Question 7.1

We would welcome your comments on whether you think we have identified the most suitable locations for change

Responses to this question: Total number of responses: 81

Individuals: Total 59
Tressell (4), Baird (2), Castle (15), Gensing (3), Braybrooke (3), Central St Leonards (2), Old Hastings (8), Silverhill (2), St Helens (2), Maze Hill (2), Wishing Tree (2), Ore (1), Conquest (1), West St Leonards (1), Others (11)

Local Groups: Total 8
Hastings Old Town Residents Assoc; Ore Valley Forum; Hastings & Rother LA21; Old Hastings Preservation Society; Castle Court Residents Assoc; The Hastings Greenway Project; Hastings & Rother Urban Design Group; Transport 2000;

Developers: Total 2
The Planning Bureau; Sea Space;

Statutory agencies: Total 6
Crowhurst Parish Council (2); East Sussex County Council; English Partnerships; Environment Agency; Highways Agency;

Other (including anonymous): Total 6
The Mother Agnes Trust; Planning Potential; Anonymous (4)

Summary of comments

Ref 4
Ward Tressell
Response ref 7.1/1
Individual/name of organisation Individual
Summary of comments Especially agree with making some parts of the town family based for evening eating and entertainment – may be a swing park or play area on the beachfront. This would be better than blocking out the sea view with flats or shops.
Paragraph 7.6: make more of its Burton history
Paragraph 7.11: better employment than more housing
Paragraph 7.13/7.14: seafront is our asset, but should make it unique to Hastings.
Paragraph 7.15: great idea
Paragraph 7.16: wouldn't a station be better at Glyne Gap?

Ref 3
Ward
Response ref 7.1/2
Individual/name of organisation The Planning Bureau
Summary of comments No Comment

Ref 6
Ward
Response ref 7.1/3
Individual/name of organisation Individual
Summary of comments In 7.4, I'm not entirely sure I agree with this statement, certainly not if it refers to Thursday late and live.
Central St Leonards is certainly a priority area.

Ref 9
Ward Baird
Response ref 7.1/4
Individual/name of organisation Individual
Summary of comments Sounds about right I probably won't be around to see most of this but the town needs to change. The infrastructure must be there to support all the new development.

Ref 13
Ward Castle
Response ref 7.1/5
Individual/name of organisation Individual
Summary of comments Pier could play a major role for change in Town Centre and Seafront. Could be an area for clubs, bars and restaurants with little impact on residents. The seafront should be used for sport.

Ref 15
Ward Gensing
Response ref 7.1/6
Individual/name of organisation Individual
Summary of comments
I do not accept any of the Wilting Farm proposals, mainly because I do not subscribe to the underlying belief that Hastings must get bigger; The Seafront proposals, of course, cannot have any credibility at all so long as the principal occupant is the Folkestone to Honiton Strategic Highway; What about Silverhill? Now here's an area much of which would benefit from a date with a bulldozer

Ref 17
Ward Braybrooke
Response ref 7.1/7
Individual/name of organisation Individual
Summary of comments Yes, I think you have. We should consider extending the boundaries of the Borough so it includes both side of the Ridge, Fairlight, Guestling and area around Wilting Farm.

Ref 18
Ward Baird
Response ref 7.1/8
Individual/name of organisation Individual
Summary of comments What has happened to the excellent plan to remove the fountain opposite "Icelands" and make a boulevard along the sea front to the Old Town? This would attract visitors with plenty of room to walk. The pavement is a disgrace along there and too narrow

Ref 32
Ward
Response ref 7.1/9
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments The Seafront Strategy is not delivering change. Even simple projects like the Marina Pavilion seem very tortuous and slow to deliver. The most potential for change is along the sea front. The Foreshore Trust needs to be encouraged but not expected to do all the work.

Seaspace has a very poor track record at listening to communities.

Reports should be acted upon not simply filed on the shelf. E.g. [illegible] Leisure Report on Volleyball on Pelham Beach shows what could be done but is unlikely to happen

Development at Wilting Farm is in danger of creating an unwanted satellite. Issues like work and transport will prevent it from becoming a success. If it is car dependant that it will have similar problems to Hollington

Ref 33
Ward
Response ref 7.1/10
Individual/name of organisation Anonymous
Summary of comments Yes I agree with these proposals. My concern with the development of Bulverhythe would only be in relation to possible future flooding (global warming scenarios). Although there will be opposition to the Wilting Farm development I think this is essential if the town is going to be able to provide more employment in the long term.

Ref 35
Ward Central St Leonards
Response ref 7.1/11
Individual/name of organisation Individual
Summary of comments 7.15 - Agree with Pebsham Countryside Park
7.16 - Total disagreement with Wilting Farm
We do not need a Hastings/Bexhill link road that would cross the railway and join Queensway.

Ref 43
Ward Old Hastings
Response ref 7.1/12
Individual/name of organisation Individual
Summary of comments Not Clear
I want to see a complex development to serve local and visitors I want to see all car parks underground.
I want (illegible word) being build.

Ref 23
Ward
Response ref 7.1/13
Individual/name of organisation Individual
Summary of comments No mention of re-developing existing industrial space – Ponswood, which in many places is tired/towards the end of 'useful' life. Same for parts of Ivyhouse lane.
Redevelopment may lead to an increase in commercial/industrial space.
Any 're-planning' would need to consider the benefits / draw backs of retail / trade [illegible word] expansion.

Ref 24
Ward Old Hastings
Response ref 7.1/14
Individual/name of organisation Individual
Summary of comments The best opportunity for Hastings is to regenerate the seafront, which will increase employment and income for the town. Your 7.12,7.13 & 1.14 covers this.

Ref 26
Ward
Response ref 7.1/15
Individual/name of organisation Crowhurst Parish Council
Summary of comments 7.8, 7.10, 7.11, Development in these areas needs to be sensitive to maintaining the existing heritage. i.e. don't throw out the baby with the bath water, new is not always better.
Paragraph 7.16: Wilting Farm, delete this, it extends the boundary of Hastings creating yet more urban sprawl.

Ref 81
Ward Silverhill
Response ref 7.1/16
Individual/name of organisation Individual
Summary of comments Agree with the outline of areas selected

Ref 78
Ward Castle
Response ref 7.1/17
Individual/name of organisation Individual
Summary of comments I don't support the Seafront Strategy in is entirety; It is really sneaky to try and get it passed in this way (7.12); The sea front is our best asset – but office development is not appropriate. The best thing for the "public face" of the town would be to sort out the future of the pier – save it, demolish it, build a new sustainable one, but don't let it rot. Also, I have concerns about seafront development because of climate change. Is the pier worth saving if sea levels are going to rise? I worry about the link road affecting Sidley badly – that area is already cut in 2 by the busy road. This area needs sensitive development

Ref 77
Ward
Response ref 7.1/18
Individual/name of organisation Ore Valley Forum
Summary of comments Family based evening economy – Millennium Community will need better facilities e.g. pool, gym, local shops, health care with out reach, ability for local evening economy, transport improvements between main centres and to those centres with free evening parking.

The college could have some student accommodation in study areas.

7.14 The Seafront in the 'public spine' not 'public face' as everyone looks towards London with only 180º of hinterland.

The town centre and Pebsham are important though they need to be accessible e.g. better public transport links, possibly a station at Ravenside to allow access to Pebsham Country Park without using the car. String of Pearls idea could be used to ease traffic along the seafront.

We agree locations for change need identifying. Ore Valley with 3 social housing areas needs to be differentiated as one of them. All areas need to include greenspace, protection of wildlife, have identity and not be uniformed.

Ref 131
Ward St. Helens
Response ref 7.1/19
Individual/name of organisation Individual
Summary of comments 7.12, 7.13 & 7.14 – The seafront – a great asset – not our best. Many Towns have seafronts; what we have that the others don't is a beautiful setting of the Town with the East and West Hills, the two cliff railways, Hastings Castle, St Clements Caves but mostly 1066. We have a fabulous Old Town, wander round narrow streets/alleys and you'll see what makes Hastings unique, wonderful panorama, net huts and fishing fleet. Must be a priority to restore our pier, don't sit on the fence watching it decay.
Biggest eyesores are old Courts furniture shop, white rock baths, how long are these going to be allowed to decay? Make them into an underground car park if no one comes up with a more profitable idea.
Bottle Alley – wonderful asset, clean it up.
Western end – old bathing pool, seafront is pleasant but underused.
I reserve judgement on Marina Pavilion till completed, Marine Court needs attention. Old Bathing pool site is an opportunity for something new & exciting

Ref 138
Ward Gensing
Response ref 7.1/20
Individual/name of organisation Individual
Summary of comments To realise hopes of upgrading St.Leonards, it is of paramount importance to save and actively support retail trading, without which the area will not attract the desired owner-occupier, skilled worker mix; it will not support the proposed expanded density, whether car-less or ageing, and inevitably depress the morale of the neighbourhood. This is working against the clock, and the situation may have gone too far already, having lost almost all the family and interesting, individual outlets over 10-15 years having found no-one to carry on.
Intrinsic is a flexible approach to parking to ensure it meets the operational needs of users, which the current Masterplan falls short of. Less car usage may be desirable but due to surrounding hills (not unique to St. Leonards) and the obstacle of the railway bridge, even nearby residents who own cars may need to use them to transport purchasers. Could an unobtrusive site, on the level adjacent to the main shops be identified for a small multi-storey car park, people could walk to shops then drive to collect purchases if necessary. Neither the present limited spaces, nor the proposed controlled parking zone can discourage defection to easier parking areas.
Detached agencies involved in drawing up plans must remember it is residents and their children who will have to live with the outcome and future officers and councillors who will have to pick up the pieces if miscalculations are made as today's are doing with their inheritance from the 1970's

Ref 130
Ward Castle
Response ref 7.1/21
Individual/name of organisation Individual
Summary of comments Pebsham only on the Brownfield if you must. Though a business park would be much better than Housing, Leave Wilting Farm alone.

Ref 75
Ward Castle
Response ref 7.1/22
Individual/name of organisation Individual
Summary of comments The Seafront is declining and SeaSpace's schemes/ideas have achieved very little. The Seafront has been given 'priority' but nothing significant has happened. This is very discouraging

Ref 129
Ward
Response ref 7.1/23
Individual/name of organisation Individual
Summary of comments Along with Wilting Farm there might be possible to develop the Breadsell area though of course again it is in the Rother area and perhaps we should maintain a green belt between Hastings and Battle – but the Link road may encourage growth in this area.

Ref 136
Ward Old Hastings
Response ref 7.1/24
Individual/name of organisation Individual
Summary of comments To hear that Castle Court shows on a new search that it may come down, will cause much concern, how can we sell if we need to, it will now be blighted, you have just offered new leases to buy! These shops are the busiest in Hastings, the flats above are so beautiful so much money has been spent on them.
The walkway created through and under the main road is very good with plenty of space. If Castle Court is taken down the noise of the traffic will spoil a wide walkway which is not needed, there is ample space now. It is also a very special building linked with the Marine Court

Ref 127
Ward Silverhill
Response ref 7.1/25
Individual/name of organisation Individual
Summary of comments Until we get the A259 away from the seafront other development will be difficult. We don't need this road on our seafront. All the south coast towns have a by-pass not us, not yet, and maybe never. We don't need development on the beach anywhere, other than to repair the pier, unless it is a water based activity. We need to know more about the Wilting Farm plans to be able to make constructive comments. The concept is at least interesting. We have seen so much stop-go, stop-go connected to so many of these areas for change. Time to cut the crap and get on with it. Central Government needs to give us some money to move things along.

Ref 36
Ward Maze Hill
Response ref 7.1/26
Individual/name of organisation Individual
Summary of comments Please do not over-develop the seafront and lose the character of this historic town

Ref 125
Ward Old Hastings
Response ref 7.1/27
Individual/name of organisation Individual
Summary of comments The Seafront at Hastings is not presented as the area's best asset. Cut of by traffic and barriers it is a car zone, not a peoples area. The beach is always filthy and generally unattractive. It has enormous potential but needs a bit of creativity.

Ref 128
Ward Castle
Response ref 7.1/28
Individual/name of organisation Anonymous
Summary of comments 7.8 through to 7.16 OK

Ref 96
Ward Tressell
Response ref 7.1/29
Individual/name of organisation Individual
Speckled Wood area to be reassessed to retain the area as a local open space, retention of pier, hospital & facilities, upgrading of Ore village to provide a tidier, better landscaped area & Christmas lights.

Ref 88
Ward Castle
Response ref 7.1/30
Individual/name of organisation Individual
Summary of comments I have issues about the development on the Seafront. I know that the Seafront strategy document talks about the demolition of residential blocks which are fully occupied and their replacement with flats. I find this unacceptable for 2 main reasons. Firstly, demolition of perfectly sound buildings flies in the face of sustainable development and secondly, offices have no place on the seafront in preference to residential and leisure facilities.
I am in total disagreement with development at Wilting Farm. This is true countryside separating the already urban sprawling Hastings from the village of Crowhurst. To build here would be an environmental disaster.

Ref 139
Ward Gensing
Response ref 7.1/31
Individual/name of organisation Individual
Summary of comments Yes

Ref 84
Ward Tressell
Response ref 7.1/32
Individual/name of organisation Individual
Summary of comments There have been a number of planning applications recently for many of the areas mentioned in the LDF. Surely for the plan to be successful all applications for these areas should be put on hold until the LDF is completed otherwise we will not get a coherent development, but a hotchpotch of bits and pieces.
The north side of Queensway, Marline Wood and Stonebridge Farm could be areas for development.

Ref 118
Ward Castle
Response ref 7.1/33
Individual/name of organisation Individual
Summary of comments Hastings Town Centre at night is a truly horrible place – with a large number of big pubs which attract young drinkers whose main objective is to drink as much as possible before they either fall down into the gutter or get into a fight. Add MacDonald's into the mix, which seems to attract teenager's in large numbers. I don't know what answer there is here. Except to try and balance the types of bars/pubs, quality of food outlets etc. At the moment it completely defies all the aims outlined. As a space - it needs to be redesigned – at the moment it just provides an opportunity for people to see it as an arena for fights, or marauding groups of youths to out shout or out threaten each other. It actually gives them space in which to do this. If Hastings really wants to create a more positive image - then this is a good place to start.

Ref 50
Ward Braybrooke
Response ref 7.1/34
Individual/name of organisation Individual
Summary of comments The seafront is likely to suffer from the effects of climate change. Perhaps an alternative plan for this area should be examined.

Ref 116
Ward Old Hastings
Response ref 7.1/35
Individual/name of organisation Individual
Summary of comments Town Centre – immediate action could be taken on improving the TC by introducing civic improvements to existing sites and roads that are not currently being used to their full potential – Queens Rd this should either be pedestrianised or made one way. Pavements could be widened, seating, flower beds, lighting, pavement cafes could be introduced. Traffic diverted down South Terrace & Bethune way – also bring back the Albert Memorial Clock.
Central St Leonards – See comments made at question 6.8
Mill Com Sites – Ore Valley – as well as housing/landscaping, businesses should be introduced that take away the overall feel of a housing estate eg garden centre.
Seaside Road – Small harbour – on bathing pool site. Hastings needs a harbour.
Old Town – Extend wining & dining facilities of George St/High St, encompass boating lake, with lakeside bars/restaurants
Seafront – Move traditional amusements to the Pier, link White Rock Gardens & pier with cable car. White Rock Baths (at garden level) could be an art deco bar/restaurant. Basement should be jazz/music/theatre club in assoc with White Rock Theatre. Bottle alley – multiple retail units approached by a board walk on beach side, small beach side cafes with boardwalk – like Eastbourne.

Remove fountain outside Iceland, replace with landscaped plants, rock water feature pending dev at Pelham Place

Ref 95
Ward Wishing T
Response ref 7.1/36
Individual/name of organisation Individual
Summary of comments It depends what you mean by vibrant!!! Dodging skateboarders and groups of drunken young people in the evenings is not my idea of "family-based" entertainment. I could avoid the town centre in the evenings.

In looking at the seafront as a "change location" we need to be aware of climate change and its possible effects.

Ref 97
Ward
Response ref 7.1/37
Individual/name of organisation Individual
Summary of comments The hill where Upper Wilting Farm is located has an important history which should be respected. To build on it would be an act of vandalism. Pebsham Country Park can do without being overlooked by a housing estate of 800 dwellings. The SSSI will be seriously impacted by such a development close by.
There is already a station at Crowhurst. Any station at Upper Wilting will lead to Crowhurst closing and is hardly likely to be used more – even with a surrounding housing estate.

Ref 109
Ward
Response ref 7.1/38
Individual/name of organisation Crowhurst Parish Council
Summary of comments 7.15 and 7.16 – Not ideal location for a development of this magnitude. This would represent a community twice the size of Crowhurst and have a detrimental effect on Pebsham Countryside Park. Parish Council is also concerned to retain the green space between communities.

Ref 114
Ward
Response ref 7.1/39
Individual/name of organisation Hastings & Rother LA21
Summary of comments Development at Wilting Farm would be remote from both Bexhill and the main areas of Hastings and a clear indication that Hastings cannot develop a sustainable community and meet the proposed house building targets.

Ref 103
Ward Castle
Response ref 7.1/40
Individual/name of organisation Individual
Summary of comments I agree with your proposal for Hastings Town Centre, the seafront and hope that regeneration of the pier and bottle alley will be included. Also a dedicated transport link from Rock-a-Nore to St Leonards West will be included. The Wilting Farm plan seems good.

Ref 115
Ward Ore
Response ref 7.1/41
Individual/name of organisation Individual
Summary of comments Section 7.12-14
With regard to the seafront development. The current situation regarding Hastings Pier is appalling. A definite strategy for the pier must be developed and quickly.

Either a complete refurbishment of the existing pier and development of the shore side to attract visitors throughout the year as well as traditional seaside pier activities. Or demolish the existing Pier completely and build a modern Pier/fairground that is exciting – High tech to include the best features of theme Parks and provide a dazzling landmark to attract people to visit. Any self respecting seaside town needs a decent Pier.

N.B I agree broadly with the remaining ideas in section 7.

Ref 101
Ward
Response ref 7.1/42
Individual/name of organisation Old Hastings Preservation Society
Summary of comments Seafront is not an appropriate area for large scale development.
Is Wilting Farm a suitable location given the downgrading of the railway service, Gatwick Ashford/Euro connection? Preserve greenbelt between St Leonards & Bexhill

Ref 90
Ward Castle
Response ref 7.1/43
Individual/name of organisation Individual
Summary of comments Can we presume that people interested in each of theses locations will be given opportunities to comment on the proposals?
Castle Ward Forum will expect detailed consultation on the Town Centre Area Action Plan
I have not read the Seafront Strategy and my lack of comment should not be taken as acceptance/approval of it.
The seafront is the town's most important asset – it should be made more of and seen as a whole – from the Country Park to Glyne Gap. It should be dedicated to leisure, fishing, entertainment and living/hotel accommodation – not parking and offices.
We need an attractive safe pier (maybe new maybe rebuilt) or the like as a focal/destination point.
Much time/energy/thought/consultation should be taken over the future of Hastings pier

Ref 111
Ward
Response ref 7.1/44
Individual/name of organisation Anonymous
Summary of comments The main sticking point is the seafront. I am totally opposed to the location of a hotel on the seafront. Stupid idea, daft location and who is this hotel supposed to be for? We have no conference facilities, a fragile business network and lousy transport system – where are the hotel residents going to go in the evening – mini golf and fish and chips. I don't think so!

If anyone has taken the trouble to observe the spring tides down the beach, the logistical nightmare of building a large hotel is impossible

Ref 119
Ward Maze Hill
Response ref 7.1/45
Individual/name of organisation Individual
Summary of comments The strategy in principle is acceptable, however it will require heavy involvement, which must come from outside the area. The strategy is very insular & does nothing to encourage the investment required. Road & Rail links are essential if we are to attract investment & skilled people. An additional area for change would be to move industrial areas away from residential sites, i.e. Ponswood, where road links are poor. Lets keep large heavy vehicles away from these areas. The land can then be used for additional housing.

Ref 80
Ward Castle
Response ref 7.1/46
Individual/name of organisation Individual
Summary of comments The opportunities that exist for an adventurous approach to architecture and all its purposes are all too obvious. We must embrace the whole of the 21st century agenda e.g. environmental, energy, multi generational, cultural diversity etc

Ref 76
Ward Tressell
Response ref 7.1/47
Individual/name of organisation Individual
Summary of comments The “Locations for Change” have been chosen in part because they are close to railway stations, and could be served by “more and faster trains and buses” etc. But, neither Stagecoach or Southern Railways seem to be on board as partners. I realise the Council has small leverage, but we are designing communities on the assumption that services will be there – while we know they are not, and may never be. That worries me.

Please, please read 7.11 reports of the Environment Agency about land near railway line at Bulverhythe. The new sea defences at Bulverhythe, are reckoned to safeguard the land and this railway line for 100 years, based on sea level figures from the 1990’s. How safe will this land be, for how long?

In light of present day estimates of rise in sea level. What would be the financial and technical cost of protecting this land, if that’s possible, in say 40-50 years?
Are we building for just 20-30 years time, and obstructing a necessary flood plain in the process?

7.12/7.13 The seafront should be developed for all sectors – not for faceless hotel corporations.

Ref 41
Ward
Response ref 7.1/48
Individual/name of organisation Castle Court Residents Association
Summary of comments Castle Court RA has major objections to p23 of the Seafront Strategy in which long term redevelopment is proposed for the following reasons:
a. No openness or transparency in this LDF consultation. The Strategy could be easily missed - especially by those with no web access.
b. No direct consultation with key affected stakeholders during preparation of the Strategy, i.e. us.
c. Not sustainable to demolish c 100 homes recently/robustly built that are affordable and occupied mainly by the elderly (over 50).
d. Central seafront is not an appropriate location to remove vibrant mixed-use and replace with offices unless market failure has been demonstrated.
e. Adjacent office space c 50,000 sq. ft. in Cavendish House is vacant and unused.
f. Office use should be away from seafront where causes congestion and competed with visitors and shoppers for parking space.
g. Will cause long-term blight leading to disinvestment and decline.
h. Will be demolition in a Conservation Area.
i. Castle Court is an acclaimed 20thC design currently being restored.
j. Castle Court is (illegible word) - featuring on postcards and 'classic cutes' website. Like Marine Court, it is worthy of listing
k. Long-term light will cause anxiety, ill health and financial loss to 100+ elderly people and approx. 10 thriving businesses.

Ref 121
Ward
Response ref 7.1/49
Individual/name of organisation The Hastings Greenway Project
Summary of comments Locations for change have great potential and a focus on the town centre is timely if not overdue. Our greenway program identifies completion of the original town centre loop to create an attractive linear park through this town centre. A key aspect is to enhance the potential of the rail corridor (already a wildlife corridor). Key stakeholders like Surestart, HCAT, the NHS & PCT (and Suastans) support the idea of a town centre greenway link. As do the local community (Castle ward). Perhaps the locations for change/idea can be extended to pilot or priority public realm projects which have wide stakeholder support – like the town centre greenway link. Issues of land assembly and buildability are relatively straight forward – given consensus to proceed. What are the components of the new Borough Plan authorities elsewhere have produced a composite matrix based on:
1, a zoning plane
2, an open spaces/landscape structure plan
3, a circulation plan (roads footpaths, alleyways greenways etc)

Ref 123
Ward
Response ref 7.1/50
Individual/name of organisation Individual
Summary of comments Wilting Farm – This is the blind spot of the whole document. We are talking about Hastings in 20 years time – was possible relevance is a document commissioned in 2002? SEEDA is a quango – HBC & RDC have responsibility for development. What happens to Wilting Farm? This is the oldest farm in continuous occupation in the whole area. It has been farmed for 3000 years. It's an archaeological treasure trove. It could be the icing on Pebsham Park. Here could be the farm of history and culture of the area. Old spot pigs & Durham short horns in fields surrounding 1066 heritage centre where the culture of Hastings is celebrated. Is this not better than castrating Hastings and doing what every developer dreams of – doing what Seaspace is doing, building on green fields and hazarding the ancient woodland.

Ref 52
Ward Castle
Response ref 7.1/51
Individual/name of organisation Individual
Summary of comments Seaspace's seafront strategy should not be adopted. It has not been consulted on within the process. The detail of the strategy should have been included in the core strategy document.

Ref 122
Ward
Response ref 7.1/52
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments The areas for change & the general drift of the proposals (with the exception of Wilting farm) are all underway to a greater/lesser degree – so the principals of development in these areas goes by default. The principle of development at Wilting (as proposed by MBM) is worth perusing to more detailed proposals & discussion. Why have MBM proposals for country & seaside avenues not been included?
Former convent site & adjacent White Rock Gardens – policies need to be formulated, pre-empt the possibility of unsuitable dev proposals, Should be considered for university expansion. Seafront – there is no interaction between land & sea (pier under threat & Marina proposals not taken seriously) A259 major problem which needs to be addressed but not by traffic engineers.

Ref 124
Ward Old Hastings
Response ref 7.1/53
Individual/name of organisation Individual
Summary of comments Hastings Town Centre: we must incorporate a new library building in any plans for the Town Centre – e.g. in the priory quarter development.

Ref 107
Ward
Response ref 7.1/54
Individual/name of organisation Individual
Summary of comments Strategy for change compliments the work already done to improve the town centre.
Town Centre – develop family based evening economy is a largely untapped area which could greatly improve the lives of many residents and businesses within the area. Increasing numbers of students require social areas bars, coffee shops, restaurants, evening sports facilities and social areas.
Seafront – is neglected, lacks interest, style, features. Needs some height along St Leonards. Some trees e.g palms would compliment promenade as at Eastbourne. Needs beautifying and developing to encourage use for all. Utilisation of natural features shops/artists/coffee huts as found at Brighton.
Pebsham Countryside park sounds great.

Paragraph 7.12: To attract locals to use the seafront more, vastly cheaper if not free parking on the seafront would go down well, I know this would remove a direct income from the council but it would increase local miffed residents morale no end! It would also be icing on the cake for visitors to the town who I've had personal experience from do not appreciate high car park prices. When I visit relations in Havant (Hants) its approximately 50p for 4 hours parking in their main shopping centre! Which has immediate reaction of a smile rather a frown.

Paragraphs 7.15-17 Developing the area around Bulverhythe to Bexhill is a great idea but only in conjunction with the Bypass. It'll turn the area which feels a bit, no mans land between St Leonards and Bexhill into somewhere worth going rather than somewhere you have to drive through if you want to go to a decent DIY shop.

Ref 58
Ward
Response ref 7.1/56
Individual/name of organisation Individual
Summary of comments Surely it ought to be mentioned that the site of the Countryside Park includes a SSSI? Given that current legislation would not allow the building of houses here (Combe Haven Valley), that fact might affect the attractiveness of investment in projects.
Wilting Farm – since the 2002 document mentioning the mixed-use development and station at Wilting I have attended various meetings in Hastings, Battle and Crowhurst. At all of these it has been categorically stated that there is NO plan for a station at Wilting. Vince Lucas (Rail Co) last reiterated this at a Parish Council meeting he attended in the summer. Either there is to be a station or, at best, your Core Strategy is misleading. The link road again is implied as fact – again misleading.

Area surrounding the station – this appears to be a summary of old reports – "The Masterplan" of 2002 etc and does not mention or consider any of the subsequent discussions and resolutions.

Ref 60
Ward Old Hastings
Response ref 7.1/57
Individual/name of organisation Individual
Summary of comments Seaside Road/old Bathing Pool site – chance for adventurous maritime plan here – don't throw it away for a few houses/flats. This would also take pressure off the old town.

Bulverhythe – this area around the railway line is much loved by many people. A walk and cycle track here along to Bexhill would be an asset. Its mix of boats, huts and trains appeals because it is low key, has its own atmosphere.

Please don't build any more office blocks on the seafront. They attract nobody and are dead at night. The White Rock Baths long derelict could be revived. They offered salt water bathing etc. Surely such health type facilities would be popular now?

Ref 34
Ward
Response ref 7.1/58
Individual/name of organisation Individual
Summary of comments There should be an overriding objective to further develop existing brownfield sites in preference to greenfield sites. The seafront should be redeveloped as the prime focus to attract people to Hastings and the hospital and health centres should be a focal point for change.

Ref 112
Ward
Response ref 7.1/59
Individual/name of organisation Individual
Summary of comments Pelham: It started as a modest plan for a wider pavement and better pedestrian space, turned into the gigantic Foster Plan, and is now off the map for "at least 5 years". And now the Pier has closed. What about an intermediate plan: renovate Pelham Crescent and restore the old Arcade. Across the road build sturdy interconnected decks over sections of the car park, with wind baffles, open spaces and covered spaces, planters, seating, and mini-village of huts, kiosks and booths for boutiques, cafes and bars and entertainment i.e. the sort of things that were on the Pier, and were to be the "plaza" between the two Foster buildings.

Seaside Road: This area is desperately in need of radical turn-around, and also has real potential for total transformation.

MFI has just got to go, and the whole area of sites including Stamco and the MOD's Cadet centre need to be assembled into a coherent plan. The Bexhill Road should be re-routed around the back of the MFI car park by the railway, to return by the Bo-Beep. That could leave a large site for, hopefully, a well designed and award winning complex of flats and holiday apartments with a communal roof garden looking out to sea, and at ground level a pedestrian precinct where the road is now, giving direct access to the sea and the leisure complex on the Bathing Pool and Seaside Road sites. I have sent a detailed proposal for this to Tibbalds, with the idea for a phased development, starting now with some of the leisure facilities pending decisions on the housing sites as a Phase 2.

The Seafront: This is not a strategic issue, but somehow in all the years of talking, consultation and seminars nobody has done a thing about the disgusting state of the beach and promenade

Winter cleaning contracts have it cleaned just once a month. In the summer, it doesn't get cleaned at the time of heaviest use, i.e. weekends or Bank Holidays. Plenty of smelly dog bins but not nearly enough litter bins, and certainly no extra ones where people park (just one at one end of Grosvenor Gardens) so if they don't leave it strewn on the beach, they gather it up in plastic bags and leave them piled up by full bins, or in shelters. Beach cleaning should be an absolute basic for "the area's best asset". Its not rocket science three full time manual jobs would cover it; or a volunteer scheme paying pocket money to youngsters or unemployed; or a contract specifying the beach should be clean at all times; and some signs asking people to take their rubbish away with them. And we could do with some good quality, well-designed bins that add to the street scene rather than detract from it.

Ref 30
Ward Conquest
Response ref 7.1/60
Individual/name of organisation Individual
Summary of comments OK in parts. As a "centre" Hastings (Queens Rd etc) will always be competing with St Leonards, Bexhill and the town fringe centres, let alone having only half a hinterland (back to sea). The Hastings/Bexhill conurbation will not compete with Eastbourne, Tun Wells and Ashford for "normal" shopping. The area must, therefore create a different shopping experience. Having specialist areas alone will not be enough but could be part of the solution. The trouble with Central St Leonards as a shopping area is that it is too spread out. Has no focus or centre. New public space would be too expensive to create but one possible solution might be to arcade part of the roads. Furthermore, Warrior Square Station has no sense of arrival and the opportunity exists to tie its exit into a direct route via Warrior Square to the seafront – CPO action needed.

The issue of the Congregation Church (Pevensey Road) must be dealt with i.e. de listing so that it can be demolished.

Development of Seaside Road and Bulverhythe should not be considered until there is a real (funded) and sustainable flood strategy in place.

7.13: A core fault in this whole strategy is the continuing belief in the seafront as the areas "best asset". It is probably its greatest liability. A sustainable LDF needs to create a vision of Hastings as part of a greater 1066 area with progressively reducing reliance on the seafront. In this respect policies on the Fairlight and Pebsham country parks and Wilting Farm need to be given greater prominence. The whole of the area at the west end of the town (where the cliff comes down to the sea (the railway crosses Bexhill Road/Stamco). As far as Bexleigh Avenue should be considered for long term total redevelopment including allowance for re-alignment of the railway for when the sea breaks through into the Combe Haven valley. Wilting Farm has the potential to be a virtual 1066 city centre in that it could be a transport hub, house a 1066 visitor (from which people journey out to specific sub centres) and a specialist shopping area e.g. of Fair trade & sustainable products and services combined with historic and local supplies e.g. food and wood products (and, of course, gypsum). Wilting as part of Hastings University Development could have a sustainable development training centre with reference to all building types and [illegible] in the wider area.

Ref 55
Ward Castle
Response ref 7.1/61
Individual/name of organisation Individual
Summary of comments The seafront and the historic architecture of Hastings are the most valuable assets to the town.

The 'boulevard' scheme should be revived to remove the pedestrian bottleneck between the town centre and the old town.

The proposals for the central seafront set out on pp22-23 of the seafront strategy are of particular concern, re office space. There is provision in the plans for development in the station area and in priory quarter for a variety of office spaces. Office blocks such as Cavendish house appear to be no longer required for that purpose. So to plan for more office space in a seafront location seems to be both inappropriate and ill-advised. Any large-scale office development (and the car parking provision required) should be sited away from the seafront. There is also a considerable amount of space above shops in the town centre which is not used productively. Some of these premises would be ideal for small office use. The seafront needs 'life' at night time as well as during the day. A mix of retail, catering and residential use contributes to this. At present the area including Homedane House and Castle Court provides some of this mix. Castle Court is fully occupied with thriving business, including Argos and the 'Italian Way' and is a landmark building in Hastings.

Paragraph 7.14 of 'Shaping Hastings' states 'we need to encourage owners of seafront properties to invest in the upkeep and repair of their buildings'. Castle Court residents and management agent have been doing just this over the last year or so, and the work is on going.

(This response includes a newspaper clipping from the observer – 24/11/2006. re: Pelham Place Development)

Ref 158
Ward
Response ref 7.1/62
Individual/name of organisation East Sussex County Council
Summary of comments This chapter should recognise transport constraints in identifying options for employment and retail sites. It also needs to make clear that development should not proceed until the necessary infrastructure is in place or will be in place in time to serve the development. It should also note the role of development conflicts in securing infrastructure

Ref 64
Ward Castle
Response ref 7.1/63
Individual/name of organisation Individual
Summary of comments Hastings in the past thrived on tourism. Since cheap foreign travel many tourists have gone overseas for sun, sand, sea and amusements. The boating lake would make a superb location for an entertainment centre such as centre parks. A large covered area such as the Eden project with air-conditioning and a weak ultraviolet content in the lighting could be advertised as a healthy environment. Entertainment shows could be given on the same complex, early events for children and later for adults. Weekend direct train service (no stopping) at the weekends could see the regeneration of the all year tourist industry for Hastings also the hotel trade.

Ref 53
Ward Braybrooke
Response ref 7.1/64
Individual/name of organisation Individual
Summary of comments Agree 7.3.
7.4: This is a statement not backed up by facts.
7.5: Make sure that the consultation is real and listened to. Castle Ward Forum needs to be closely involved at earliest stage. All business must be consulted.
7.12: The "long term plan" for a town centre development involving significant demolition must not happen. This is madness, costly (eventually to townspeople) involving up to 100 people mostly elderly losing their homes – for what ?? dreary office buildings on a prime site! It is not an excuse to say that this scheme is not definite. It appears in searches to prospective buyers of leasehold property in the area now. The scheme should be abandoned.

Ref 65
Ward
Response ref 7.1/65
Individual/name of organisation English Partnerships
Summary of comments The Millennium Communities site is suitable – agree. More should be said on its key aims:
High quality design
Innovative, sustainable development
Aim to increase public transport usage

Ref 66
Ward Wishing Tree
Response ref 7.1/66
Individual/name of organisation Individual
Summary of comments Support:
1 – Redevelopment of Seaside Road and Bulverhythe area with good quality residential and recreational uses. It is essential that the whole area is given protection form the 1 in 200 year extreme tidal event and 1 in 100 year extreme fluvial event. Surface water drainage will need to be improved considerably. Can the development include a water based recreational facility with a sheltered water area? A proper marina with a public slip would be even better.
2 – Support proposals for Pebsham Countryside Park. The emphasis should be on recreation (various) in those parts close to north-east Bexhill and Bexhill Road.
3- Support proposals for Wilting Farm, with a new station and interchange (buses) and car parking. It is essential that the Link Road serve this. Also support a new station at Glyne Gap.

Central St Leonards – Any renewal must include ample car parking that is free. The viability of St Leonards Town Centre is fragile. Stores such as Woolworths and Wards went many years ago. Adams and Jarrets might go if the area is disadvantaged by a lack of free car parking. People would just go elsewhere.

Ref 67
Ward
Response ref.1/67
Individual/name of organisation Individual
Summary of comments Also the A21 corridor – Wilting Farm, Queensway South and Queensway North

Ref 68
Ward Old Hastings
Response ref 7.1/68
Individual/name of organisation Individual
7.2 agree
7.3 agree
7.4 not convinced
7.5 consultation essential
7.6 why start with a parking scheme?
7.7 build housing that people want to live in
7.12 further consultation needed
7.13 concrete office blocks do not achieve this
7.14 further consultation needed
7.15 emphasis on “green space” protection of wildlife and unbuilt environment
7.16 overdevelopment
7.17 of Greenfield site – detrimental to environs and not acceptable

How can this proposal - on a Greenfield site- fully “fund the rail and road infrastructure?”

If “the railway station is key to the sustainability of such a proposal” it is unlikely to fulfil this particular vision

Ref 70
Ward Castle
Response ref 7.1/69
Individual/name of organisation Individual
Summary of comments Don’t knock down my home to build offices. Seafront strategy should try to make Hastings more like Brighton – fun with lots to do – beach sports + activities – beach showers – make the fountains work.

No offices on the seafront.

Ref 73
Ward Castle
Response ref 7.1/70
Individual/name of organisation Individual
Summary of comments West St. Leonards and Bulverhythe need to be locations for change as they form part of our seafront. Especially if Hastings and Bexhill seafronts are taken together as one continuous area for change.

Ref 62
Ward St. Helens
Response ref 7.1/71
Individual/name of organisation Individual
Summary of comments The seafront is of course, of enormous importance to our town. What is happening with regard to the pier?

Ref 160
Ward Central St Leonards
Response ref 7.1/72
Individual/name of organisation Individual
Summary of comments Following the fairly recent public inquiry and inspector's report, I think it would be wrong for the Eastern side of Western Road – which is within the Warrior Square Conservation Area – to be included as a location for change

The "Adelphi Hotel" is being redeveloped – a great help to the area – and there are some poplar and thriving businesses on the eastern side of Western Road that provide valuable local services and employment. In short, the area is improving naturally and will probably continue to do so.

Ref 147
Ward
Response ref 7.1/73
Individual/name of organisation The Mother Agnes Trust
Summary of comments There are insufficient Brownfield opportunities in Hastings that can be guaranteed to deliver housing numbers and housing choice in the Plan period.

Holmhurst St. Mary should be identified as a significant planned urban extension in the town. It is a location well served by public transport, can utilise existing infrastructure, and which also has good access to jobs, schools and other facilities.

Ref 156
Ward
Response ref 7.1/74
Individual/name of organisation Anonymous
Summary of comments Broadly speaking – yes – but this should not be to the exclusion of all other areas. I would hope provision would be made within the policy for elements of flexibility.

Ref 149
Ward
Response ref 7.1/75
Individual/name of organisation Environment Agency
Summary of comments
Paragraph 7.15 – Pebsham Countryside Park: We are supportive of the creation of the Pebsham Countryside Park in principle and are pleased with the progress you are making in terms of addressing any outstanding issues on this site. However, as per our previous correspondence, we reiterate that prior to the creation of this park, issues relating to flood risk, watercourse corridors, protection of controlled waters and contaminated land (specifically relating to the landfill site) will need to be addressed.

Paragraph 7.16 – Wilting Farm: We highlight for your information that this location is adjacent to the Combe Haven SSSI. The SSSI is designated for wetland and woodland and is an important site for birds. The impacts of any development in this area must be carefully considered and it must be ensured that no impact upon the SSSI will occur. This location also has significant areas of ancient and ghyll woodland, which are vulnerable and irreplaceable habitats.

Ref 102
Ward
Response ref 7.1/76
Individual/name of organisation Individual
Summary of comments You have but I am concerned about the overall image. IT is important that Hastings and St Leonards and Bexhill also become pocket jewels of the South as this will help to encourage and expand the tourist industry. There is already a change going on within the hospitality world, with boutique hotels opening up, trendy restaurants and so forth. If it goes wrong the overall image will be spoilt.

It is essential that rail links are reviewed and improved, I would also suggest that direct train links to London and Brighton are reviewed, as this will provide businesses based in Hastings to go to London for business if required. It will also provide greater opportunities for business for people living in Hastings etc.

Regarding encouraging business to Hastings, why not see if we can get a customer services contract (telephone based) by providing greater incentives for businesses and to generate interest. Without it, there will be a lot of office space and shop units but nobody to occupy them.

Ref 100
Ward
Response ref 7.1/77
Individual/name of organisation Highways Agency
Summary of comments Where specific developments are likely to have significant transport implications, Transport Assessments should be prepared, including a Travel Plan in order to fully align with PPS12 (paragraph 4.24) Tests of Soundness 4 and 7. The requirement for a Travel Plan should apply to all types of development, including residential sites. The latest draft version of government guidance on travel planning is set out in recent Department for Transport publications:

Sustainable measures that are offered through these plans should be secured via appropriate planning mechanisms, and travel plans should specifically require the consideration of targets, monitoring, incentives for compliance and a funding stream to maximise their potential for success.

Ref 145
Ward
Response ref 7.1/78
Individual/name of organisation Seaspace
Summary of comments We are pleased to see that the Millennium Communities sites are identified in this chapter (7.8 – 7.11). Whilst it is recognised that the Bulverhythe area is constrained by drainage and highway capacity issues, it is a large brownfield area which is relatively under-used and in need of regeneration. It was identified as an opportunity for development in the MBM master planning work and its location between St Leonards and Bexhill and between the emerging Countryside Park and the beach also gives it potential importance. Every effort should be made to realise whatever development potential it has. Any housing opportunities should be exploited, and if some land is unsuitable for that purpose, other uses such as commercial development should be considered.

Wilting Farm: We recognise that any development in that area would only be fully sustainable if associated with provision of a new railway station. Equally, a parkway station in that location could offer many benefits for residents and workers in north west Hastings and Bexhill, including the new community proposed at Worsham Farm. Sea Space will be working with the County Council to examine the technical feasibility of the railway station proposal, which also has a strong potential relationship with the Link Road scheme.

We believe a further *Location for Change* should be taken into account in the LDF. Recently, the Task Force endorsed the concept of the A21 – Bexhill Economic Corridor. A plan is attached with

these comments. It brings together a number of economic development proposals, which together have a scale and impact that is of strategic significance, sub-regionally. We suggest this concept and the sites within it are endorsed within the coming LDF.

Ref 154
Ward
Response ref 7.1/79
Individual/name of organisation Planning Potential
Summary of comments The potential for other areas/locations for change should not be ruled out. As and when potential opportunities arise, these should be considered on their merits

Ref 148
Ward
Response ref 7.1/80
Individual/name of organisation Transport 2000
Summary of comments The effects of the Bexhill to Hastings Link Road on the attractiveness of Hastings as a sub-regional shopping centre should be recognised. For residents of Bexhill, the Victoria Centre and Bluewater will become more easily accessible. Roads have a two-way effect and can 'suck out' wealth from a town as well as bringing wealth in.

Millennium Communities sites are at risk from a failure to include the impact of transport on the performance of the developments as a whole in terms of sustainability. The 'string of pearls' concept was developed with sustainable transport in mind. The Bexhill to Hastings Link Road offering 'free at point of use' road travel options, with overgenerous parking in Hastings town centre, will undermine the public transport market leading to poorer services, and discouraging walking and cycling.

Wilting Farm – a Greenfield development – will generate traffic related to the BHLR. There is likely to be a high degree of car dependency even more so because of high levels of parking associated with new town centre developments at Station Plaza and Priory Quarter. There will also be rail heading from Bexhill and the prospect of closure for Crowhurst station.

Pebsham Countryside Park will have less protection from development than a park established under 'Country Park' status such as Seven Sisters or the recently designated Country Park east of Hastings. We would like Country Park status to be applied to Coombe Haven.

Ref 152
Ward West St Leonards
Response ref 7.1/81
Individual/name of organisation Individual
Summary of comments A particular feature of the Hasting Local Development Framework regeneration area will be the opportunity it presents to enable the town to consider a prestigious new sports and leisure complex to aid the regeneration of St Leonards.
It is interesting that the following spaces have been identified as having significance throughout the town:
Greenspaces Alexandra Park, BOS Field, Church Wood, Gensing gardens, Hastings Cemetery, Hastings Country Park, Old Roar Ghyll, Ponswood St Leonards Gardens, St Helens Wood, Warrior Square, West Hill, White Rock Gardens, Summerfield Wood, a site in Ore Valley Millennium Community.
Other spaces: The pedestrians-only streets in the town centre and the seafront.
Sport and recreational facilities: Bexhill recreation ground (football), Horntye Park, White Rock Gardens (bowling greens), William Parker Sports College, Sandhurst Recreation Ground (cricket), Tilekiln Recreation Ground (football and cricket).
A site, forming part of what has become know as the The Queensway project, will make use of part of the largest remaining suitable development land in Hastings, which is intended to create offices and light industrial premises to attract large employers to the area and boost local jobs.

The site, within access through an underpass beneath the Queensway, is the ideal location for a new 4,000 seat Community Stadium and sports hall with shared car parking. Not only would this provide a modern home for the local football team, Hastings United it will offer a major opportunity for new community housing on the land adjacent to Ochiltree and Elphinstone Road known collectively as The Pilot Field.

For this reason, the Borough Council should pursue the project in partnership, not only with the Football club, but also the Hastings Community Sports Trust and the Greater Hollington Community Partnership. A Community Stadium has the potential to provide major benefits for the town every day of the week and not simply when Hastings United plays home league matches.

Access to the area should be through the planned underpass and although associated development should not be possible until the underpass opens, ultimately, the Queensway project will offer a very wide range of offices and light industrial premises coupled to sporting and leisure facilities, which could include an indoor sports hall for tennis and other sports coupled to restaurant facilities.