements should be made statutory and properly enforced

ref 77
Ward
Response ref 6.34/5
Individual/name of organisation Ore Valley Forum
Summary of comments This should be inside and outside living space, amenity e.g. room size and play space

ref 131
Ward St Helens
Response ref 6.34/6
Individual/name of organisation Individual
Summary of comments We must discourage seafront conversions, too much of our seafront is living space & not enough going to tourist accommodation. We need hotels and b&bs. Tourism brings jobs for the residents in the houses, everything goes round and round.
When is work going to start on Hurst Court? – a beautiful building going to waste. Everything takes so long to materialise.

ref 93
Ward
Response ref 6.34/7
Individual/name of organisation Individual
Summary of comments Quality & lifetime of housing development is important

ref 15
Ward Gensing
Response ref 6.34/8
Individual/name of organisation Individual
Summary of comments Including, please, the living space and amenity of the rest of us. The change from 40 to 75 within (say) Silverhill might "within the density target" but it amounts to robbing the rest of us of nearly 50% of our existing amenities. Without compensation.
This may very well be necessary, but it remains prima facie unjust. Living as I do in Silverhill, I have detected as yet no significant attempt to mollify me, to meet my fears, to explain to me why this loss of "my" quality of life should go ahead.
Except of course, the usual explanation: that you're a [illegible] than I am. This may be true, even sufficient, but it does not get you loved and will not help in terms of my response to 4.8 above

ref 138
Ward Gensing
Response ref 6.34/9
Individual/name of organisation Individual
Summary of comments It is paramount to draw a distinction between utilising commercial brownfield sites to the full –and replacement of housing in residential areas. The latter must ensure there remains green amenity space commensurate to its occupancy, and neighbourhood, and no risk with concrete eg for parking = overdense.
Care must be taken to preserve wildlife green corridors (on private as well as public land). They enrich urban life for humans too

ref 36
Ward Maze Hill
Response ref 6.34/10
Individual/name of organisation Individual
Summary of comments Let's not return to the 1960's tower blocks with bleak, hostile "amenity" spaces between them

ref 125
Ward Old Hastings
Response ref 6.34/11
Individual/name of organisation Individual
Summary of comments Many conversion seem to be of a low quality and will present future housing problems

ref 128
Ward
Response ref 6.34/12
Individual/name of organisation Anonymous
Summary of comments More space off road parking red line road houses must have parking for 3 cars so that visitors don't park on pavements most danger for children.

ref 106
Ward Castle
Response ref 6.34/13
Individual/name of organisation Individual
Summary of comments It all depends on finance

ref 84
Ward Tressell
Response ref 6.34/14
Individual/name of organisation Individual
Summary of comments I disagree with high density housing, but if this is the route the council takes then very stringent analysis of design needs to be undertaken. A review by the planning dept and local community needs to be agreed, e.g. no of schools, dentists, doctors, access routes, parking, play areas and green areas. If we are to build for the future we must design for it, and if this means we must build on Greenfield sites then so be it.

ref 89
Ward Castle
Response ref 6.34/15
Individual/name of organisation Individual
Summary of comments Absolutely! The design of both new buildings and conversions should be subject to a design minimum standard of a high level!

ref 86
Ward Braybrooke
Response ref 6.34/16
Individual/name of organisation Individual
Summary of comments Local shops, facilities and good transport links are essential in making sure we keep reducing CO2 emissions and not increasing.

ref 91
Ward West St Leonards
Response ref 6.34/17
Individual/name of organisation Individual
Summary of comments Very strongly agree that design guidance needed for a range of styles but all to a true quality for both occupants and their contribution to the built environment. A design guidance manual is needed to guide developers not decisions in individual schemes on an ad hoc basis.

ref 97
Ward
Response ref 6.34/18
Individual/name of organisation Individual
Summary of comments See 6.31 remarks.

ref 90
Ward Castle
Response ref 6.34/19
Individual/name of organisation Individual
Summary of comments It would be interested to discuss what is meant by “amenity”

ref 111
Ward
Response ref 6.34/20
Individual/name of organisation Anonymous
Summary of comments Yes, but you also have to take on board the parking issues that high density schemes will come against. It’s no good building high density in areas where parking is already at a premium.

ref 80
Ward Castle
Response ref 6.34/21
Individual/name of organisation Individual
Summary of comments Absolutely – See comments on questions 6.8, 6.9 and 6.24

ref 76
Ward Tressell
Response ref 6.34/22
Individual/name of organisation Individual
Summary of comments There is no point in building housing of any type which will prove depressing and socially disruptive in the future. We have to build in the best possible standard at all levels – and this may be more a matter of vision, outlook and resourcefulness, than just money spent.
Vision, innovation, pushing for excellence and best practice – not just rolling out “more of the same”.

ref 105
Ward
Response ref 6.34/23
Individual/name of organisation Hastings Environment Network
Summary of comments All high density schemes should have easy access to green spaces, shops and local services. All housing should have adequate kitchen facilities to enable people to cook from fresh ingredients.

ref 123
Ward
Response ref 6.34/24
Individual/name of organisation Individual
Summary of comments In every case tenant groups should be asked to comment on all new schemes as the planning stage.

ref 45
Ward Braybrooke
Response ref 6.34/25
Individual/name of organisation Individual
Summary of comments It’s a nice idea. But is the Planning dept ready to battle developers and builders who just want to maximise their profits?

ref 48
Ward
Response ref 6.34/26
Individual/name of organisation Individual
Summary of comments I am not sure the HBC can do every bodies jobs

ref 122
Ward
Response ref 6.34/27
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments All developments should undergo this type of assessment but it needs to start well before a planning application is submitted. Policies need to be backed by exemplar projects from other area so that developer & design standards sought before a scheme is developed on paper. A rigorous process of clear objectives & open discussion with time & resources within the planning department to make it work.

ref 124
Ward Old Hastings
Response ref 6.34/28
Individual/name of organisation Individual
Summary of comments They should also be subject to assessment in terms of:
a. being carbon neutral
b. being adapted for non-car transport (i.e. incorporating provision for electric cars, cycles etc.).

ref 104
Ward Old Hastings
Response ref 6.34/29
Individual/name of organisation Individual
Summary of comments So financial gain/profit does not proceed the quality, practicalities of accommodation

ref 50
Ward Braybrooke
Response ref 6.34/30
Individual/name of organisation Individual
Summary of comments All new development to be assessed in terms of current planning requirements as well as a design standard.

ref 58
Ward
Response ref 6.34/31
Individual/name of organisation Individual
Summary of comments Why were more not included regarding empty homes? How many are there

ref 30
Ward Conquest
Response ref 6.34/32
Individual/name of organisation Individual
Summary of comments All schemes, not just high density, should be subject etc but this is a good starting point. You will need to define when “high” starts. BREEAM/eco homes could be part of this process but the Borough also needs to set up a pre-application design panel to assist and have an awards scheme to identify good examples for others to follow. This could start by having design/specs of existing schemes outside Hastings and by holding design quality seminars for developers/applicants

ref 53
Ward Braybrooke
Response ref 6.34/33
Individual/name of organisation Individual
Summary of comments But criteria must be of the highest standard.

ref 66
Ward Wishing Tree
Response ref 6.34/34
Individual/name of organisation Individual
Summary of comments Providing there is some flexibility

ref 68
Ward Old Hastings
Response ref 6.34/35
Individual/name of organisation Individual
Summary of comments Essential

ref 147
Ward
Response ref 6.34/36
Individual/name of organisation The Mother Agnes Trust
Summary of comments This could affect viability of provision of housing.

ref 102
Ward Old Hastings
Response ref 6.34/37
Individual/name of organisation Individual
Summary of comments They should also follow planning procedures which apply to most properties especially in the Old Town as otherwise this will be seen as unfair

Additional comments made on chapter 6

Ref 110
Individual/name of organisation Individual
Summary of comments Only allow greenfield commercial & housing developments where the highest sustainability and low impact visually and environmentally buildings would be acceptable. A planning policy

All new housing to be linked to the provision of employment opportunity within sustainable travel distances. One new house = one new job

Ensure all new social housing provision is intended for workers in the Hastings & St Leonard's area. In order to reducing commuting or travel and non-productive residents

Ref 158
Individual/name of organisation East Sussex County Council
Summary of comments It is sensible for Hastings Borough Council to look at the implications of an increase above the present draft SEP figure.

Scenario 1 is a prudent way for planning for higher levels of housing growth as it gives the flexibility of being able to phase back the release of allocated Greenfield sites. This would allow for the possibility of meeting the SEP's allocations through current local plan allocations; increasing the density on existing and new brownfield sites and at the same time maintaining a flexible and realistic approach.

Scenario 2 relies upon successful partnership working between Rother and Hastings. It is not clear from this scenario how much of the extra housing potential is actually in Hastings and could contribute to an increase in housing provision within Hastings.

It should therefore be recognised that Scenario 2 has significance uncertainties/variables and thus should not be relied upon in the eventuality of increased housing requirements.

ref 128
Individual/name of organisation East Sussex County Council
Summary of comments For both housing scenarios, more thought could be given to the potential benefits and drawbacks. Issues such as traffic congestion, sustainable transport, infrastructure, air quality, housing/jobs balance, urban renaissance, mixed tenure and diversity and affordable housing could bring forward a more complete but not necessarily exhaustive range of benefits and drawbacks.

The housing growth scenarios will also be influenced by transport network infrastructure constraints. This is not reflected in 6.28 where the narrative focuses purely on Greenfield/brownfield issues

The SEP Strategy for the Sussex Coast seeks a better balance between people/homes/jobs and in setting a housing provision lower than the current SEP requirement gives a better chance of it being matched by local job growth. Housing development should not therefore be at a level, which reinforces competition for jobs. If housing provision were high it would be at the expense of a people/homes/jobs imbalance and increases in unsustainable out commuting.

ref 149
Individual/name of organisation Environment Agency
Summary of comments:
Paragraph 6.11 - Meeting the Housing Requirement: **We suggest the following amendment to this** issue: "...development on identified brownfield sites (a brownfield site is ~~generally~~ land which has been built on previously)"

Paragraph 6.12 and Paragraph 6.13: We would prefer to see a more positive approach towards brownfield development. Specifically, we feel that the opportunities to clean up contaminated sites and thus lead to improved water quality and maintaining and/or enhancing biodiversity and the wider natural environment should be highlighted in the document.

Paragraphs 6.17 to 6.23 – Planning for New Homes: These issues should also identify the need to ensure ecological enhancements are achieved through all developments, as this a government requirement and can be a significant component of developments.

Paragraph 6.28 - Location of Housing Developments: We are pleased to see that the sequential approach advocated by PPS3 has been incorporated into your identification of various site locations for housing development. However, we reiterate that PPG25 and the consultation draft PPS25 suggests that the sequential approach required by for development and flooding can be combined with the sequential approach required by PPG3 for housing purposes.

We would also like to see reference made to your Council's Contaminated Land Strategy in this section.