Question 8.1

Do we have employment land of the right quality and in the right locations to allow growth to 2026?

Responses to this question: Total number of responses: 74
Individuals: Total 49
Local Groups: Total 7
Developers: Total 2
Statutory Agencies: Total 6
Other (including anonymous): Total 10

Response percentages: Agree – 28% Disagree – 35% No Opinion – 37%

Question 8.2

Please tell us any other comments you have on the question of whether we have employment land of the right quality and in the right locations to allow growth to 2026?

Responses to this question: Total number of responses: 50
Individuals: Total 33
Baird (2), Braybrooke (4), Castle (10), Central St Leonards (3), Conquest (1), Maze Hill (1), Old Hastings (5), Ore (2), West St Leonards (1), Other (4).

Local Groups: Total 8
Castle Court Residents Association, Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Environment Network, Hastings Old Town Residents Association, Old Hastings Preservation Society, Ore Valley Forum.

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: Total 2
Crowhurst Parish Council, English Partnerships

Other (including anonymous): Total 6

Ref 12
Ward Central St Leonards
Response ref 8.2/1
Individual/name of organisation Individual
Summary of comments It is very difficult to find more brownfield sites around the Borough and fit in the amount of housing. It's one or the other, housing or employment.

Ref 13
Ward Castle
Response ref 8.2/2
Individual/name of organisation Individual
Summary of comments The Observer building should be used for accommodation HBC should not cave in at the prospect of a few low paid jobs in the Town Centre. Boutique Hotels should be encouraged for the long term. Excellent idea to use brownfield station for Hi-Tech companies.

Ref 14
Ward
Response ref 8.2/3
Individual/name of organisation Anonymous
Summary of comments We need more sites identified across Hastings and Rother

Ref 11
Ward Old Hastings
Response ref 8.2/4
Individual/name of organisation Individual
Summary of comments Area of available land is not large enough to support a massive employing firm. Hastings offers units in blocks, not space for 1000+ if such a firm would locate here.

Ref 15
Ward Braybrooke
Response ref 8.2/5
Individual/name of organisation Individual
Summary of comments There are still a number of locations inappropriate to the traffic – or type of traffic – they generate, e.g. 40 ton trucks in Springfield Valley

Ref 17
Ward Braybrooke
Response ref 8.2/6
Individual/name of organisation Individual
Summary of comments North Bexhill needs to be opened up for employment as well as other areas off the link road.

Ref 18
Ward Baird
Response ref 8.2/7
Individual/name of organisation Individual
Summary of comments We need the A21 dualled to allow good road links for economic growth. Public transport i.e. bus, trains run at affordable prices. Car parking fees are far too high compared with other parts of the country i.e. Malvern, Hemel Hempstead, Newquay.

Ref 32
Ward
Response ref 8.2/8
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Priory quarter is in danger of being improved piecemeal when the whole area should be redeveloped. There is not adequate public space specially play space – even office workers need to relax

Ref 33
Ward
Response ref 8.2/9
Individual/name of organisation Anonymous
Summary of comments Only with development at Wilting

Ref 35
Ward Central St Leonards
Response ref 8.2/10
Individual/name of organisation Individual
Summary of comments I do not agree with the development of Hastings Station Plaza and Priory Quarter in Regeneration Town 8.2

Ref 23
Ward
Response ref 8.2/11
Individual/name of organisation Individual
Summary of comments Presumably this includes north Bexhill etc

Ref 82
Ward Castle
Response ref 8.2/12
Individual/name of organisation Individual
Summary of comments Existing industrial estates need upgrading to create a pleasanter environment. Bus services should be provided for the sites from the town centre and the station

Ref 78
Ward Castle
Response ref 8.2/13
Individual/name of organisation Individual
Summary of comments Affordable office space is needed – not all high class high-serviced offices with high service fees

Ref 132
Ward Ore
Response ref 8.2/14
Individual/name of organisation Individual
Summary of comments Businesses need financial help to site within reach of housing.

Ref 77
Ward
Response ref 8.2/15
Individual/name of organisation Ore Valley Forum
Summary of comments How are you going to grow land we haven't got? What is employment land? Residential areas have lost too many local shops, offices, industry and amenities. How can the capacity study say 'no requirement for added convenience space' when Hastings has to build 2400 more homes

Ref 75
Ward Castle
Response ref 8.2/16
Individual/name of organisation Individual
Summary of comments The land is OK. The problem is the lack of users

Ref 136
Ward Old Hastings
Response ref 8.2/17
Individual/name of organisation Individual
Summary of comments Any new building for offices etc should be built around the area of the new link road with Bexhill not on our seafront. If that area is having a new station, much the better.

Ref 128
Ward Castle
Response ref 8.2/18
Individual/name of organisation Anonymous
Summary of comments Ivyhouse Industrial estate and housing. Station near the tunnel. Roads out to new motorway from Folkstone to Honnington Devon will receive M25 Jams.

Ref 106
Ward Castle
Response ref 8.2/19
Individual/name of organisation Individual
Summary of comments There is some consternation about the possible loss of affordable housing in the Priory Quarter but it does seem an ideal place for business purposes

Ref 139
Ward Baird
Response ref 8.2/20
Individual/name of organisation Individual
Summary of comments Need more employed with higher numbers in the workforce

Ref 88
Ward Castle
Response ref 8.2/21
Individual/name of organisation Individual
Summary of comments Regeneration of the Town should come about through tourism and leisure built around our greatest assets – the sea, the seafront, out cliffs, our country parks and Alexandra Park.

Ref 89
Ward Castle
Response ref 8.2/22
Individual/name of organisation Individual
Summary of comments Can this question be answered by tick box? It is worded badly! I do not think we have enough employment land or sites.

Ref 93
Ward
Response ref 8.2/23
Individual/name of organisation Individual
Summary of comments Not at the moment sites must identified – both large & small and employment needs very carefully balanced with new housing.

Ref 91
Ward West St Leonards
Response ref 8.2/24
Individual/name of organisation Individual
Summary of comments Lack of foresight about future needs is suggested. The opinions in 8.20 are incomplete and too generalised. A proper consultation document is needed.

Ref 116
Ward Old Hastings
Response ref 8.2/25
Individual/name of organisation Individual
Summary of comments With the renaissance of English seaside towns we should realise our potential for tourism. We have great landscapes with wonderful surrounding countryside, a fantastic seascape, some of the best sunshine in world, close proximity to London & continent. Need to make our town more upmarket. Must tidy up the Town Centre and introduce the facilities to train our population to deal with this potential tourism. We also need new 'good quality' hotels/conference facilities to tap into the lucrative congress industry, which is already enjoyed by Brighton.

Ref 97
Ward
Response ref 8.2/26
Individual/name of organisation Individual
Summary of comments Brownfield sites exist for meeting these needs.

Ref 109
Ward
Response ref 8.2/27
Individual/name of organisation Crowhurst Parish Council
Summary of comments We would not support any further employment land west of Queensway

Ref 114
Ward
Response ref 8.2/28
Individual/name of organisation Hastings & Rother LA21
Summary of comments Allocating employment land for housing has no place if we are to develop a sustainable balanced community.

Ref 90
Ward Castle
Response ref 8.2/29
Individual/name of organisation Individual
Summary of comments I feel that there is insufficient information in paragraphs 8.1-8.19 to answer this and other questions

Ref 115
Ward Ore
Response ref 8.2/30
Individual/name of organisation Individual
Summary of comments This does not make sense the reply should be yes; No; or no opinion.

Ref 101
Ward
Response ref 8.2/31
Individual/name of organisation Old Hastings Preservation Society
Summary of comments There are a lot of offices for rent, why do we need more?

Ref 111
Ward
Response ref 8.2/32
Individual/name of organisation Anonymous
Summary of comments As long as the office development is kept off the seafront. The seafront should be reserved for restaurants, bars, water sports etc. – not offices.

Ref 119
Ward Maze Hill
Response ref 8.2/33
Individual/name of organisation Individual
Summary of comments Many young people are 2nd & 3rd generations dependent on social handouts & are not encouraged by parents to be better educated. Find a solution to this problem and you will effectively deal with paragraphs 8.15-8.16. Heavy industrial sites should be moved out of town, utilizing the existing town centre for hi-tech & IT, Office, reducing the need for heavy vehicles.

Ref 80
Ward Castle
Response ref 8.2/34
Individual/name of organisation Individual
Summary of comments Need to be better informed to answer this correctly, but I would say that wherever employment land exists, this should not be in a street demarcation sense

Ref 105
Ward
Response ref 8.2/35
Individual/name of organisation Hastings Environment Network
Summary of comments More small business units for 'green' businesses and kitchen facilities for local food producers.

Ref 41
Ward
Response ref 8.2/36
Individual/name of organisation Castle Court Residents Association
Summary of comments Para 8.2 – given the educational uses of Station Plaza – office intensification should be constrained to priory Quarter and Queensway/ Churchfields. Too many pressures make seafront offices unsustainable – expensive to build, maintain, keep cool in summer and park.

Ref 108
Ward
Response ref 8.2/37
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments We have industrial units that have been developed in locations that are no longer suited for them, i.e. Travis Perkins in Springfield Valley. Their location causes traffic problems and access for pedestrian issues.

Ref 122
Ward
Response ref 8.2/38
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments What is the justification for office dev being one of the 2 drivers for change? Mixed-use dev should be the presumption, unless there are other overriding factors. Local employment compacts (construction) should be part of major redevelopments – see my housing comments

Ref 104
Ward Old Hastings
Response ref 8.2/39
Individual/name of organisation Individual
Summary of comments Improving education is vital to improve workforce skills

Ref 124
Ward Old Hastings
Response ref 8.2/40
Individual/name of organisation Individual
Summary of comments See comments in 7.1

Ref 50
Ward Braybrooke
Response ref 8.2/41
Individual/name of organisation Individual
Summary of comments Important to make specific planning provision to encourage local shops and discourage chain stores, supermarkets and office developments.

Ref 30
Ward Conquest
Response ref 8.2/42
Individual/name of organisation Individual
Summary of comments There is not enough data to properly assess this. In particular employment land now includes a lot of retail use which needs to be separately identified. Further, the amount of potential employment space will depend on how much of this can be built over several floors rather than one at present in much of the towns industrial units. How has mixed used/homeworking been allowed for in the assessment of employment land?

Ref 53
Ward Braybrooke
Response ref 8.2/43
Individual/name of organisation Individual
Summary of comments Who has decided that the town centre area is suitable for offices? Residents seem strongly opposed. Watch for conflict between residential accommodation and late night licenses.

Ref 65
Ward
Response ref 8.2/44
Individual/name of organisation English Partnerships
Summary of comments My knowledge of this sector is not great but my perception is that more is needed to facilitate economic growth

Ref 67
Ward
Response ref 8.2.45
Individual/name of organisation Individual
Summary of comments Not sure? May depend on land use at Wilting Farm

Ref 69
Ward
Response ref 8.2/46
Individual/name of organisation Individual
Summary of comments I believe we need to have larger areas of high quality and to subsidise heavily to attract businesses to the area. We need more large employers in stable areas of commerce

Ref 160
Ward Central St Leonards
Response ref 8.2/47
Individual/name of organisation Individual
Summary of comments A question again!

Ref 147
Ward
Response ref 8.2/48
Individual/name of organisation The Mother Agnes Trust
Summary of comments Traditional employment sites are inadequate and outdated for most of the new employment and business development which the town wishes to attract in the future.

Ref 156
Ward
Response ref 8.2/49
Individual/name of organisation Anonymous
Summary of comments I think as it stands the majority of businesses are small employers excluding the likes of schools and local government and therefore are very unlikely to alter, as an area it is not forecast we will attract "big business". This is should be a key consideration in your thinking. As small business both require on the whole a "small area" for operation, but also are more likely to not always succeed and therefore maybe replaced by new business who's "make up" is geographically different – impacting upon the locational growth.

Ref 154
Ward
Response ref 8.2/50
Individual/name of organisation Planning Potential
Summary of comments The potential to focus development and encourage investment. Through a flexible approach should be considered. The ability of local businesses to evolve and grow should be recognised.

Question 8.3

How should the spatial plan (LDF) support the Town's main employment sectors, but also be sufficiently flexible to meet new and changing needs?

Responses to this question: Total number of responses: 29
Individuals: Total 18
Braybrooke (3), Castle (3), Central St Leonards (1), Conquest (1), Gensing (1), Maze Hill (1), Old Hastings (2), Tressell (1), West St Leonards, (1), Other (4).

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

Developers: Total 2
RPS Planning on Behalf of Fairview New Homes Ltd, The Mother Agnes Trust

Statutory agencies: Total 3
English Partnerships, Home Builders Federation, Learning & Skills Council Sussex,

Other (including anonymous): Total 4
Anonymous (3), Planning Potential

Ref 6
Ward
Response ref 8.3/1
Individual/name of organisation Individual
Summary of comments I'm not sure how we would have prevented the CSA and Barclays from withdrawing their support but certainly the support of Sea Space for initiatives like the Innovation Centre are great. More partnership between private/public sectors.

Ref 12
Ward Central St Leonards
Response ref 8.3/2
Individual/name of organisation Individual
Summary of comments It is difficult to see how the Towns main employers can do more, both are Government agencies, the 2 biggest employers are the PCT and CSA.

Ref 14
Ward
Response ref 8.3/3
Individual/name of organisation Anonymous
Summary of comments Continue to encourage employers to the Town; Improve quality of life; Improve transport infrastructure

Ref 11
Ward Old Hastings
Response ref 8.3/4
Individual/name of organisation Individual
Summary of comments Be specific in what size of workforce can be employed in the area due to the land available.

Ref 15
Ward Gensing
Response ref 8.3/5
Individual/name of organisation Individual
Summary of comments (1) Look again at change of use [illegible]
(2) We were in the forefront of developing Industrial Estates. Now that the Service Sector appears to be expanding, however, the relevance of these is more questionable. How about developing an Admin Estate?

Ref 17
Ward Braybrooke
Response ref 8.3/6
Individual/name of organisation Individual
Summary of comments Work/live areas should be encouraged in the planning process.

Ref 75
Ward Castle
Response ref 8.3/7
Individual/name of organisation Individual
Summary of comments The town carnival should support people promoting local history. This could (and should) be a form of employment, in terms of publishing research and giving guided tours of the town's historical sites etc

Ref 84
Ward Tressell
Response ref 8.3/8
Individual/name of organisation Individual
Summary of comments First decide on which employment sectors are needed; industry, service and support these by training. We need more major employers and skilled workers to increase average wages. This will put pressure on smaller employers to increase wages.

Ref 93
Ward
Response ref 8.3/9
Individual/name of organisation Individual
Summary of comments By ensuring that flexibility is built in to make use of up to date information about current employment sectors and emerging & growth sectors. Planners need to be aware of the change in employment SWOT of Hastings in the regional, national and global context.

Ref 91
Ward West St Leonards
Response ref 8.3/10
Individual/name of organisation Individual
Summary of comments An on going review of employment activity, opportunities and kinds of workspace must affect the fast changing natures of works. This cannot be set in stone!

Ref 97
Ward
Response ref 8.3/11
Individual/name of organisation Individual
Summary of comments I doubt that the link road will deliver the regeneration hopes expressed to date. It is the A21 road from London which is the key, Look at the improvement at Brighton when the roads in and out were improved.

Ref 90
Ward Castle
Response ref 8.3/12
Individual/name of organisation Individual
Summary of comments To attract tourism and the employment that this brings, the plan needs to smarten up the Town, its attractions, the seafront, its shops, entertainment, hotel accommodation etc

Ref 111
Ward
Response ref 8.3/13
Individual/name of organisation Anonymous
Summary of comments By being imaginative. I do not agree with the proposed development of the Castle Court site.

Ref 119
Ward Maze Hill
Response ref 8.3/14
Individual/name of organisation Individual
Summary of comments Ensure good transport links, provide incentives for start-up of new business over a certain size. Provide adequate, cheap parking in retail areas.

Ref 80
Ward Castle
Response ref 8.3/15
Individual/name of organisation Individual
Summary of comments See response to 8.2

Ref 108
Ward
Response ref 8.3/16
Individual/name of organisation Hastings and Rother Disability Forum

Summary of comments You tell us? As long as employers are flexible enough to employ disable people and that industrial and commercial sites are accessible which they are not at present, i.e. the paving around Castleham Industrial Estate has no drop kerbs or tackle paving and is poorly set out.

Ref 49
Ward
Response ref 8.3/17
Individual/name of organisation Learning & Skills Council Sussex
Summary of comments Enable sites to be available that attract private sector employment thereby reducing dependence on public sector employment.

Ref 122
Ward
Response ref 8.3/18
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments The built environment (generally) is very flexible. Process of building/planning control is not. A look at the use class order may be required to allow a more responsive change from class to class when building need to change their role. If the change is not detrimental there should be a presumption in favour. Is realistic to classify Hastings as a regional hub? With half its catchment area under the sea & poor transport links its surely at best a sub-regional hub

Ref 50
Ward Braybrooke
Response ref 8.3/19
Individual/name of organisation Individual
Summary of comments To identify areas for change and encourage with changes to building and development control.

Ref 29
Ward
Response ref 8.3/20
Individual/name of organisation Home Builders Federation
Summary of comments Where it is considered that an existing employment use has declined or ceased on any given site, an objective view should be taken about the sites future employment use. The focus should be on increasing the viability of the site and Hastings as a whole. If preserving the future of the site for employment is problematic, than alternative site uses should be considered. To this extent the HBF would support a more flexible approach that includes the consideration of mixed uses schemes, which include a residential element where appropriate – as well as giving a site over to housing development as long as provision for employment is being made elsewhere as necessary.

Ref 30
Ward Conquest
Response ref 8.3/21
Individual/name of organisation Individual
Summary of comments The built environment generally is very flexible but such flexibility needs to be allowed for more than it is at present in a use class based system. It may be informative too look at existing building stock i.e. everything but housing in terms of two building types: “sheds” or “cells” in terms of assessing future flexibility. Sheds have big spaces e.g. warehouses which could be supermarkets or churches. Cells have small spaces (could be lots of them) which could be offices/B2, laboratories, retail or housing. A study of potential mezzanine space in “sheds” would also be useful. This is of course is all about introducing more mixed use areas.

Ref 53
Ward Braybrooke
Response ref 8.3/22
Individual/name of organisation Individual
Summary of comments Yes we want new firms – preferably with skills other than office skills.

Ref 65
Ward
Response ref 8.3/23
Individual/name of organisation English Partnerships
Summary of comments Flexible approach needed

Ref 147
Ward
Response ref 8.3/23
Individual/name of organisation The Mother Agnes Trust
Summary of comments Relax policy about locations, and give much more support for the development/redevelopment of employment sites, and streamline planning for companies wishing to set up.

Ref 156
Ward
Response ref 8.3/24
Individual/name of organisation Anonymous
Summary of comments In considering business growth moving forward all the indicators are that business growth will be from sectors that employ small numbers – but are many in number. This should be a key driver in the division of the landscape.

Ref 102
Ward Old Hastings
Response ref 8.3/25
Individual/name of organisation Individual
Summary of comments Introduce financial rewards, discounts. Introduce incentives; Consult with various employment sectors and see what business needs or requirements they have; Encourage business networking; Introduce business directories or monthly magazines which focuses on business contacts; There needs to be a marketing campaign

Ref 150
Ward
Response ref 8.3/26
Individual/name of organisation RPS Planning on Behalf of Fairview New Homes Ltd
Summary of comments FNH consider that residential dev of mixed-use dev should in certain circumstances be promoted on allocated employment sites that are rundown, vacant and/or poorly located. FHN recommend that HBC should review their non-housing sites, as some sites may be better used for housing of mixed use dev.

Ref 154
Ward
Response ref 8.3/27
Individual/name of organisation Planning Potential
Summary of comments Whilst it is important to identify employment sites, a general protectionist policy may not provide the flexibility required to allow existing firms to maximise existing assets to facilitate investment elsewhere

Ref 94
Ward
Response ref 8.3/28
Individual/name of organisation Individual
Summary of comments This chapter needs to pay more attention to tourism as part of the local economy & planning for tourism.

Question 8.4

Will we have the right skills base to retain existing employers and attract new ones? How can the LDF help to support improving the skills base and educational attainment of the workforce – a key factor to the town's regeneration?

Responses to this question: Total number of responses: 40
Individuals: Total 28
Baird (2), Braybrooke (2), Castle (4), Central St Leonards (1), Conquest (1), Gensing (1), Maze Hill (1), Old Hastings (5), Ore (1), Tressell (2), West St Leonards (1), Other (7).

Local Groups: Total 5
Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Old Town Residents Association, Ore Valley Forum.

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: Total 2
English Partnerships, Learning & Skills Council Sussex,

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

Ref 6
Ward
Response ref 8.4/1
Individual/name of organisation Individual
Summary of comments Doesn't look like it – perhaps a return to more apprentice based initiatives and more support for schemes like Tressell.

Ref 9
Ward Baird
Response ref 8.4/2
Individual/name of organisation Individual
Summary of comments Youngsters need to understand they need a good education and the right skills to get a good job that pays a decent living wage.

Ref 12
Ward Central St Leonards
Response ref 8.4/3
Individual/name of organisation Individual
Summary of comments I agree there must be a change in the way education in this Town is progressed. More skills based education but have we enough brownfield sites to attract more businesses.

Ref 13
Ward Castle
Response ref 8.4/4
Individual/name of organisation Individual
Summary of comments You should be honest about the skills and attainment – go to the schools – tell the children what skills are needed – drive forward a positive approach to work.

Ref 14
Ward
Response ref 8.4/5
Individual/name of organisation Anonymous
Summary of comments If college & university deliver the right training to support the needs of employers

Ref 11
Ward Old Hastings
Response ref 8.4/6
Individual/name of organisation Individual
Summary of comments Maybe a radical thought might be that regeneration should be planned around the skill base available and not what would be the ideal skill base.

Ref 15
Ward Gensing
Response ref 8.4/7
Individual/name of organisation Individual
Summary of comments Not unless we get a grip of skills provision at Public Expense. Many in employment know they ought to retrain but cannot face the cost in money and time. Short-term loans that can be cancelled if (for instance) you stay in Hastings for a n. years after qualifying.

Ref 17
Ward Braybrooke
Response ref 8.4/8
Individual/name of organisation Individual
Summary of comments We are comparing the skills base, it's the poor transport that will hinder this process.

Ref 32
Ward
Response ref 8.4/9
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments East Sussex County Council needs to be fully committed to improve its services in Hastings – schools, libraries, and social support

Ref 23
Ward
Response ref 8.4/10
Individual/name of organisation Individual
Summary of comments Retention is probably not an issue – inward investment is more of an issue

Ref 132
Ward Ore
Response ref 8.4/11
Individual/name of organisation Individual
Summary of comments Main roads must be dual carriageways e.g. A21, A259. Businesses will not invest in a place difficult and expensive to reach.

Ref 77
Ward
Response ref 8.4/12
Individual/name of organisation Ore Valley Forum
Summary of comments Is the community and voluntary sector man-hours counted towards this? Education led regeneration can cause people to leave if there are no jobs at the end of the course. If no jobs, people only see skills as a route out of Hastings or they may not even enrol in the first place.

Ref 128
Ward
Response ref 8.4/13
Individual/name of organisation Anonymous
Summary of comments Roads will bring employers to this town. A21 most dangerous road heavy trucks. Too small and Hastings must have motorway along south coast like Southampton and picking up all major motorways so it will half empty the M25

Ref 106
Ward Castle
Response ref 8.4/14
Individual/name of organisation Individual
Summary of comments Start young and ensure that every child appreciates how much the future is [illegible word] very early. Teenage pregnancies, bad parenting, teenagers skipping through the education or training net while they are growing up. It would be better than picking people up from the outside to help pick up the pieces.

Ref 139
Ward Baird
Response ref 8.4/15
Individual/name of organisation Individual
Summary of comments Incentives for new companies to move to Hastings, zero rent and rates for a year, other concessions.

Ref 84
Ward Tressell
Response ref 8.4/16
Individual/name of organisation Individual
Summary of comments Work in partnership with employers to discover their needs set up specific training courses with local training institutes/college. At present in my view and experience the local college does not meet employers needs.

Ref 93
Ward
Response ref 8.4/17
Individual/name of organisation Individual
Summary of comments We will if we work at it – sufficient training & educational facilities & opportunities will be required. This should be at range of levels from very basic – professional.

Ref 91
Ward West St Leonards
Response ref 8.4/18
Individual/name of organisation Individual
Summary of comments Better discussion of types of work that can be provided, the aspirations of residents and young people and the kinds of work space needed is urgently required.

Ref 116
Ward Old Hastings
Response ref 8.4/19
Individual/name of organisation Individual
Summary of comments See comments on specialist schools in 5.6

Ref 97
Ward
Response ref 8.4/20
Individual/name of organisation Individual
Summary of comments Only if transport links and especially the A21 are radically improved.

Ref 114
Ward
Response ref 8.4/21
Individual/name of organisation Hastings & Rother LA21
Summary of comments A key factor for regeneration would be for local employers to pay reasonable wage levels to skilled employers. Many use the fact that they are based in Hastings as a reason for paying some of the lowest wages for skilled workers in the UK.

Ref 90
Ward Castle
Response ref 8.4/22
Individual/name of organisation Individual
Summary of comments Don't know

Ref 111
Ward
Response ref 8.4/23
Individual/name of organisation Anonymous
I hope so, but you will need more than NVQ level 4 to attract the right workforce.

Ref 119
Ward Maze Hill
Response ref 8.4/24
Individual/name of organisation Individual
Summary of comments Find the means to provide parenting skills for those who have been shown to have little interest in their children and do not provide any encouragement to them. Make young people feel valued and assist them to integrate into local society using the principles from the Government White Paper "every child counts". ESCC already have this obligation but fails to provide the correct level of funding required.

Ref 80
Ward Castle
Response ref 8.4/25
Individual/name of organisation Individual
Summary of comments Use a culture led educational learning economy to stimulate enterprise and link to the development of existing cultural offer. See comments at 5.6

Ref 108
Ward
Response ref 8.4/26
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments We live in a world where people will move great distances to get the right job, therefore "if you build it they will come". So you have to get the right businesses to set up and employees will move into the area.

Ref 48
Ward
Response ref 8.4/27
Individual/name of organisation Individual
Summary of comments Promotion of University site. Better transport access needed.

Ref 49
Ward
Response ref 8.4/28
Individual/name of organisation Learning & Skills Council, Sussex
Summary of comments By retaining employment sites. By supporting the building of the new college and anticipating the improvements in leisure retail and tourism required for greater spending in the town centre. By concentrating on key business sectors and anticipating increase in cultural and knowledge based economies.

Ref 122
Ward
Response ref 8.4/29
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments It should be the responsibility of employers to provide skills training & career progression provided the education sector deliver people who are literate, numerate & have basic relevant knowledge. This will only work with a partnership approach between employers & educators who take a long term view of the benefits to be gained.

Ref 104
Ward Old Hastings
Response ref 8.4/30
Individual/name of organisation Individual
Summary of comments Via the college links to businesses and employees – promoting services, training available. Schools partnerships/promotion of courses to encourage school leavers into education and employment of transition workers could prove very successful if more funding put into this area. Promotion of the EMA which is proving very successful at retaining and encouraging students onto courses.

Ref 54
Ward Tressell
Response ref 8.4/31
Individual/name of organisation Individual
Summary of comments By making sure that young people are being attracted into appropriate education (further) with appropriate jobs for them at the end of it. These things need to be built on side by side to support each other.

Ref 57
Ward Old Hastings
Response ref 8.4/32
Individual/name of organisation Individual
Summary of comments By introducing incentives for local businesses to take on apprentices and by creating a transport infrastructure that allows employees to get to and from work reliably

Ref 30
Ward Conquest
Response ref 8.4/33
Individual/name of organisation Individual
Summary of comments This is a chicken and egg question and the answer is that neither came first: skills and employment develop together. On the one hand good quality education and training facilities are needed and on the other employers should provide places for newcomers and career progression. In agreeing to new housing developments the LDF could require contribution to establish a skills/continuing personal development facility within UCH which would include public access.

Ref 53
Ward Braybrooke
Response ref 8.4/34
Individual/name of organisation Individual
Summary of comments Do market research find out what is needed to compliment new education opportunities. Capitalise on existing music, Arts, Culture skills. Use St. Marys in the Castle to promote

Ref 65
Ward
Response ref 8.4/35
Individual/name of organisation English Partnerships
Summary of comments Be flexible enough to respond/facilitate development in suitable locations

Ref 67
Ward
Response ref 8.4/37
Individual/name of organisation Individual
Summary of comments Skill levels are too low. We need to protect space for higher education to grow.

Ref 69
Ward
Response ref 8.4/38
Individual/name of organisation Individual
Summary of comments Need business led education

Ref 147
Ward
Response ref 8.4/39
Individual/name of organisation The Mother Agnes Trust
Summary of comments By improving housing choice, and attracting new entrepreneurs, and investment in the town. Better quality family housing, particularly for skilled and professional newcomers to the town is an absolute imperative.

Ref 156
Ward
Response ref 8.4/40
Individual/name of organisation Anonymous
Summary of comments I would be looking at the selections the schools are making and working together with the secondary schools to provide significant percentages of pupils with the correct skill sets to maintain the numbers and levels required.

Ref 102
Ward Old Hastings
Response ref 8.4/41
Individual/name of organisation Individual
Summary of comments Training in school/college and on site training or attendance courses Improvement classes which can be done after 18.30 or at weekends. Education and schools need to be reviewed as your notes demonstrate the levels have gone down dramatically
Job centres to encourage and to support in doing so. This is the main port of call so courses, any details regarding education and skills can be found here.

Question 8.5

Are there any issues we've missed in relation to the local economy?

Responses to this question: Total number of responses: Total 27
Individuals: Total 17
Braybrooke (1), Castle (3), Central St Leonards (1), Conquest (1), Gensing (1), Maze Hill (1), Old Hastings (3), Ore (1), Tressell (2), West St Leonards (1), Other (2).

Local Groups: Total 5
Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Old Town Residents Association, Old Hastings Preservation Society, Ore Valley Forum.

Developers: Total 1
Nathaniel Lichfield and Partners for Bourne Leisure Ltd

Statutory agencies: Total 2
East Sussex County Council, Highways Agency

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

Ref 12
Ward Central St Leonards
Response ref 8.5/1
Individual/name of organisation Individual
Summary of comments Transport, the inaccessibility of Hastings from anywhere.

Ref 11
Ward Old Hastings
Response ref 8.5/2
Individual/name of organisation Individual
Summary of comments The issues skirted around, is that without an already available skilled workforce adequate transport links, investment will other than by the government will be spent by the private sector in developing market place.

Ref 15
Ward Gensing
Response ref 8.5/3
Individual/name of organisation Individual
Summary of comments Allied to the above, there's a high drop out rate from some skills courses. Use of public money would allow use of financial penalties for those who just can't be bothered continuing.

Ref 17
Ward Braybrooke
Response ref 8.5/4
Individual/name of organisation Individual
Summary of comments We need to use the relatively low price housing in the South East as an attraction for employers and target professionals – with families who would like good size houses which they can afford!

Ref 32
Ward
Response ref 8.5/5
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Yes the A21 and A259 – until they are improved Hastings will remain a pocket of poverty

Ref 27
Ward Tressell
Response ref 8.5/6
Individual/name of organisation Individual
Summary of comments 86% of all jobs in Hastings and Bexhill by 2016 in the service sector = low pay, jobs not a career

Ref 83
Ward Castle
Response ref 8.5/7
Individual/name of organisation Individual
Summary of comments Have a large ship moored offshore for young offenders and subject them to discipline and training. Failing that use Romney Marshes or somewhere similar with fenced in areas for training and teamwork and teaching them respect for another's viewpoint. Most important teach self-discipline

Ref 132
Ward Ore
Response ref 8.5/8
Individual/name of organisation Individual
Summary of comments Main roads must be dual carriageways e.g. A21, A259. Businesses will not invest in a place difficult and expensive to reach.

Ref 77
Ward
Response ref 8.5/9
Individual/name of organisation Ore Valley Forum
Summary of comments What skills will be required in 2026?

Ref 75
Ward Castle
Response ref 8.5/10
Individual/name of organisation Individual
Summary of comments Improving the London rail service to make Hastings a commuter town would cost a small amount and provide a huge return by increasing the average income of residents (and their spending power)

Ref 128
Ward
Response ref 8.5/11
Individual/name of organisation Anonymous
Summary of comments Yes if you don't start to build a south coast road and leave the central reservation in soil not metal barrier soil bank and ditching will save lives.

Ref 84
Ward Tressell
Response ref 8.5/12
Individual/name of organisation Individual
Summary of comments We need to encourage new larger employers to Hastings, maybe with time limited subsides, tax incentives or other benefits to enable them to establish.
Improve road links to surrounding areas e.g. dual carriageway from Dover to Brighton and to the M25.

Ref 91
Ward West St Leonards
Response ref 8.5/13
Individual/name of organisation Individual
Summary of comments Small business premises needs and the detailed types of space for creative and new generation industries

Ref 90
Ward Castle
Response ref 8.5/14
Individual/name of organisation Individual
Summary of comments How is it proposed to attract new businesses to Hastings? Plans appear vague, driven by what developers want to build rather than what the Town and its workforce need

Ref 101
Ward
Response ref 8.5/15
Individual/name of organisation Old Hastings Preservation Society
Summary of comments Tourism is a vital part of the local economy built on unique heritage and environment but it has not been addressed.

Ref 111
Ward
Response ref 8.5/16
Individual/name of organisation Anonymous
Summary of comments Yes, the fact that a great many workers are home/office part time consultants who do not need employment space. If you have broadband what do you need an office for?

Ref 119
Ward Maze Hill
Response ref 8.5/17
Individual/name of organisation Individual
Summary of comments None that I can think of. However I feel that the true value of entrepreneurship has been lost in the statement 8.19. Entrepreneurs do not wait to be 'tapped'. They see an opportunity and use their own drive, skills and judgements etc make sacrifices and make things happen reaping the rewards.

Ref 108
Ward
Response ref 8.5/18
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Disabled access to employment.

Ref 122
Ward
Response ref 8.5/19
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments The development of an all weather (1066) visitor attraction would help the tourism/education (language sectors)

Ref 104
Ward Old Hastings
Response ref 8.5/20
Individual/name of organisation Individual
Summary of comments Incentives for new and small businesses. Opportunities for college leavers for subsidised premises to start new businesses.

Ref 112
Ward
Response ref 8.5/21
Individual/name of organisation Individual
Summary of comments I think you have totally missed the downsizers issue. Someone selling up in e.g. London or Brighton and buying cheaper here should be counted as a major gain. Tourists come for a day or two, but downsizers come for the duration. They bring capital and income into the town that goes straight into the local economy every day of the year, making one incomer worth at least 500 day trippers. On a modest average income estimated at, say £20,000, every 50 downsizers are putting an annual £1m into Hastings, including Council Tax. If they've paid off home loans, their income that stays local compared with "original" residents.
London income combined with small town living made the Home Counties prosperous. Now these downsizers are pushing us up the charts.
They also boost tourism and PR by bringing friends to visit and spend, some of whom in turn come to settle. It's all worth a fortune in free publicity. And that's before you start to count the social gains. These people are putting their heart and soul into Hastings, renovating properties and gardens, opening up derelict shops, working with disadvantaged groups, and playing an active role in the arts scene, sports, education and the community. At the very least, do some simple research into this rapidly growing component of our economy. Estate agents know how many properties they have sold to incomers. And quite a few of us would gladly compile some CASE STUDIES. Meanwhile, a "Come to Hastings" advertising campaign in a Polish newspaper could solve the problems of skill shortage, house-building and renovation, and employment locations in one go. Half a million Poles are now in the UK: lets get more of them here.

Ref 37
Ward
Response ref 8.5/22
Individual/name of organisation Nathaniel Lichfield and Partners for Bourne Leisure ltd.
Summary of comments This section should include specific references to, and policies on, tourism and tourism accommodation, given their existing and potential importance to the local economy. (Refers to DCLG Good Practice Guide on Planning For Tourism (May 2006) to back this up). Supports Council objectives to promote new types of tourism and extend the tourism season as set out in the 2004 Adopted Local Plan and considers that they should be reflected in the Core Strategy. Suggests a specific core policy promoting tourism development within Hastings to read '*The Borough Council will work with partners and stakeholders to promote and secure sustainable tourism development of a high quality. In particular, the Borough Council will support opportunities to develop a more diverse and high quality tourism offer, incorporating new and improved accommodation and attractions of a character which will lengthen the tourism season, increase the number of visits in a managed way, and which will provide job opportunities. However this growth should not be at the expense of the natural and cultural assets on which it is based.'*
Should also include a more flexible, positively worded and criteria based policy which specifically promotes tourism accommodation and the improvement of existing accommodation. – the principal means of extending the season and visitor profile so as to achieve employment retention and growth. Should also set out the Council's support for holiday and caravan parks. Refers to draft South East plan paragraphs which support holiday and caravan parks.

Ref 30
Ward Conquest
Response ref 8.5/23
Individual/name of organisation Individual
Summary of comments The continued over emphasis on Hastings as a seaside resort weakens the economy simply because of its seasonality. The tourist/visitor offer must extent to all seasons hence the proposal for a 1066 visitor centre. As part of a virtual 1066 city idea an all year resort could be accommodated in a surrounding pine forest and/or a part of the Mountfield mines complex: the worlds first underground theme park!

Ref 158
Ward
Response ref 8.5/24
Individual/name of organisation East Sussex County Council
Summary of comments There should be more information on the long term economic/employment trends and how Hastings could plan for this to 2026. There is no mention of implications of an increase in service sector employment or how local employment could be transferred between sectors to meet future employment trends.

The regional context is discussed, emphasising the role of Hastings in reducing the economic disparities between the Sub-Region and the South East. However, the economic relationship between Hastings and its surrounding area is not looked at.

Ref 67
Ward
Response ref 8.5/25
Individual/name of organisation Individual
Summary of comments We need to cross reference with the Economic Development and Inclusion strategy when it comes. What type of economic base are we aiming for? I would say diverse, creative, manufacturing & tourism

Ref 102
Ward Old Hastings
Response ref 8.5/26
Individual/name of organisation Individual
Summary of comments 'Individual commitment'. There has to be individual responsibility also so if people want to learn and improve their skills there are many opportunities available to them

Ref 100
Ward
Response ref 8.5/27
Individual/name of organisation Highways Agency
Summary of comments In principle the HA is supportive of employment and retail development in the town centre as such locations tend to have good access to services and public transport.

Question 8.6

We are carrying out an employment land study to investigate the role of existing employment space and inform future requirements for employment land within the town.

We would like to hear your views on the following options we have identified for developing employment in the town.

Identify new sites for employment use - but with constraints on land availability this could be difficult.

Responses to this question: Total number of responses: 65
Individuals: Total 41
Local Groups: Total 7
Developers: Total 1
Statutory Agencies: Total 6
Other (including anonymous): Total 10

Response percentages: Agree – 72% Disagree – 14% No Opinion – 14%

Question 8.7

Employment sites: Options for developing employment in the town:
Please tell us any other comments you have on the option to identify new sites for employment use - but with constraints on land availability this could be difficult.

Responses to this question: Total number of responses: 31

Individuals: Total 22
Baird (1), Braybrooke (1), Castle (4), Central St Leonards (1), Conquest (2), Gensing (1), Maze Hill (2), Old Hastings (2), Ore (1), Tressell (1), West St Leonards (1), Other (5).

Local Groups: Total 5, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Environment Network, Hastings Old Town Residents Association, Ore Valley Forum.

Developers: Total 0.

Statutory agencies: Total 1
Crowhurst Parish Council

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

Ref 5
Ward Conquest
Response ref 8.7/1
Individual/name of organisation Individual
Summary of comments As with housing, land for new employment would make profit for the area but we will have to keep sacrificing more land and changing Hastings for the worst. More business plus more housing equals more overcrowding,

Ref 16
Ward
Response ref 8.7/2
Individual/name of organisation Individual
Summary of comments Review of A.O.N.B's some areas of this designation are derelict.

Ref 15
Ward Gensing
Response ref 8.7/3
Individual/name of organisation Individual
Summary of comments Very tight this, but we do have the Drill Hall site etc

Ref 18
Ward Baird
Response ref 8.7/4
Individual/name of organisation Individual
Summary of comments What will happen to the 5,300 jobs in health? If we lose our hospital to a Cottage Hospital? More unemployment in our deprived area!

Ref 32
Ward
Response ref 8.7/5
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Due to poor public transport especially buses many Old Town residents cannot access jobs on the Industrial estates or on the Ridge

Ref 35
Ward Central St Leonards
Response ref 8.7/6
Individual/name of organisation Individual
Summary of comments 8.20 – Employment sites – I agree with point of exploring the potential … In a sustainable economy (illegible word) would be a positive way to go.

Ref 132
Ward Ore
Response ref 8.7/7
Individual/name of organisation Individual
Summary of comments Should be on brownfield sites

Ref 77
Ward
Response ref 8.7/8
Individual/name of organisation Ore Valley Forum
Summary of comments Employment needs to be in the housing areas to reduce the pressure on roads. This means that people can be close to schools to collect kids, go home for lunch and walk to work

Ref 130
Ward Castle
Response ref 8.7/9
Individual/name of organisation Individual
Summary of comments Brownfield and change of use only

Ref 75
Ward Castle
Response ref 8.7/10
Individual/name of organisation Individual
Summary of comments Allotments should not be taken over and turned into 'employment sites'. They are already such sites in their own way

Ref 36
Ward Maze Hill
Response ref 8.7/11
Individual/name of organisation Individual
Summary of comments Unless we can make sufficient employment land available to match the increase in housing, the town will be stuck with high unemployment

Ref 128
Ward
Response ref 8.7/12
Individual/name of organisation Anonymous
Summary of comments Ore Valley Ivyhouse Lane still close to town and rail and the motorway when it is built we must expand or die. Build new water turbines from north to south.

Ref 93
Ward
Response ref 8.7/13
Individual/name of organisation Individual
Summary of comments Focus on brownfield sites & creative uses. Discourage long journeys to work and use of cars.

Ref 91
Ward West St Leonards
Response ref 8.7/14
Individual/name of organisation Individual
Summary of comments Needs a discussion document exploring all the issues, not just picking sites. Employment is becoming much less site specific on estates etc.

Ref 116
Ward Old Hastings
Response ref 8.7/15
Individual/name of organisation Individual
Summary of comments Our town is small and all efforts should be made to make it attractive & beautiful to encourage visitors. Industry should be relocated to industrial zones out of site of the visitor/tourist old Victorian units in the TC. Should be refurbished/converted to attractive/appealing leisure, retail & high spec homes.

Ref 97
Ward
Response ref 8.7/16
Individual/name of organisation Individual
Summary of comments The desire to follow this option should not lead to the spoiling of surrounding countryside

Ref 109
Ward
Response ref 8.7/17
Individual/name of organisation Crowhurst Parish Council
Summary of comments Following this option should not lead to intrusion in the countryside

Ref 90
Ward Castle
Response ref 8.7/18
Individual/name of organisation Individual
Summary of comments You should try

Ref 111
Ward
Response ref 8.7/19
Individual/name of organisation Anonymous
Summary of comments It would have made more sense to develop the Observer building as significant office space rather than allow it to be developed as a hotel.

Ref 119
Ward Maze Hill
Response ref 8.7/20
Individual/name of organisation Individual
Summary of comments Heavy industry or business requiring heavy vehicles to supply and transport materials and goods should be restricted to out of town centre sites.

Ref 80
Ward Castle
Response ref 8.7/21
Individual/name of organisation Individual
Summary of comments This is a green question which needs much debate specific to each site, but we should always take a flexible approach and encourage a mix of employment generating uses linked to education and training

Ref 105
Ward
Response ref 8.7/22
Individual/name of organisation Hastings Environment Network
Summary of comments Only for clean industries.

Ref 108
Ward
Response ref 8.7/23
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Look at the pattern of employment in Hastings and in the future, more small unit (like Britannia Enterprise Centre) and home based work.

Ref 48
Ward
Response ref 8.7/24
Individual/name of organisation Individual
Summary of comments Prioritise land use Housing – Employment (sec 8.11)

Ref 122
Ward
Response ref 8.7/25
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments This should be mixed-use basis wherever possible

Ref 54
Ward Tressell
Response ref 8.7/26
Individual/name of organisation Individual
Summary of comments Anything that could inspire employment growth has got to be a good idea and looked into, even if in the long run it turns out not viable for whatever reason.

Ref 30
Ward Conquest
Response ref 8.7/27
Individual/name of organisation Individual
Summary of comments See comments 8.1 to 8.5 above

Ref 53
Ward Braybrooke
Response ref 8.7/28
Individual/name of organisation Individual
Summary of comments If thought necessary expand town centre shopping facilities. More beneficial than offices in this area.

Ref 67
Ward
Response ref 8.7/29
Individual/name of organisation Individual
Summary of comments If possible

Ref 68
Ward Old Hastings
Response ref 8.7/30
Individual/name of organisation Individual
Summary of comments First identify an unmet demand for suitable employment space

Ref 156
Ward
Response ref 8.7/31
Individual/name of organisation Anonymous
Summary of comments There are properties already in existence that could be transformed into potential workshops, suites and complexes that could house significant numbers of businesses – The Old Observer building is a case in point.

Question 8.8

Employment sites: Options for developing employment in the town:
Should we strengthen the existing Local Plan policy to protect all employment sites/premises?

Responses to this question: Total number of responses: 59
Individuals: Total 38
Local Groups: Total 6
Developers: Total 0
Statutory Agencies: Total 6
Other (including anonymous): Total 9

Response percentages: Agree – 56% Disagree – 20% No Opinion – 24%

Question 8.9

Employment sites: Options for developing employment in the town:
Please tell us any other comments you have on the option to strengthen the existing Local Plan policy to protect all employment sites/premises

Responses to this question: Total number of responses: 15
Individuals: Total 8
Braybrooke (1), Castle (2), Gensing (1), Maze Hill (1), West St Leonards (1), Other (2).

Local Groups: Total 3
Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Ore Valley Forum.

Developers: Total 0

Statutory agencies: Total 1
Home Builders Federation

Other (including anonymous): Total 3
Anonymous (2), Planning Potential

Ref 15
Ward Gensing
Response ref 8.9/1
Individual/name of organisation Individual
Summary of comments Some are inappropriate and should not be retained

Ref 17
Ward Braybrooke
Response ref 8.9/2
Individual/name of organisation Individual
Summary of comments Some employment sites are an anti-social neighbour for residential areas, and flexibility is necessary.

Ref 77
Ward
Response ref 8.9/3
Individual/name of organisation Ore Valley Forum
Summary of comments Some employment premises may not be suitable for employment use in 2026

Ref 93
Ward
Response ref 8.9/4
Individual/name of organisation Individual
Summary of comments This is very important although employment use should be in context e.g. garage site in middle of residential area is not appropriate/(illegible word) to good quality of life.

Ref 91
Ward West St Leonards
Response ref 8.9/5
Individual/name of organisation Individual
Summary of comments Needs a discussion document exploring all the issues, not just picking sites. Employment is becoming much less site specific on estates etc.

Ref 90
Ward Castle
Response ref 8.9/6
Individual/name of organisation Individual
Summary of comments Perhaps some businesses would be better located elsewhere (like office blocks on the seafront)

Ref 111
Ward
Response ref 8.9/7
Individual/name of organisation Anonymous
Summary of comments But it would make sense to tackle companies like Argos that use a prime seaside site as warehouse space. That whole area should be upended up to the sea.

Ref 119
Ward Maze Hill
Response ref 8.9/8
Individual/name of organisation Individual
Summary of comments Existing sites in town centres should be restricted to light industry, ICT or Offices redundant heavy industry sites should be used for housing.

Ref 80
Ward Castle
Response ref 8.9/9
Individual/name of organisation Individual
Summary of comments Yes but would also need investment in the kind of services (local) which support creative communities i.e. mixed live/work and studio premises

Ref 108
Ward
Response ref 8.9/10
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Protect from what? Change or progress?

Ref 122
Ward
Response ref 8.9/11
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments The opportunity should be taken to review (amend if necessary) the current position esp. regarding mixed use.

Ref 29
Ward
Response ref 8.9/12
Individual/name of organisation Home Builders Federation
Summary of comments Protection of major existing employment uses beyond their realistic life span can be negative for any place or region.

Ref 67
Ward
Response ref 8.9/13
Individual/name of organisation Individual
Summary of comments But cannot be totally rigid. Broomgrove and Queensway have changed their designations.

Ref 156
Ward
Response ref 8.9/14
Individual/name of organisation Anonymous
Summary of comments I on the whole agree – however, it's about having a balanced view – between housing and business.

Ref 154
Ward
Response ref 8.9/15
Individual/name of organisation Planning Potential
Summary of comments The blanket protection of all employment sites is a generally negative approach and would not allow sufficient flexibility for existing firms to evolve. The planning system allows sufficient control through the Development control process

Question 8.10

Employment sites: Options for developing employment in the town:
Protect the traditional use of each site for industrial or office type uses or take a more flexible approach and encourage a mix of employment generating uses

Responses to this question: Total number of responses: 53
Individuals: Total 38
Local Groups: Total 1
Developers: Total 0
Statutory Agencies: Total 5
Other (including anonymous): Total 9

Response percentages: Agree – 78% Disagree – 9% No Opinion – 13%

Question 8.11

Employment sites: Options for developing employment in the town:
Please tell us any other comments you have on the option to protect the traditional use of each site for industrial or office type uses, or take a more flexible approach and encourage a mix of employment generating uses

Responses to this question: Total number of responses: 32
Individuals: Total 21
Baird (1), Braybrooke (1), Castle (6), Central St Leonards (1), Gensing (1), Old Hastings (3), Tressell (1), West St Leonards (1), Wishing Tree (1), Other (5).

Local Groups: Total 6
Hastings Democratic Alliance, Hastings and Rother Disability Forum, Hastings Environment Network, Hastings Old Town Residents Association, Hastings & Rother LA21, Ore Valley Forum.

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: Total 1
English Partnerships,

Other (including anonymous): Total 3
Anonymous (2), Planning Potential

Ref 15
Ward Gensing
Response ref 8.11/1
Individual/name of organisation Individual
Summary of comments am afraid that the whole of this document would have benefited from scrutiny by a good Proof Reader. I appreciate you produced it in a hurry, but Q8.10 is in the proud tradition of Harold Wilson's EEC referendum: "A simple question, IN or OUT, to be answered YES or NO…"

Ref 32
Ward
Response ref 8.11/2
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Flexibility is essential if small businesses are to be encouraged to grow and remain in the town

Ref 77
Ward
Response ref 8.11/3
Individual/name of organisation Ore Valley Forum
Summary of comments Agree with the 2nd part, disagree with the 1st part

Ref 130
Ward Castle
Response ref 8.11/4
Individual/name of organisation Individual
Summary of comments The flexible approach

Ref 129
Ward
Response ref 8.11/5
Individual/name of organisation Individual
Summary of comments Flexible approach

Ref 136
Ward Old Hastings
Response ref 8.11/6
Individual/name of organisation Individual
Summary of comments As we don't know where the new sites are going to be, how can we give an answer!

Ref 88
Ward Castle
Response ref 8.11/7
Individual/name of organisation Individual
Summary of comments This is 2 questions

Ref 139
Ward Baird
Response ref 8.11/8
Individual/name of organisation Individual
Summary of comments Be flexible!

Ref 89
Ward Castle
Response ref 8.11/9
Individual/name of organisation Individual
Summary of comments The question is two in one.

Ref 93
Ward
Response ref 8.11/10
Individual/name of organisation Individual
Summary of comments Take a flexible approach depending on the site.

Ref 99
Ward
Response ref 8.11/11
Individual/name of organisation Individual
Summary of comments Take a flexible approach and encourage a mix

Ref 118
Ward Castle
Response ref 8.11/12
Individual/name of organisation Individual
Summary of comments Is this an either/or question? I think that there should be guidelines in place which prevent developers from riding rough shod over the delicate balance between living and working spaces which can, in turn create an imbalance within communities. However some provision, in place to be imaginative and recognise where such imbalances are need of intervention.

Ref 91
Ward West St Leonards
Response ref 8.11/13
Individual/name of organisation Individual
Summary of comments This question is impossible to answer it is so badly worded!! It is not possible to agree or disagree with an either or question!

Ref 95
Ward Wishing Tree
Response ref 8.11/14
Individual/name of organisation Individual
Summary of comments I cannot agree/disagree when you give two options in one question. I agree with the second half.

Ref 114
Ward
Response ref 8.11/15
Individual/name of organisation Hastings & Rother LA21
Summary of comments The use of starter and other industrial type units for retail office and various other uses which are better suited and could be accommodated into the general established built up areas should be discouraged.

Ref 90
Ward Castle
Response ref 8.11/16
Individual/name of organisation Individual
Summary of comments I don't understand what this option is proposing

Ref 111
Ward
Response ref 8.11/17
Individual/name of organisation Anonymous
Summary of comments Needs a more a flexible approach.

Ref 80
Ward Castle
Response ref 8.11/18
Individual/name of organisation Individual
Summary of comments This option is completely non sensible – 3 questions in the same proposal

Ref 105
Ward
Response ref 8.11/19
Individual/name of organisation Hastings Environment Network
Summary of comments Question does not make sense - as it is either, or

Ref 137
Ward
Response ref 8.11/20
Individual/name of organisation Hastings Democratic Alliance
Summary of comments Surely 8.10 represents alternatives? Anyway the more flexible approach

Ref 108
Ward
Response ref 8.11/21
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Be more flexible with your approach relying on large employers only means that you have all your eggs in one basket. We have seen that before with the Philips Ltd. Factory.

Ref 48
Ward
Response ref 8.11/22
Individual/name of organisation Individual
Summary of comments Maximise 'jobs on site' prefer high level job creation firms (see 8.6)

Ref 54
Ward Tressell
Response ref 8.11/23
Individual/name of organisation Individual
Summary of comments We need to keep the sites we have but be flexible about their usage.

Ref 30
Ward Old Hastings
Response ref 8.11/24
Individual/name of organisation Individual
Summary of comments See 8.1 to 8.5 above

Ref 65
Ward
Response ref 8.11/25
Individual/name of organisation English Partnerships
Summary of comments Flexible, responsible approach needed. Seek to attract new forms of business.

Ref 53
Ward Braybrooke
Response ref 8.11/26
Individual/name of organisation Individual
Summary of comments Essential there is flexibility, vibrant town centres depend on quality outlets – including a quality cinema, ideally a venue for events worthy of a town our size for celebrations etc.

Ref 67
Ward
Response ref 8.11/27
Individual/name of organisation Individual
Summary of comments You can't agree or disagree with an either/or question! The second option is favourable

Ref 68
Ward Old Hastings
Response ref 8.11/28
Individual/name of organisation Individual
Summary of comments Planning constraints make this difficult

Ref 160
Ward Central St Leonards
Response ref 8.11/29
Individual/name of organisation Individual
Summary of comments There are two options here. How can you assess anything from responses?

Ref 147
Ward
Response ref 8.11/30
Individual/name of organisation The Mother Agnes Trust
Summary of comments A flexible approach should be incorporated to maximise investment opportunities and diversification of jobs.

Ref 156
Ward
Response ref 8.11/31
Individual/name of organisation Anonymous
Summary of comments Flexible – mixed economy.

Ref 154
Ward
Response ref 8.11/32
Individual/name of organisation Planning Potential
Summary of comments A flexible approach should be encouraged

Question 8.12

Employment sites: Options for developing employment in the town: Intensification of existing employment areas

Responses to this question: Total number of responses: 69
Individuals: Total 43
Local Groups: Total 7
Developers: Total 1
Statutory Agencies: Total 7
Other (including anonymous): Total 11

Response percentages: Agree – 51% Disagree – 29% No Opinion – 20%

Question 8.13

Employment sites: Options for developing employment in the town:
Please tell us any other comments you have on the option for intensification of existing employment areas
Responses to this question: Total number of responses: 18

Individuals: Total 8
Braybrooke (1), Castle (2), Conquest (1), Gensing (1), Tressell (1), West St Leonards (1), Wishing Tree (1).

Local Groups: Total 6
Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Environment Network, Hastings Old Town Residents Association, Ore Valley Forum.

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: Total 1
Crowhurst Parish Council

Other (including anonymous): Total 2
Anonymous (1), Planning Potential

Ref 15
Ward Gensing
Response ref 8.13/1
Individual/name of organisation Individual
Summary of comments Subject to comments at 8.9 and 8.2

Ref 32
Ward
Response ref 8.13/2
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments The voluntary sector in the town provides many jobs – unfortunately mainly for volunteers

Ref 77
Ward
Response ref 8.13/3
Individual/name of organisation Ore Valley Forum
Summary of comments Disagree if at the expense of a more flexible approach

Ref 91
Ward West St Leonards
Response ref 8.13/4
Individual/name of organisation Individual
Summary of comments As above

Ref 109
Ward
Response ref 8.13/5
Individual/name of organisation Crowhurst Parish Council
Summary of comments Comment based on any development west of Queensway

Ref 114
Ward
Response ref 8.13/6
Individual/name of organisation Hastings & Rother LA21
Summary of comments Many of the (illegible word) larger industrial shed type units are extremely poor from a sustainable construction point of view making very poor use of space. Many could easily accommodate a second floor within the existing building.

Ref 90
Ward Castle
Response ref 8.13/7
Individual/name of organisation Individual
Summary of comments Ask the existing businesses and their employees

Ref 111
Ward
Response ref 8.13/8
Individual/name of organisation Anonymous
Summary of comments It does not need intensifying. What you need is a better understanding of the contemporary broadband worker, of which there are many in Hastings.

Ref 80
Ward Castle
Response ref 8.13/9
Individual/name of organisation Individual
Summary of comments Too much public sector. High risk public sector with political vagaries, no wonder the cultural market place in this has had so few stalls set up in it

Ref 105
Ward
Response ref 8.13/10
Individual/name of organisation Hastings Environment Network
Summary of comments Depends on types of businesses

Ref 108
Ward
Response ref 8.13/11
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments As long as public transport to these facilities is improved from its current position.

Ref 122
Ward
Response ref 8.13/12
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments Support for non-car based travel & employment area green transport plans would free up some areas of car parking for development.

Ref 54
Ward Tressell
Response ref 8.13/13
Individual/name of organisation Individual
Summary of comments But only as long as there is good public transport to the area

Ref 30
Ward Conquest
Response ref 8.13/14
Individual/name of organisation Individual
Summary of comments You could look at possible introduction of car use reduction programmes on employment sites so that car parks can be built on. Better footpath and cycle routes would assist this policy.

Ref 66
Ward Wishing Tree
Response ref 8.13/15
Individual/name of organisation Individual
Summary of comments Intensification would lead to more congestion

Ref 53
Ward Braybrooke
Response ref 8.13/16
Individual/name of organisation Individual
Summary of comments Flexible approach essential.

Ref 147
Ward
Response ref 8.13/17
Individual/name of organisation The Mother Agnes Trust
Summary of comments Not a relevant option in the context of new employment initiatives.

Ref 154
Ward
Response ref 8.13/18
Individual/name of organisation Planning Potential
Summary of comments Dependent on the nature and location of the site and the potential which may exist for its redevelopment

Question 8.14

Employment sites: Options for developing employment in the town:
Encourage and develop an entrepreneurial base by ensuring the provision of incubator and grow-on space as well as catering for expanding indigenous firms and inward movers

Responses to this question: Total number of responses: 77
Individuals: Total 49
Local Groups: Total 8
Developers: Total 2
Statutory Agencies: Total 7
Other (including anonymous): Total 11

Response percentages: Agree – 90% Disagree – 5% No Opinion – 5%

Question 8.15

Employment sites: Options for developing employment in the town:
Please tell us any other comments you have on the option to encourage and develop an entrepreneurial base by ensuring the provision of incubator and grow-on space as well as catering for expanding indigenous firms and inward movers

Responses to this question: Total number of responses: 22
Individuals:
Total 14, Braybrooke (2), Castle (3), Conquest (1), Gensing (1), Tressell (3), West St Leonards (1), Other (3).

Local Groups: Total 5
Castle Court Residents Association, Hastings & Rother Urban Design Group, Hastings Environment Network, Hastings Old Town Residents Association, Ore Valley Forum.

Developers: Total 0.

Statutory agencies: Total 0.

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

Ref 6
Ward
Response ref 8.15/1
Individual/name of organisation Individual
Summary of comments Who will take responsibility for this once the regeneration company reaches the end of its shelf life?

Ref 13
Ward Castle
Response ref 8.15/2
Individual/name of organisation Individual
Summary of comments Put down the business rates.

Ref 15
Ward Gensing
Response ref 8.15/3
Individual/name of organisation Individual
Summary of comments They are unsightly, but porta cabins do give flexibility. Careful use of Planning Permission would keep them under control.

Ref 17
Ward Braybrooke
Response ref 8.15/4
Individual/name of organisation Individual
Summary of comments Should consider redeveloping Waterworks Road, Britannia Yard, for this purpose.

Ref 32
Ward
Response ref 8.15/5
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments The provision must be at the right, affordable rent

Ref 27
Ward Tressell
Response ref 8.15/6
Individual/name of organisation Individual
Summary of comments We need to bring a manufacturing base to the area, selling burgers and DVDs will not bring prosperity to this town and outlying areas

Ref 77
Ward
Response ref 8.15/7
Individual/name of organisation Ore Valley Forum
Summary of comments Especially around the college as this can help with the skills and facilities – regeneration can help with construction training. Catering establishments can be set up and run by students to give idea of running businesses.

Ref 84
Ward Tressell
Response ref 8.15/8
Individual/name of organisation Individual
Summary of comments We need to encourage indigenous companies to grow. However, I disagree that we need to encourage more small entrepreneurial-based companies. We need more large national/international companies.

Ref 93
Ward
Response ref 8.15/9
Individual/name of organisation Individual
Summary of comments This is key

Ref 91
Ward West St Leonards
Response ref 8.15/10
Individual/name of organisation Individual
Summary of comments There is too much emphasis on the provision of space, and not enough on helping businesses meet their own specific needs within guidelines for new property/conversions.

Ref 85
Ward
Response ref 8.15/11
Individual/name of organisation Anonymous
Summary of comments Council tax incentives would help start up companies.

Ref 90
Ward Castle
Response ref 8.15/12
Individual/name of organisation Individual
Summary of comments I think I agree with this – I wish you would use more plain English

Ref 111
Ward
Response ref 8.15/13
Individual/name of organisation Anonymous
Summary of comments If you want Hastings to be an IT hub then what you need are more specialist shops and nice restaurants to cater for their needs.

Ref 80
Ward Castle
Response ref 8.15/14
Individual/name of organisation Individual
Summary of comments Of course

Ref 105
Ward
Response ref 8.15/15
Individual/name of organisation Hastings Environment Network
Summary of comments Units with catering facilities for local producers

Ref 41
Ward
Response ref 8.15/16
Individual/name of organisation Castle Court Residents Association
Summary of comments Jargon and gobbledegook – how is anyone supposed to understand what this means?

Ref 122
Ward
Response ref 8.15/17
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments The only way the LDF can ensure this for the council to fund dev of such spaces, if this the intention?

Ref 54
Ward Tressell
Response ref 8.15/18
Individual/name of organisation Individual
Summary of comments Our employment opportunities need to be diverse to allow for a diverse population & a more healthy economy

Ref 30
Ward Conquest
Response ref 8.15/19
Individual/name of organisation Individual
Summary of comments Agree in principle but how does the LDF “ensure”?

Ref 53
Ward Braybrooke
Response ref 8.15/20
Individual/name of organisation Individual
Summary of comments Has proved helpful in the past, need more town centre area.

Ref 156
Ward
Response ref 8.15/21
Individual/name of organisation Anonymous
Summary of comments I think this is a solid initiative and something that should become a main driver – again linking with the educational establishments – no point having incubators on offer if there are no new businesses wanting them. Also make sure that once this period of time is finished that these businesses have an interim period between this ending and going alone starting.

Ref 112
Ward
Response ref 8.15/22
Individual/name of organisation Individual
Summary of comments Before we start with incubating new business, make a priority of those already on the danger list. If our fishing fleet died it would knock a hole in the heart of Hastings, hitting our way of life, traditions, and visual environment. Don't let our fleet become a museum piece. HBC should give a clear commitment to help it survive, adapt if necessary and prosper especially because as fish becomes scarcer it will be ever more valuable. As a high priority HBC should make sure the fishing community gets intensive care: *Fact finding and help to carry out small-scale; eco-friendly sustainable sea-fish farming, in small pens off the coast, thus side-stepping quotas.
*ease petty local rules, charges and restrictions, provide security to stop arson and vandalism, and facilitate economical insurance. Consider any spaces, buildings or transport issues that would help sustain Hastings fishing.

Question 8.16

Employment sites: Options for developing employment in the town:
Require major developers to provide training opportunities

Responses to this question: Total number of responses: 88
Individuals: Total 58
Local Groups: Total 9
Developers: Total 3
Statutory Agencies: Total 7
Other (including anonymous): Total 11

Response percentages: Agree – 84% Disagree – 10% No Opinion – 6%

Question 8.17

Employment sites: Options for developing employment in the town:
Please tell us any other comments you have on the option to require major developers to provide training opportunities

Responses to this question: Total number of responses: 26
Individuals: Total 18
Baird (1), Braybrooke (1), Castle (5), Conquest (1), Gensing (1), Old Hastings (2), Ore, (1), Tressell (1), Wishing Tree (2), Other (3).

Local Groups: Total 4
Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings Old Town Residents Association, Ore Valley Forum.

Developers: Total 2
1066 Housing Association, The Mother Agnes Trust

Statutory agencies: Total 0

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

Ref 6
Ward
Response ref 8.17/1
Individual/name of organisation Individual
Summary of comments I think this is a key area.

Ref 9
Ward Baird
Response ref 8.17/2
Individual/name of organisation Individual
Summary of comments What happened to the old fashioned apprentice? Youngsters learnt a good trade on the job by skilled workers for several years.

Ref 11
Ward Old Hastings
Response ref 8.17/3
Individual/name of organisation Individual
Summary of comments Private developers will not want to use funds on training other than in house.

Ref 15
Ward Gensing
Response ref 8.17/4
Individual/name of organisation Individual
Summary of comments If they are any good, and see a need, they'll do this anyway. If they don't see a need they'll resent being required to train up "rivals" so they'll locate elsewhere

Ref 17
Ward Braybrooke
Response ref 8.17/5
Individual/name of organisation Individual
Summary of comments Agree in principle but we don't want to put developers off!

Ref 32
Ward
Response ref 8.17/6
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments But only if this requirement does not frighten them away

Ref 27
Ward Tressell
Response ref 8.17/7
Individual/name of organisation Individual
Summary of comments Decent training opportunities must be guaranteed by all developers

Ref 77
Ward
Response ref 8.17/8
Individual/name of organisation Ore Valley Forum
Summary of comments Essential in Millennium Communities

Ref 130
Ward Castle
Response ref 8.17/9
Individual/name of organisation Individual
Summary of comments Paid now

Ref 129
Ward
Response ref 8.17/10
Individual/name of organisation Individual
Summary of comments I do not see it as a developers remit

Ref 128
Ward
Response ref 8.17/11
Individual/name of organisation Anonymous
Summary of comments Bring back 3 year apprenticeships.

Ref 106
Ward Castle
Response ref 8.17/12
Individual/name of organisation Individual
Summary of comments Agreed. No bad eggs on a building site please

Ref 88
Ward Castle
Response ref 8.17/13
Individual/name of organisation Individual
Summary of comments Any new major developers should be obliged to take on and use apprentices for a minimum period (2 yrs) to train.

Ref 118
Ward Castle
Response ref 8.17/14
Individual/name of organisation Individual
Summary of comments I believe it is important for major developers/businesses to invest in the community – training opportunities – provision of support services – childcare etc.

Ref 95
Ward Wishing Tree
Response ref 8.17/15
Individual/name of organisation Individual
Summary of comments But not basic skills. That is for the education system!

Ref 114
Ward
Response ref 8.17/16
Individual/name of organisation Hastings & Rother LA21
Summary of comments Developers are increasingly being required to contribute to various preferred items as a condition of planning permission. Employers should be providing more training opportunities.

Ref 115
Ward Ore
Response ref 8.17/17
Individual/name of organisation Individual
Summary of comments Please lets have more apprenticeships.

Ref 80
Ward Castle
Response ref 8.17/18
Individual/name of organisation Individual
Summary of comments Of course

Ref 122
Ward
Response ref 8.17/19
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments See comment 8.4

Ref 30
Ward Conquest
Response ref 8.17/20
Individual/name of organisation Individual
Summary of comments See comment 8.4

Ref 66
Ward Wishing Tree
Response ref 8.17/21
Individual/name of organisation Individual
Summary of comments It is not a developers duty, should be encouraged but not required

Ref 69
Ward
Response ref 8.17/22
Individual/name of organisation Individual
Summary of comments But with subsidies to provide quality training

Ref 147
Ward
Response ref 8.17/23
Individual/name of organisation The Mother Agnes Trust
Summary of comments It is for the market to decide.

Ref 156
Ward
Response ref 8.17/24
Individual/name of organisation Anonymous
Summary of comments But who are the developers and what can they provide. It may be better to look to them to invest in the educational system and training and skills council.

Ref 157
Ward
Response ref 8.17/25
Individual/name of organisation 1066 Housing Association
Summary of comments The Local Development Framework could support paragraph 8.4 (improving and retaining the skills base) by developing the training opportunities inherent in building and maintaining properties and making these conditions of development. Our community investment team could be helpful to you here having undertaken such initiatives elsewhere.

Ref 102
Ward Old Hastings
Response ref 8.17/26
Individual/name of organisation Individual
Summary of comments Do they really need to be major developers? What about normal skills as all skilled labourers I have spoken to insist that there is nobody who is skilled or who wants to train to do these types of jobs so it is essential that there are a range of training opportunities

Question 8.18

Employment sites: Options for developing employment in the town:
Actively support the provision of childcare services

Responses to this question: Total number of responses: 84
Individuals: Total 57
Local Groups: Total 8
Developers: Total 2
Statutory Agencies: Total 6
Other (including anonymous): Total 11

Response percentages: Agree – 82% Disagree – 8% No Opinion – 10%

Question 8.19

Employment sites: Options for developing employment in the town:
Please tell us any other comments you have on the option to actively support the provision of childcare services

Responses to this question: Total number of responses: 17
Individuals: Total 11
Braybrooke (2), Castle (3), Conquest (1), Gensing (1), Old Hastings (1), Ore (1), Tressell (2).

Local Groups: Total 4
Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Old Town Residents Association, Ore Valley Forum.

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: Total 0

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

Ref 11
Ward Old Hastings
Response ref 8.19/1
Individual/name of organisation Individual
Summary of comments But not at the expense of the local tax payer as it could potentially encourage some to become reliant on state benefits

Ref 15
Ward Gensing
Response ref 8.19/2
Individual/name of organisation Individual
Summary of comments Many employers fight shy of this because of misconceptions over cost, etc. A municipal help, advice, insurance and inspection scheme would possibly generate a great deal more provision – paid for by the employers!

Ref 17
Ward Braybrooke
Response ref 8.19/3
Individual/name of organisation Individual
Summary of comments Again, we must not price developers out of developing!

Ref 32
Ward
Response ref 8.19/4
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Currently there is spare capacity in under 5s provision but it is not evenly distributed and is expensive

Ref 27
Ward Tressell
Response ref 8.19/5
Individual/name of organisation Individual
Summary of comments It must be affordable and available, there is a shortage of child care services in this town

Ref 132
Ward Ore
Response ref 8.19/6
Individual/name of organisation Individual
Summary of comments Nursery free places and after school clubs undermine the home and encourage parents to “farm out” their children. This is the cause of much anti-social behaviour and family break down.

Ref 77
Ward
Response ref 8.19/7
Individual/name of organisation Ore Valley Forum
Summary of comments Essential with college to allow parents back to education if required

Ref 106
Ward Castle
Response ref 8.19/8
Individual/name of organisation Individual
Summary of comments I am not sure what the effect of mother at home is likely to have on future generations. It doesn’t seem logical but I expect I am too old fashioned. Two salaries is helpful but I wonder if it brings tranquillity and happiness. A good nursery school for a few hours is splendid but child minders could pose a problem. I worked with children and it was usually apparent when things were not right – this was not dependent on affluence

Ref 90
Ward Castle
Response ref 8.19/9
Individual/name of organisation Individual
Summary of comments Actively support the provision of childcare services by employers

Ref 80
Ward Castle
Response ref 8.19/10
Individual/name of organisation Individual
Summary of comments Of course

Ref 108
Ward
Response ref 8.19/11
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments This is very important.

Ref 122
Ward
Response ref 8.19/12
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments How would this be achieved? Active support suggests financial or other direct involvement should it be actively encouraged?

Ref 54
Ward Tressell
Response ref 8.19/13
Individual/name of organisation Individual
Summary of comments For employers big enough to cope with the changes this might bring, this would be a great idea. Eg a couple of well located crèches and/or nurseries amongst Castleham and Churchfield industrial estate might encourage more mums back to work as their children get older.

Ref 30
Ward Conquest
Response ref 8.19/14
Individual/name of organisation Individual
Summary of comments Is this a fund or are these services provided by the LA?

Ref 53
Ward Braybrooke
Response ref 8.19/15
Individual/name of organisation Individual
Summary of comments Ensure that everyone knows what the council will do to encourage and support.

Ref 147
Ward
Response ref 8.19/16
Individual/name of organisation The Mother Agnes Trust
Summary of comments Not central to spatial planning.

Ref 156
Ward
Response ref 8.19/17
Individual/name of organisation Anonymous
Summary of comments Making available child care for those members of the community keen to get back to work, expand their skill sets and find work.

Question 8.20

Employment sites: Options for developing employment in the town:
Explore the potential for live/work units (where properties are designed to accommodate home working or a mix of business/domestic accommodation in the same property.)

Responses to this question: Total number of responses: 80
Individuals: Total 55
Local Groups: Total 9
Developers: Total 1
Statutory Agencies: Total 6
Other (including anonymous): Total 9

Response percentages: Agree – 80% Disagree – 9% No Opinion – 11%

Question 8.21

Employment sites: Options for developing employment in the town:
Please tell us any other comments you have on the option to explore the potential for live/work units

Responses to this question: Total number of responses: 21
Individuals: Total 15
Braybrooke (2), Castle (5), Conquest (1), Gensing (1), Old Hastings (2) Tressell (1), West St Leonards (1), Wishing Tree (1), Other (1)

Local Groups: Total 2
Hastings Old Town Residents Association, Ore Valley Forum

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: Total 1
English Partnerships,

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

Ref 6
Ward
Response ref 8.21/1
Individual/name of organisation Individual
Summary of comments I agree with this but I don't think it's that high a priority.

Ref 13
Ward Castle
Response ref 8.21/2
Individual/name of organisation Individual
Summary of comments Encourage business by lowering the tax paid for an agreed amount of time. Encourage this option of art – galleries in homes etc with promotion from HBC – Brochures, advertising costs, access to tourist information.

Ref 15
Ward Gensing
Response ref 8.21/3
Individual/name of organisation Individual
Summary of comments There is a lot more to this than just "a flat above the shop". But assured Broadband, double garages tall enough for a van, more public parking off-road – all these help

Ref 32
Ward
Response ref 8.21/4
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments It already exists where people live above or behind the shop

Ref 77
Ward
Response ref 8.21/5
Individual/name of organisation Ore Valley Forum
Summary of comments Especially with Millennium Communities – although the effect on existing residents must be considered when considering the nature of the units

Ref 125
Ward Old Hastings
Response ref 8.21/6
Individual/name of organisation Individual
Summary of comments There appears to be a need for supported small unit space at initially affordable rents

Ref 106
Ward Castle
Response ref 8.21/7
Individual/name of organisation Individual
Summary of comments The effect it has on daytime parking always has to be taken into consideration in such situations. There has to be a reason for people to want or need to come to Hastings. I know that those living between T. Wells and Hastings are divided between which town they visit

Ref 92
Ward Castle
Response ref 8.21/8
Individual/name of organisation Individual
Summary of comments This should become general in St Leonards & Hastings town centre – as part of an overall blending of uses for work, leisure and residency in what can become a vibrant, urban environment. The creative hubs of the larger district.

Ref 118
Ward Castle
Response ref 8.21/9
Individual/name of organisation Individual
Summary of comments I feel that it is very important to recognise the changing nature of people's working lives and design which can accommodate this.

Ref 91
Ward West St Leonards
Response ref 8.21/10
Individual/name of organisation Individual
Summary of comments Much neglected option of very high relevance in Hastings. MAKE THIS A PRIORITY!

Ref 111
Ward
Response ref 8.21/11
Individual/name of organisation Anonymous
Summary of comments Very in keeping with contemporary work practice.

Ref 80
Ward Castle
Response ref 8.21/12
Individual/name of organisation Individual
Of course

Ref 54
Ward Tressell
Response ref 8.21/13
Individual/name of organisation Individual
Summary of comments As long as the business was run in sociable hours or the people living there also worked there or something so that they didn't disturb each other. The scenario of noisy machinery operating late at night wouldn't go down too well I imagine.

Ref 50
Ward Braybrooke
Response ref 8.21/14
Individual/name of organisation Individual
Summary of comments Have not been found to be popular, but working provision in close proximity to living is to be encouraged.

Ref 30
Ward Conquest
Response ref 8.21/15
Individual/name of organisation Individual
Summary of comments See previous comments. The problem with mixed use is on going management and value reduction when selling on. There is potential to examine the "edges" of industrial/employment areas to see if mixed use can be added such that one end of the property stays in employment use and the other becomes housing e.g. an office or workshop at the end of the garden

Ref 65
Ward
Response ref 8.21/16
Individual/name of organisation English Partnerships
Summary of comments Needs to be researched – difficult to work generally

Ref 66
Ward Wishing Tree
Response ref 8.21/17
Individual/name of organisation Individual
Summary of comments It has been tried before. Rarely works. Would require subsidy. Enforcement would be difficult. It would be better on an allocated employment site to allow a small element of housing to enable the employment. Would require a S106 Agreement and the employment buildings would have to be built at the same time as the housing – not afterwards.

Ref 53
Ward Braybrooke
Response ref 8.21/18
Individual/name of organisation Individual
Summary of comments Not always easy in practise needs safeguards so agree should be accommodated by conditions necessary to make this policy work – insulation etc.

Ref 147
Ward
Response ref 8.21/19
Individual/name of organisation The Mother Agnes Trust
Summary of comments So long as this does not become an obligation on all new housing development.

Ref 156
Ward
Response ref 8.21/20
Individual/name of organisation Anonymous
Summary of comments I am very uneasy about this and find myself agreeing – but with a heavy heart – I do not wish to create a “workshop” world. Studies in Japan have found that working hard is good as long as the leisure activities available are equally available. Along with having a distance between ones work place and ones home is a key factor in making it enjoyable to be at both. All work and no play makes Jack an unhappy boy!

Ref 102
Ward Old Hastings
Response ref 8.21/21
Individual/name of organisation Individual
Summary of comments This is good as it saves money, decreases the use of the car/train etc so contributes to the environmental issues. Also provides the individual with a greater quality of life

Question 8.22

Retailing Options:

We need to ensure that Hastings retains its role as a sub-regional shopping centre – especially in the face of significant developments planned for competing centres at Eastbourne and Ashford.

Please read Chapter 8, paragraphs 8.21 to 8.31 before completing this section.

The following general principles could form the basis of a strategic policy on retail centres in the town. We would welcome your comments.

a. Where possible growth will be accommodated by more efficient use of land and buildings within existing centres

b. With regard to the location of new development, a sequential approach to site selection will be followed – looking first at sites within the centre, then at edge-of-centre locations and finally out-of-centre sites with good accessibility

c. Town centres should provide an attractive, accessible and safe environment for businesses, shoppers and residents

d. Promotion of the evening economy – especially in Hastings town centre

e. Integration of town centre management into the delivery plans of agencies whose work impacts on the Hastings and St Leonards town centres

f. Promotion of a mix of uses to include retail, leisure and entertainment, sport and recreation, offices and other employment uses, education, arts, culture, tourism and housing

g. Management of traffic and parking to support regeneration

h. Seek to protect and strengthen local centres which provide for people's day-to-day needs – especially in the more deprived areas of the town

i Where existing centres are in decline – first assess the scope for consolidation and strengthening, if this is not possible allow retail units to change to other uses, but strive to retain opportunities for vital local services such as post offices and pharmacies

We would be interested to know if you support this overall approach

Responses to this question: Total number of responses: 88
Individuals: Total 59
Local Groups: Total 6
Developers: Total 2
Statutory Agencies: Total 8
Other (including anonymous): Total 13

Response percentages: Agree – 87% Disagree – 11% No Opinion – 2%

Question 8.23

Retailing Options:
Please tell us any other comments you have on the general principles (listed at 8.22) that could form the basis of a strategic policy on retail centres in the town. We would welcome your comments.

Responses to this question: Total number of responses: 51
Individuals: Total 37
Baird (2), Braybrooke (4), Castle (10), Central St Leonards (1), Conquest (2), Maze Hill (1), Old Hastings (5), Ore (1), Tressell (4), West St Leonards (1), Wishing Tree (2), Other (4).

Local Groups: Total 8
Castle Court Residents Association, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Democratic Alliance, Hastings Environment Network, Hastings Old Town Residents Association, Old Hastings Preservation Society, Ore Valley Forum.

Developers: Total 0.

Statutory agencies: Total 0.

Other (including anonymous): Total 6
Anonymous (5), Planning Potential

Ref 5
Ward Conquest
Response ref 8.23/1
Individual/name of organisation Individual
Summary of comments Parking will put residents/visitors off as it is becoming too expensive, Ashford = 50p for 2hrs, Hastings shopping = max £2.40! As a resident I am being put off going to town as much recently.

Ref 6
Ward
Response ref 8.23/2
Individual/name of organisation Individual
Summary of comments I just can't see that Hastings will ever be able to compete, in terms of retail space with its neighbours and maybe it shouldn't try. Improving retail districts like Kings Road are a great idea.

Ref 13
Ward Castle
Response ref 8.23/3
Individual/name of organisation Individual
Summary of comments We have at least 2 excellent, incredibly underused areas where markets should be held daily/weekly. Fisherman's on Rock-a-Nore and the Town Centre. With the emphasis on healthy eating and local produce.

Ref 15
Ward Tressell
Response ref 8.23/4
Individual/name of organisation Individual
Summary of comments The devil is in the detail of course – which we have not got yet

Ref 17
Ward Braybrooke
Response ref 8.23/5
Individual/name of organisation Individual
Summary of comments We need to be more directive regarding existing but peripheral, centres and ensure planning for the future not allow the slow decline /decay of premises and area.

Ref 18
Ward Baird
Response ref 8.23/6
Individual/name of organisation Individual
Summary of comments Are you planning to safe guard the few remaining post offices against government policy to close them all?

Ref 32
Ward
Response ref 8.23/7
Individual/name of organisation Hastings Old Town Residents Association
Summary of comments Hastings Town Centre management should also be responsible for the Old Town

Ref 33
Ward
Response ref 8.23/8
Individual/name of organisation Anonymous
Summary of comments Aside from the possible development at Wilting (which would be industry based) I am opposed to out-of-town retailing. We need to look at improving Queens Road, for example, and the shopping in St Leonards.

Ref 35
Ward Central St Leonards
Response ref 8.23/9
Individual/name of organisation Individual
Summary of comments 8.23 – Internet shopping is a good thing though one must be weary of just supporting 'product consumption' and all out capitalism.

Ref 27
Ward Tressell
Response ref 8.23/10
Individual/name of organisation Individual
Summary of comments Don't become town centre obsessed, communities all over town need their own focal points i.e. shopping post offices etc so (i) is very important as a strategy

Ref 23
Ward
Response ref 8.23/11
Individual/name of organisation Individual
Summary of comments Not sure what paragraph 'e' means.

Ref 82
Ward Castle
Response ref 8.23/12
Individual/name of organisation Individual
Summary of comments Do we have to follow the trends in Eastbourne and Ashford? We are not a dormitory town!

Ref 132
Ward Ore
Response ref 8.23/13
Individual/name of organisation Individual
Summary of comments The council should fight to re-open and keep open the post offices. They are one of the mainstays of the community. Using electronic banking etc destroys communities.

Ref 84
Ward Tressell
Response ref 8.23/13
Individual/name of organisation Individual
Summary of comments Parking in Towns is confusing – permit holders one side and paying on the other side plus disabled parking. The cost of parking is too expensive, which discourages both visitors and locals. We need better leisure facilities either in the Town centre or on the outskirts.

Ref 77
Ward
Response ref 8.23/14
Individual/name of organisation Ore Valley Forum
Summary of comments (a) Agree, (b) Agree not out of town though as transport is poor and definitely not on green sites – excludes poorer community, (c) – (h) agree, (i) what other uses? 80% in some areas can't use or have access to a PC. Would question stores like GAP – there are no jobs but have got money for a GAP, why not Primark?. General lack of services in Central Hastings, let alone the rural areas

Ref 130
Ward Castle
Response ref 8.23/15
Individual/name of organisation Individual
Summary of comments Respect local residents with regard to parking, no fee for permits unless 2+ vehicle family

Ref 128
Ward
Response ref 8.23/16
Individual/name of organisation Anonymous
Summary of comments To help small business 1% tax on what you earn. Take off rates and the same for house rates 1%. A 2% will mean that big earners will pay more and every man and boy will pay on their earnings. Let the taxman collect it and they pay for service.

Ref 106
Ward Castle
Response ref 8.23/17
Individual/name of organisation Individual
Summary of comments (d) Unless young people are kept occupied with interesting activities rather than tem being left to wander and gather in groups, others will not take part in the evening economy. In some towns Friday and Saturday nights become no go areas in town centres. We are not at that stage yet. Options g and i are vital.

Ref 88
Ward Castle
Response ref 8.23/18
Individual/name of organisation Individual
Summary of comments Encourage development of boutique type shops. Discourage pound shops and the like. Support upper Queens Road traders in its regeneration – bringing Queens Rd up to standard as a gateway to Hastings. Take George St and High St as a good example.

Ref 139
Ward Baird
Response ref 8.23/19
Individual/name of organisation Individual
Summary of comments Summary of comments See response to chapter 5, Hastings Medieval Village Complex covers all off the above

Ref 89
Ward Castle
Response ref 8.23/20
Individual/name of organisation Individual
Summary of comments Actively support the upper queens road trades document. Develop specialist areas, antiques, fish food etc

Ref 93
Ward
Response ref 8.23/21
Individual/name of organisation Individual
Summary of comments Duality retailing must be promoted, a good range of quality retail is requested, for evening economy comment see 5.6, seek to retain & improve individuality & uniqueness of shopping areas – i.e. not becoming a clone town, parking to support regeneration – can planning influence payment methods at car parks? Current methods not always (illegible word) to supporting economy.

Ref 91
Ward West St Leonards
Response ref 8.23/22
Individual/name of organisation Individual
Summary of comments This is correct, in general, but it needs a fuller document setting out what it means in practice with proper design guidelines for areas and buildings.

Ref 98
Ward Braybrooke
Response ref 8.23/23
Individual/name of organisation Individual
Summary of comments Lack of fresh food shops in centre. Main retail shops either shabby or boring.

Ref 95
Ward Wishing Tree
Response ref 8.23/24
Individual/name of organisation Individual
Summary of comments e.g. Robertson Street has more cafes, wine bars, restaurants etc. than shops. Promote smaller individual businesses to make Hastings different! BHS is BHS wherever it is sited.

Ref 116
Ward Old Hastings
Response ref 8.23/25
Individual/name of organisation Individual
Summary of comments One of the great things about Hastings (with the exception of Priory Meadow) is its independent shops. This should the encouraged so that we don't become a standardised town centre so typical of the UKs urban environments. We also need more fresh food outlets in the TC, rather than multinational supermarkets. A permanent site for a food produce market would be welcome, would ass colour/vitality to town & healthy population.

Ref 85
Ward
Response ref 8.23/26
Individual/name of organisation Anonymous
Summary of comments Evening economy, it's a shame that money can't be found to continue the late and live arts programme which made the town centre a safer and better place to be coupled with late night [illegible word].

Ref 103
Ward Castle
Response ref 8.23/27
Individual/name of organisation Individual
Summary of comments More eating establishments, other than nightclubs, should be open in the evening in Hastings Town Centre. Especially on Thursday, Friday and Saturday.

Ref 90
Ward Castle
Response ref 8.23/28
Individual/name of organisation Individual
Summary of comments Bringing more work opportunities (such as office development in Priory Quarter) will bring more shoppers with higher disposable income into the town centre – this in turn should encourage better quality shops. This document is very confusing – what has happened to the scenario at 5.6 for the specialist shopping area? I think it's an unachievable aim (except for selling fresh Hastings caught fish) – but why is it not mentioned in this part of the document?

Ref 101
Ward
Response ref 8.23/29
Individual/name of organisation Old Hastings Preservation Society
Summary of comments Unless Hastings can offer something special it will not compete with other large centres: Tun wells, E'bourne or specialist towns – Tenterden.

Ref 111
Ward
Response ref 8.23/30
Individual/name of organisation Anonymous
Summary of comments But you have to take on board that traditional retail outlets will inevitably decline due to the use in internet shopping. Concentrate on the specialist retailers only – not the multiples. Against out of town development.

Ref 119
Ward Maze Hill
Response ref 8.23/31
Individual/name of organisation Individual
Summary of comments G – This should be used as a means of taxing motorists. Many visitors arrive in town by car and are often disillusioned by the high cost of parking. There has to be a sensible mix of public and private transport, at a reasonable cost to encourage people to come into the centre.

Ref 80
Ward Castle
Response ref 8.23/32
Individual/name of organisation Individual
Summary of comments In addition to this, we need an emphasis on smaller retail businesses with the potential for expansion to market the commodities of the local creative industries. With a commitment to creative industries around new technologies a seaside destination is an ideal situation to develop arcade games beyond their current video and slot machine games to a much more sophisticated virtual reality game playing culture

Ref 105
Ward
Response ref 8.23/33
Individual/name of organisation Hastings Environment Network
Summary of comments Local services should be protected, including food outlet selling fresh produce. Preferential rate should be given if necessary to shop small shops closing

Ref 137
Ward
Response ref 8.23/34
Individual/name of organisation Hastings Democratic Alliance
Summary of comments Forget out of centre sites. Paragraphs f, h and i are good policy

Ref 41
Ward
Response ref 8.23/35
Individual/name of organisation Castle Court Residents Association
Summary of comments There is no reference to the public realm – the single most important factor in making retailing safe, attractive and viable. A simple rule of thumb is that places that look good, thrive. Also no mention of public transport, taxis, cycling and walking.

Ref 108
Ward
Response ref 8.23/36
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments Can locations be found to cater for these developments.

Ref 123
Ward
Response ref 8.23/37
Individual/name of organisation Individual
Summary of comments Develop centres which include culture other than pub/club culture.

Ref 122
Ward
Response ref 8.23/38
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments (b) no further ‘out of centre’ sites should be permitted – though a combined Hastings/Bexhill area where is the centre?
(d) the evening economy needs to be more than alcohol based & needs evening buses.
(g) This needs to include public transport there is a tendency at present to over provide car parking in redevelopment proposals at the expense of support for GREEN TRANSPORT

Ref 104
Ward Old Hastings
Response ref 8.23/39
Individual/name of organisation Individual
Summary of comments Queens Rd needs investment and research to see if its potential/space could be better used and to improve the look of it. Strongly disagree with proposed parking charges at St Leonards and also Hastings Country park. Will kill off many local businesses and reduce the number of people regularly using the Country park

Ref 54
Ward Tressell
Response ref 8.23/40
Individual/name of organisation Individual
Summary of comments I think the sequential approach to concentrating the town centre is good but will only work well if people really can use local facilities easily. The drastic reduction in post offices has had a huge negative impact on locals in the Ore Valley areas, surely more consolidation into local stores would be a better option?

Ref 50
Ward Braybrooke
Response ref 8.23/41
Individual/name of organisation Individual
Summary of comments But also provide retail development at Ore, Silverhill, St Leonards.

Ref 60
Ward Old Hastings
Response ref 8.23/42
Individual/name of organisation Individual
Summary of comments The Glyne Gap development though successful, has caused all the traffic problems from Hastings to Bexhill. It may be impossible to move it but please consider!!

Ref 61
Ward Castle
Response ref 8.23/43
Individual/name of organisation Individual
Summary of comments Retail areas should be easily accessible on foot and by bicycle.

Ref 30
Ward Conquest
Response ref 8.23/44
Individual/name of organisation Individual
Summary of comments See 7.1 Hastings present town centre will never grow to compete with the likes of Ashford and we should not therefore follow a sequential approach but rather look at the whole retail offer in 1066 country. Shopping is the new religion and we therefore need a new type of cathedral in which to draw a wider congregation.

Ref 53
Ward Braybrooke
Response ref 8.23/45
Individual/name of organisation Individual
Summary of comments So far have not seen the council striving to support / retain vital local services.

Ref 66
Ward Wishing Tree
Response ref 8.23/46
Individual/name of organisation Individual
Summary of comments The correct balance of national stores and local specialist shops is required to secure a viable and vibrant town centre, along with cafes, restaurants, cinema and ample cheap car parking as well as a good bus service. Ashford has good access by car and train

Ref 68
Ward Old Hastings
Response ref 8.23/47
Individual/name of organisation Individual
Summary of comments (d) improvement of local transport needed first;
(e) what does this mean?; (g) as amended: “management of traffic and parking”; (i) make every effort to regenerate – change of use only as a last resort

Ref 156
Ward
Response ref 8.23/48
Individual/name of organisation Anonymous
Summary of comments Quality not quantity. As long as the community flourishes then the retail outlets will also. Do not focus on one area. Do not be happy just with the shopping centre. Look further a field – Old Town High Street, St. Leonards Kings Road – be individual and not follow the rest. Be known for shops that provide a healthy option – not so many chains – but single shops. If Eastbourne and Ashford are expanding the large scale outlets – go for an alternative not the same. Better transportation links, later service.

Ref 102
Ward Old Hastings
Response ref 8.23/49
Individual/name of organisation Individual
Summary of comments I would suggest looking at the concept of markets as discussed previously

Ref 154
Ward
Response ref 8.23/50
Individual/name of organisation Planning Potential
Summary of comments There should be a recognition that the role and function of centres will evolve over time. The provision of genuine choice at a local, accessible level should be promoted. This may involve the extension and enhancement of certain centres

Question 8.24

Retailing Options:
If you do not support the general principles (listed at 8.22) that could form the basis of a strategic policy on retail centres in the town, what would you wish to change/add?

Responses to this question: Total number of responses: 8
Individuals: Total 5
Braybrooke (1), Central St Leonards (1), Conquest (1), Old Hastings (1), West St Leonards (1).

Local Groups: Total 3
Hastings & Rother Urban Design Group, Hastings Democratic Alliance, Ore Valley Forum.

Developers: Total 0

Statutory agencies: Total 0

Other (including anonymous): Total 0

Ref 17
Ward Braybrooke
Response ref 8.24/1
Individual/name of organisation Individual
Summary of comments Reduce incentives for Charity shops – they should pay the appropriate business rate.

Ref 35
Ward Central St Leonards
Response ref 8.24/2
Individual/name of organisation Individual
Summary of comments
8.24: Not just to consume for consuming sake. More emphasis should be put on locally grown/sourced/produced products that are of beneficial use not just for novelty factor.
8.30: I would oppose any out-of-centre sites as this would lead to closing down the smaller shops within the Town that offer unique specialist knowledge and offer local community many benefits.

Ref 77
Ward
Response ref 8.24/3
Individual/name of organisation Ore Valley Forum
Summary of comments (h) This should be expanded regardless of central government to include small parades of shops of purely neighbourhood significance of the Council is committed to neighbourhood renewal e.g. Mount Road, Ore and Clive Vale

Ref 91
Ward West St Leonards
Response ref 8.24/4
Individual/name of organisation Individual
Summary of comments This is correct, in general, but it needs a fuller document setting out what it means in practice with proper design guidelines for areas and buildings.

Ref 137
Ward
Response ref 8.24/5
Individual/name of organisation Hastings Democratic Alliance

Summary of comments Shopping centres empty at night are dangerous. As are areas completely dominated by the 'night' economy

Ref 122
Ward
Response ref 8.24/6
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments The Hastings/Bexhill area consists of many centres each of which could be developed as specialist retail areas. With Town centres having main retail offer + Ravenside.

Ref 60
Ward Old Hastings
Response ref 8.24/7
Individual/name of organisation Individual
Summary of comments Give some help to Queens Road. Shops and buildings are in a dire state

Ref 30
Ward Conquest
Response ref 8.24/8
Individual/name of organisation Individual
Summary of comments Create a series of specialist centres, including a new one at Wilting. Bexhill – Health/complementary medicine. Battle – history. Hastings – main retail offer. St Leonards – recycle/reuse including antiques. Hastings Old Town – art/books. Wilting – sustainability, tourism centre, high class (country club) hotel.

Question 8.25

Location of Retail Development:
Should we seek to accommodate as much as possible of the forecast future needs for retail floorspace in Hastings town centre?

Responses to this question: Total number of responses: 86
Individuals: Total 58
Local Groups: Total 7
Developers: Total 1
Statutory Agencies: Total 8
Other (including anonymous): Total 12

Response percentages: Agree – 66% Disagree – 20% No Opinion – 14%

Question 8.26

Location of Retail Development:
Please use this box for any other comments on the location of new retail development

Responses to this question: Total number of responses: 34
Individuals: Total 21
Baird (1), Braybrooke (1), Castle (6), Central St Leonards (1), Conquest (1), Gensing (1), Old Hastings (1), Tressell (4), Other (5)

Local Groups: Total 4
Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Environment Network, Ore Valley Forum

Developers: Total 1
Wm. Morrison Supermarkets plc

Statutory agencies:
Total 2, English Partnerships, Highways Agency

Other (including anonymous): Total 6
Anonymous (5), Planning Potential

Ref 4
Ward Tressell
Response ref 8.26/1
Individual/name of organisation Individual
Summary of comments As long as we still stay unique

Ref 6
Ward
Response ref 8.26/2
Individual/name of organisation Individual
Summary of comments This question is oddly worded!

Ref 13
Ward Castle
Response ref 8.26/3
Individual/name of organisation Individual
Summary of comments We need to compete with other shopping centres – a one stop shopping experience drawing shoppers further out of the Town Centre with interest. Ravenside can provide the Bluewater experience.

Ref 14
Ward
Response ref 8.26/4
Individual/name of organisation Anonymous
Summary of comments Need to strengthen Silverhill/Bohemia/ Sidley/Ore areas

Ref 15
Ward Gensing
Response ref 8.26/5
Individual/name of organisation Individual
Summary of comments Specialist retail etc should also be encouraged in Central St Leonards and the Old Town

Ref 18
Ward Baird
Response ref 8.26/6
Individual/name of organisation Individual
Summary of comments Use the existing old Observer office in Cambridge Road, without losing the architectural Heritage.

Ref 22
Ward Central St Leonards
Response ref 8.26/7
Individual/name of organisation Individual
Summary of comments What about more help in promoting St Leonards?

Ref 33
Ward
Response ref 8.26/8
Individual/name of organisation Anonymous
Summary of comments What about the impact of internet shopping? Need to encourage specialist shops like Made in Hastings, specialist bakeries as well as others

Ref 77
Ward
Response ref 8.26/9
Individual/name of organisation Ore Valley Forum
Summary of comments Major shops should be in the town centres – new shops are needed in local areas to support communities. Retail capacity study – "no significant requirement for additional convenience goods". These stores should be local and other stores should be central. Central includes Kings Road, Silverhill and Ore Village

Ref 130
Ward Castle
Response ref 8.26/10
Individual/name of organisation Individual
Summary of comments Build up. Anticipate intervening factors for growth such as have price collapse and rising fuel prices these will limit real growth and soon.

Ref 129
Ward
Response ref 8.26/11
Individual/name of organisation Individual
Summary of comments We already have sufficient split areas like the Old Town and St Leonards.

Ref 128
Ward
Response ref 8.26/12
Individual/name of organisation Anonymous
Summary of comments Rates too high to encourage people to open up shop

Ref 106
Ward Castle
Response ref 8.26/13
Individual/name of organisation Individual
Summary of comments Not on the seafront – not easy without better parking facilities

Ref 96
Ward Tressell
Response ref 8.26/14
Individual/name of organisation Individual
Summary of comments Improve Ore village

Ref 88
Ward Castle
Response ref 8.26/15
Individual/name of organisation Individual
Summary of comments Discourage out of town shopping as unsustainable.

Ref 93
Ward
Response ref 8.26/16
Individual/name of organisation Individual
Summary of comments Although we need to balance with other employment uses. May not be space for bulky goods stores in the centre, these possibly be placed in disadvantaged areas to encourage more shoppers.

Ref 86
Ward Braybrooke
Response ref 8.26/17
Individual/name of organisation Individual
Summary of comments We already have empty shops, lets use these first and further promote and focus on areas such as Kings Road, St. Leonards and Queens Road, Hastings

Ref 85
Ward
Response ref 8.26/17
Individual/name of organisation Anonymous
Summary of comments Plenty of unused sites in the town

Ref 97
Ward
Response ref 8.26/18
Individual/name of organisation Individual
Summary of comments To develop a site elsewhere in Hastings will split the retail provision. There is scope for building North of Priory meadow by demolishing poor quality housing and doubling the retail area to provide a major shopping mall.

Ref 90
Ward Castle
Response ref 8.26/19
Individual/name of organisation Individual
Summary of comments Most probably – at least for the non-bulky goods sector

Ref 111
Ward
Response ref 8.26/20
Individual/name of organisation Anonymous
Summary of comments Queens Road is the prime site for this, and the small surrounding side streets.

Ref 80
Ward Castle
Response ref 8.26/21
Individual/name of organisation Individual
Summary of comments Surely any viable business has customer care as a viable objective, I don't think this is a measurable outcome. See answer to 5.6

Ref 105
Ward
Response ref 8.26/22
Individual/name of organisation Hastings Environment Network
Summary of comments There should also be more retail developments in St. Leonards.

Ref 76
Ward Tressell
Response ref 8.26/23
Individual/name of organisation Individual
Summary of comments In Hastings Town Centre, also in Central St Leonards.

Ref 108
Ward
Response ref 8.26/24
Individual/name of organisation Hastings and Rother Disability Forum
Summary of comments This area has the best infrastructure to deal with this, it also has the best transport links. Although we would like to see more community retail around the town therefore allowing people not to have to rely on supermarkets to shop.

Ref 122
Ward
Response ref 8.26/24
Individual/name of organisation Hastings & Rother Urban Design Group
Summary of comments This is OK for the 'national' names but it should not be to the detriment of St. Leonards, the Masterplan proposed a mixed use/retail dev on Crystal Sq. which needs to be borne in mind in assessing retail growth.

Ref 54
Ward Tressell
Response ref 8.26/25
Individual/name of organisation Individual
Summary of comments The more choice for the consumer the better, for example if you want to buy computer goods and live in Ore, you have to travel a very messy 5+ miles of driving to go Ravenside. What would that journey would be like on public transport

Ref 30
Ward Conquest
Response ref 8.26/26
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.

The problem with mixed use is on going management and value reduction when selling on. There is potential to examine the "edges" of industrial/employment areas to see if mixed use can be added such that one end of the property stays in employment use and the other becomes housing e.g. an office or workshop at the end of the garden

Ref 65
Ward
Response ref 8.26/27
Individual/name of organisation English Partnerships
Summary of comments But local shopping where required

Ref 69
Ward
Response ref 8.26/28
Individual/name of organisation Individual
Summary of comments We need to develop but not compete with other centres that already have the facilities and reputation for shopping/retail

Ref 68
Ward Old Hastings
Response ref 8.26/29
Individual/name of organisation Individual
Summary of comments Excluding seafront
Seafront should be tourism based activities only
Rising sea levels/global warming will prove a great disincentive – see shoreline management plan. We have a 50 year breathing space – much less

Ref 153
Ward
Response ref 8.26/30
Individual/name of organisation Wm. Morrison Supermarkets plc
Summary of comments Our client supports the identification of a retail hierarchy, as indicated by the 2006 Retail Capacity Study, and set out at paragraph 8.26 in the Core Strategy. With regard to the location of new development, our client acknowledges the role of Hastings as the primary town centre within the Borough, and should be the focus for locating new development, including retail. Any retail policy should be criteria-based to ensure that new retail development is considered in light of the key tests of PPS6 (need, scale, impact, sequential test and accessibility). In this context, however, we note at paragraph 8.22 that there may not be any significant requirement for additional convenience goods floorspace until after 2021, as identified in the 2006 Retail Capacity Study.

Ref 100
Ward
Response ref 8.26/31
Individual/name of organisation Highways Agency
Summary of comments In principle the HA is supportive of employment and retail development in the town centre as such locations tend to have good access to services and public transport.

Ref 154
Ward
Response ref 8.26/32
Individual/name of organisation Planning Potential
Summary of comments Whilst Hastings town centre may be the focus for certain types of retail development, the provision of accessible retail facilities to serve local communities within or as part of an extension of existing district or local centres should also be encouraged

Question 8.27

If you disagree, can you indicate any broad locations in the Borough where you think new retail development might be appropriate (bearing in mind that we need to follow the sequential approach to site identification set out by the government and outlined in Chapter 8 paragraph 8.1)?

Responses to this question: Total number of responses: 21
Individuals: Total 16
Baird (1), Braybrooke (1), Castle (4), Conquest (1), Gensing (1), Old Hastings (2), Silverhill (1), Tressell (2), Wishing Tree (1), Other (2).

Local Groups: Total 2
Hastings Democratic Alliance, Old Hastings Preservation Society

Developers: Total 0.

Statutory agencies: Total 0.

Other (including anonymous): Total 3
Anonymous (2), Planning Potential

Ref 15
Ward Gensing
Response ref 8.27/1
Individual/name of organisation Individual

Summary of comments Given that we may need half as much again as Priory Meadow, why not go straight in with another shopping mall at Bulverhythe?

Ref 130
Ward Castle
Response ref 8.27/2
Individual/name of organisation Individual
Summary of comments Glyne Gap/Bulverhythe Foreshore

Ref 106
Ward Castle
Response ref 8.27/3
Individual/name of organisation Individual
Summary of comments The sea end of Robertson Street seems to have died, already as far as retail provision is concerned, and White Rock shops are lacking in parking places. The owners find it very disheartening. The underground car park is not very inviting for a lot of drivers

Ref 127
Ward Silverhill
Response ref 8.27/4
Individual/name of organisation Individual
Summary of comments Small is also beautiful, maximise small spaces for retail to include new build within housing development.

Ref 139
Ward Baird
Response ref 8.27/5
Individual/name of organisation Individual
Summary of comments A major new attraction not conceived before; a large medieval harbour and village complex all located at the end of Rock-a-Nore. All buildings to be or have the appearance of 12 to 14 century timber framed building similar to the existing Old Town, All Saints' Street. See attached Proposals. Based loosely on the layout of Brighton Marina. Hastings Medieval Harbour and village would have [illegible word] [illegible word] moorings for 1500 boats, 50 new commercial/retail outlets, 800 to 1000 residential properties, full pedestrianised area, all year round attraction, job creation, no environmental issue. Additional protection for East Cliff at Rock-a-Nore. Compliments the existing Old Town, fishing industry, and tourism industry. No other town in the South has such an attraction.

Ref 116
Ward Old Hastings
Response ref 8.27/6
Individual/name of organisation Individual
Summary of comments Stall markets, fresh food produce – Kings Rd, TC, antiques market Sundays – Norman Rd west. Expand and make fish market in the Stade more accessible to the public, add complimentary food stuffs – local wine, farmers market. A low level roofed market hall on the site of the current coach park might work – similar to that in Leicester city centre.

Ref 85
Ward
Response ref 8.27/7
Individual/name of organisation Anonymous
Summary of comments St. Leonards needs more support for retail development

Ref 97
Ward
Response ref 8.27/8
Individual/name of organisation Individual
Summary of comments As at question 8.25

Ref 90
Ward Castle
Response ref 8.27/9
Individual/name of organisation Individual
Summary of comments Each area could be encouraged to specialise i.e. Norman Rd: antiques, books, Old Town: art, Town Centre: clothes, Marina: sports equipment; Other areas for say: furniture shops/carpeting, DIY/crafts/building supplies, Fresh/local produce market

Ref 101
Ward
Response ref 8.27/10
Individual/name of organisation Old Hastings Preservation Society
Summary of comments Encourage specialist shops in areas like the Old Town & St Leonards.

Ref 80
Ward Castle
Response ref 8.27/11
Individual/name of organisation Individual
Summary of comments We need to locate pockets of already existing creativity and fit them into any retail development. As in the point in paragraph 8.23, this could link the town centre with the techno business in the hinterland

Ref 137
Ward
Response ref 8.27/12
Individual/name of organisation Hastings Democratic Alliance
Summary of comments Priority should be given to keeping existing ones going

Ref 76
Ward Tressell
Response ref 8.27/13
Individual/name of organisation Individual
Summary of comments Silverhill and West St Leonards have the possibility to offer smaller but interesting retail centres if needed. (But not in MFI style sheds)

Ref 54
Ward Tressell
Response ref 8.27/14
Individual/name of organisation Individual
Summary of comments How about the town centre (ESK area) up to Bohemia Road

Ref 30
Ward Conquest
Response ref 8.27/15
Individual/name of organisation Individual
Summary of comments Make a case not to follow the sequential approach. The sort of quality retail we need means big names which will only come to Hastings if it has greater population and per capita spend. This must therefore remain a long term aim and is also likely to require CPO action e.g. east side of Queens Road.

Ref 53
Ward Braybrooke
Response ref 8.27/16
Individual/name of organisation Individual
Summary of comments Ore Valley (Broomgrove) area

Ref 66
Ward Wishing Tree
Response ref 8.27/17
Individual/name of organisation Individual
Summary of comments For supermarkets, DIY stores, gardening centres, furniture and carpet stores, building products etc on edge of town location with good road access is essential. Hastings Town Centre is congested and not easily accessed because the car parking is not where it would be convenient e.g. buying bulky or heave goods from Argos or Woolworths. Edge of town centres with convenient free parking are much more attractive

Ref 68
Ward Old Hastings
Response ref 8.27/18
Individual/name of organisation Individual
Summary of comments Sequential approach essential. The demand for retail space is not proven

Ref 156
Ward
Response ref 8.27/19
Individual/name of organisation Anonymous
Summary of comments Cultivating a night time economy is dependent upon not just shops staying open – which is what we have at the moment. It's about changing the thinking of a community. Integration is key between: Transport, cultural activities, entertainment venue to eat at for all the family. People feeling a sense of ownership and civic pride. Not purchasing the latest pair of training shoes or CD.

Ref 112
Ward
Response ref 8.27/20
Individual/name of organisation Individual
Summary of comments We totally lack a street or outdoor market, which would enrich recreation, social contact and community life. I think a good place is the Bathing Pool site, and have proposed the following to Tibbalds: Model it on the thriving places that have mushroomed by offering a mix of browsing and shopping, eating, street entertainment and social life.

Ref 154
Ward
Response ref 8.27/21
Individual/name of organisation Planning Potential
Summary of comments In or adjoining all centres which form the network and hierarchy of shopping provision within Hastings

Additional comments made on chapter 8

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

Increase the amount of vertical mixed-use developments in town centres where commercial developments are needed to ensure upper levels of retail and offices include the SEEDA required housing units

Consultee ref 158
Individual/name of organisation East Sussex County Council
Summary of comments Para 8.20 could emphasise accessibility within its options. This could include encouraging locations that promote public transport and locations accessible to existing and proposed labour supply.

Within some areas there may be factors that make employment sites unprofitable and thus no longer suitable for business purposes. To make these sites viable, Hastings could allow for a mix of uses and pursue development contributions towards brining forward employment provision on other sites. This approach of realising opportunities for much needed investment is contained in Policy SCT3 of the Sub-Regional Study of the Sussex Coast.

With the constraints on land availability within Hastings and the importance of providing opportunities to attract inward investment, there is scope within Policy SCT4 of the Sub-Regional Study of the Sussex Coast to provide for future employment requirements within Hastings Borough. Policy SCT4 allows for some infringement of environmental constraints on development but only where there is a clear justifiable case for delivering economic regeneration to meet identifiable need; no more existing sustainable alternatives and that harmful impact can be satisfactorily mitigated.

Consultee ref 94
Individual/name of organisation Individual
Summary of comments Document fails to recognise the potential for eco-tourism. The potential lies in the recognised wildlife habitats found within the Borough but also the beach and sea and our parks and in the beautiful countryside surrounding Hastings. Were our environment promoted outside of the town there is the potential to attract more tourists. Promoting eco-tourism would assist in protecting our natural environment not least because it would be seen to add economic value. Yet there is little recognition that tourism, green or otherwise has spatial planning dimensions and is a significant economic activity. For example there appears to be no serious consideration f requirements for visitor accommodation or information for visitors; of transport & accessibility from the perspective of visitors; of tourism as providing employment locally; or of tourism bringing money into the town and helping to support local enterprises.