Hastings Local Development Framework

Shaping Hastings

Core Strategy Issues and Options

Summary of consultation responses

February 2007

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Introduction

This document is a summary of the comments we received in response to the consultation on the Hastings Local Development Framework document "Shaping Hastings: Core Strategy Issues and Options".

The consultation ran from 30 October 2006 to 8 December 2006. We received 161 responses.

This document has been produced as part of our feedback process outlined in our Statement of Community Involvement. The summary seeks to achieve two purposes. Firstly, to let local residents, groups and consultees to see exactly what people said. Secondly, it will help the Council officers and members who will make further decisions about the LDF, to see what was said and identify changes and improvements to be made in the next stage of the LDF Core Strategy process.

About this document

This document gives a flavour of what was said, and it has been written in the most practical way possible, simply listing key points and comments made. In some cases actual quotes have been included.

Comments have been grouped by the chapter headings in the Shaping Hastings: Core Strategy Issues and Options document. To ensure accurate summaries were made, all the comments to each question were read and summarised separately by at least two council officers, who then cross-referenced their summaries.

Comments to each question have been summarised under four headings:

- **Responses to this question.** We have shown the number of responses made grouped by individuals from each ward, local groups, developers, statutory agencies, and other groups including anonymous replies.

- **Main points and common themes**. As expected there were many different comments and suggestions made, reflecting how diverse Hastings is. This of course makes it very difficult to summarise and highlight common themes. However by reading through all the comments we have attempted to draw out the common points and listed them. We have tried to keep the text close to what was written; as a result the summaries are in a simple note format, in some cases listing points, in others providing actual quotes. The summaries have not been sorted in any particular order, so as not to rank them and to help show the sometimes contrasting points of view. Where a number appears in brackets after a comment, this indicates the number of times this particular point was made.

- **Additional ideas and suggestions.** Reflecting new national planning guidance, this consultation was different from traditional previous planning consultations in that we were not simply asking for comments on a draft policy, but asking for other practical ideas, solutions, locations and scenarios that could be considered. The consultation form gave several opportunities for alternative practical ideas and suggestions to be made, and these are summarised here.

- **Suggested changes to policy and wording**. Where respondents suggested changes to wording or recommended adding specific policy wording these have been summarised here. Where appropriate they will be included in the next stage of the Core Strategy process, (Shaping Hastings: Core Strategy Preferred Options" document), which is expected to be produced ready for consultation in Autumn 2007.

Remember this document is merely a summary of what was said, and is not a commentary on, or assessment of, the comments made.

If a comment you made does not appear here it does not mean it has been ignored, it simply hasn't been included in the summary. All of the comments made are available to read in the Consultation Catalogue. The catalogue runs to over 400 pages. A full copy is available to read at:

Council offices, Century House, 100 Menzies Road, St Leonards on Sea, East Sussex, TN38 9BB
Hastings Information Centre
Hastings Voluntary Action offices, 31a Priory Street, Hastings, TN34 1EA
Hastings Central Library
Ore Library
Hollington Library

You can request a paper copy to be sent to you, or an electronic copy to be emailed to you, by contacting Forward Planning on 0845 274 1098 or emailing fplanning@hastings.gov.uk, giving your name and address. If emailing, Please put "CONSULTATION CATALOGUE" in the subject line, and state whether you want it to be emailed or posted.

Whenever documents are produced there is the potential that they will raise more questions. If you have queries please feel free to call us and we will endeavour to help as much as we can.

What happens next?

We now have to write the next stage of the process, "Shaping Hastings: Core Strategy – Preferred Options".

To do this we will go through the comments in detail again, and handle them in different ways:

- Suggested changes to the text to help clarify a point, or correct an error are simple to incorporate in to the Core Strategy Preferred Options document
- Suggested changes and additions to the various policy and strategic approaches, have to be explored further, possibly clarifying with those suggesting the change
- Additional suggestions, solutions or ideas - identified by the questions where we asked "what do you think we have missed" - will first be considered by Council Officers to assess if they are feasible, for example from a financial or a geographical perspective. Any solutions, suggestions or ideas that can be taken further, then have to undergo a "Sustainability Appraisal" to demonstrate the social, environmental and economic impacts if the idea was pursued
- Several questions also asked "what do you think of this approach?" and essentially form the most important part of the consultation process. These comments need to be considered carefully to identify what changes should be made in response to these views and opinions. This will involve difficult decisions, as there are many differing views expressed. Council officers and lead councillors will be tasked with looking at these comments and identifying changes and amendments that should be made for the next stage. Where comments have been made on other council departments and services, we will share them with the relevant teams. For example, responses to questions about Area Co-Ordination will be fed back to the Neighbourhood Renewal team; responses to questions about open spaces will be shared with the Parks and Open Spaces team.

As you can imagine this is not a simple task and one that needs to be given careful consideration. Over the next few months we will be carrying out this work, ready to produce the next stage of the Core Strategy process in Summer 2007.

We will consult on the document and arrangements for consultations will be publicised once finalised.

Summary of responses received

Question 4.1

Do you agree with Vision 1?

Responses to this question: Total number of responses: 104
Individuals: Total 70
Local Groups: Total 13
Developers: Total 2
Statutory Agencies: Total 8
Other (including anonymous): Total 11

Response percentages: Yes - 61% No – 39%

Question 4.2

Are there any other aspects we have missed that could be included in Vision 1?

Responses to this question: Total number of responses: 60
Individuals: Total 40
Baird (1); Braybrooke (7); Castle (8); Central St Leonards (2); Conquest (1); Gensing (1); Old Hastings (6); Silverhill (2); Tressell (1); West St Leonards (1); Wishing Tree (1); Other (9).

Local Groups: Total 10
Ore Valley Forum; Hastings and Rother LA21; Old Hastings Preservation Society; Hastings Environment Network; Hastings Democratic Alliance; Castle Court Residents Assoc; Hastings & Rother Disability Forum; The Hastings Greenway Project; Hastings & Rother Urban Design Group; The Theatres Trust.

Developers: Total 3
Walden Pond Housing Co-operative Ltd; Nathaniel Lichfield & Partners for Bourne Leisure Ltd; The Mother Agnes Trust.

Statutory agencies: Total 4
East Sussex County Council; Sport England; Environment Agency; Crowhurst Parish Council.

Other (including anonymous): Total 5
Anonymous (4); Planning Potential.

Main points and common themes:
Need a true, innovative vision that both grabs the imagination (and motivation) of the local population and particularly recognises local distinctiveness'
The vision is not Hastings specific – it could refer to any town in the UK
A vision should be fairly brief
Is this a vision or a shopping list? Needs to be brief, readily understood, particular to the locality and achievable
The vision is virtually vacuous if it is meant to be distinctive
Prefer a vision which takes account of all the points in para 4.18
Quality of customer service is not regarded as a strategic objective by some
Concern about future impact of town's growth on Battle and Crowhurst
You are looking for perfection in an imperfect world. A lot of what you talk about is outside the Council or Local Strategic Partnership's control
Hastings lacks a major (traffic free) civic space
What do 'diverse' communities consist of? – they need to be identified at this stage
What is meant by 'sustainability' and 'culture'?

What about Equality aspects of the town?
Transport and Access should be included

Additional ideas and suggestions:
Need to acknowledge the coastal/seaside role of the town
The vision should fully recognise the importance of tourism to the local economy and the role it could play in the future in developing a strong and diverse economy and in contributing to regeneration of the wider area
Protection and promotion of entertainment assets should be included
Need to emphasise the importance of heritage, architecture and landscape
Climate change/global warming must be addressed
The role of culture is not represented strongly enough
Should be encouraging the Conquest Hospital and seeking to promote Hastings as a centre for medical excellence and encouraging medical research and ancillary medical services and treatments
Need to include reference to promoting an increase in leisure/sport and recreation activity and relate this to preventative measures to address the causes of ill health and inactivity
Greater housing choice on a broad mix of sites should be part of the vision
Need to promote the ecological assets of the town and promote protection and enhancement of biodiversity and green corridors in and around the town
Need greater accessibility to cultural and larger centres and airports which serve the South East
Need to include Crime & Disorder issues
Young people are not mentioned

Suggested changes to policy ideas and wording:
A place where green space and buildings of architectural significance are protected (Hastings Environment Network)
A place renowned as an eco-tourism destination with local food, natural reserves and cycling and walking routes (Hastings Environment Network)
By 2016 Hastings will be a place where everyone can learn, live prosper and enjoy life by the sea (Castle Court Residents Association)

Question 4.3

Do you have any other comments on particular parts of Vision 1?

Responses to this question: Total number of responses: 74
Individuals: Total 54
Baird (2); Braybrooke (6); Castle (9); Central St Leonards (1); Conquest (1); Gensing (1); Maze Hill (2); Old Hastings (12); Ore (1); Silverhill (1); St Helens (2); Tressell (4); West St Leonards (1); Wishing Tree (1); Other (10).

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

Developers: Total 3
Walden Pond Housing Co-operative Ltd; 1066 Housing Association; DMH Stallard.

Statutory agencies: Total 3
Rother District Council; Southern Water; Learning & Skills Council, Sussex.

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

Main points and common themes:
Vision is too long
Too ambitious
Not very realistic and too general
Vision is not particular to Hastings
Agree with the vision but cannot see it coming to fruition
This sounds wonderful but could only happen with masses more investment and a Town Council with a genuinely creative and 'can do' attitude, which we haven't got
The language used is not accessible/too technical. Ideally a vision should create the 'Aha' effect as when everyone says 'Aha – of course now I see it'
Clarify what is meant by 'diverse communities'
Para 4.18 offers a clear, achievable and inspiring vision from the community – why have these ideas not been incorporated in Vision 1 or 2?
Hastings needs to emphasise what makes it unique – arts and culture
There is a lack of genuine support for culture in the sense of arts, music and performance
Many people felt that being 'world renowned' for customer service is not attainable
Questions over whether we should aim to be a housing growth area when there are so many problems with the existing stock
Concerns about housing growth and the need for infrastructure and better design
Attracting more people and additional housing does not directly translate to more employment
We will need to balance employment and housing growth in the space available
Need a long-term plan for transport infrastructure to enable delivery
Concern that local people and long-term residents will be excluded via a form of social engineering and displacement
Don't see why a 'vision for Hastings' assumes a future with Bexhill – concern over the word 'conurbation'
Hastings is a unique, interesting, vibrant and smallish town and should remain that
Southern Water supports the vision for Hastings to be at the leading edge of sustainability
Let people vote on each separate part of the vision

Additional ideas and suggestions:

There should be links to crime reduction work

Suggested changes to policy ideas and wording:
Would rather Hastings be world-renowned for its unique independent creative approach to life than for its customer service
A place looked upon as a leading example of how to regenerate a town with least impact on the environment
Vision must mention the sea, tourism and visitors
Change first bullet point to 'a centre of educational excellence'. This would more clearly embrace all forms of education. The central importance of education including the physical developments in the town centre should be more strongly presented *(Learning & Skills Council)*

Question 4.4

Do you agree with Vision 2?

Responses to this question: Total number of responses: 102
Individuals: Total 67
Local Groups: Total 14
Developers: Total 2
Statutory Agencies: Total 7
Other (including anonymous): Total 12

Response percentages: Yes – 75% No – 25%

Question 4.5

Are there any other aspects we have missed in Vision 2?

Responses to this question: Total number of responses: 41
Individuals: Total 29
Braybrooke (3); Castle (8); Central St Leonards (2); Conquest (1); Gensing (1); Old Hastings (3); Ore (1); Silverhill (1); St Helens (1); Tressell (2); West St Leonards (1); Other (5).

Local Groups: Total 5
Castle Court Residents Association; Hastings & Rother Urban Design Group; Hastings and Rother Disability Forum; Hastings Urban Bikes; Old Hastings Preservation Society.

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

Statutory agencies: Total 3
East Sussex County Council; English Partnerships; Environment Agency.

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

Main points and common themes:
Don't use jargon – such as 'sustainable change and regeneration'
Mixed views on whether Vision 1 or Vision 2 is best
Vision 2 is less specific, much less committed to any measurable benchmark
Vision 2 attempts to acknowledge a sense of place, has the benefit of brevity and is closer to a vision statement than 1
This cannot by definition be a vision for Hastings, as it includes Bexhill – indicates the need for a joint 1066 Country Local Development Framework
Concerns about Hastings/Bexhill conurbation
Will the necessary degree of investment be available to achieve the vision?
Both visions could equally be applied to any town/s in the UK

Additional ideas and suggestions
The need to address climate change needs to be included in the vision
An overarching theme should be the role of the historic environment and cultural heritage in relation to education, sense of place and economy (East Sussex County Council, ESCC)
Needs to specifically mention the green environment - which contributes to the provision of a high quality of life (Environment Agency, EA)
To achieve the vision large areas of St Leonards should be redeveloped for housing
Need to include equalities, education/skills, employment and health
Reference to the sea, tourism and visitors should be included
Demographic changes appear to have been omitted – but are likely to underpin many developments over the next 20 years
The incredible ferment and talent in the arts, which is the most extraordinary thing about Hastings today – should be placed at the centre of the vision
Need to refer to paragraph 4.18
Find something other than 1066 to focus on

Suggested changes to policy ideas and wording:
'By 2026 Hastings will have recognised the value of its historic buildings and will support plans for re-using existing structure rather than strong-arming cheap, nasty and greedy over development through at every opportunity'
'By 2026, the value of the sea front location and unique topography of the town will be celebrated'

a) retention of Hastings Pier and update of its uses. b) Conquest Hospital to have full range of services for local people and visiting tourists. c) keep allotments for locals. d) retention of best architecture. e) provision of additional green spaces – Speckled Wood. f) Swimming pool. g) housing provision for the elderly

'By 2016 Hastings will be a place where everyone can learn, live, prosper and enjoy life by the sea'
Vision should be the same as the contents of paragraph 4.18
'We welcome and encourage incomers recognising their cultural and economic contribution'
By 2016 Hastings will be a place where everyone can learn, live prosper and enjoy life by the sea (Castle Court Residents Association)

Our unique history, vibrant culture and stunning environment would present a more dynamic vision

Question 4.6

Do you have any other comments on particular parts of Vision 2?

Responses to this question: Total number of responses: 57
Individuals: Total 43
Braybrooke (5); Castle (9); Central St Leonards (1); Conquest (1); Gensing (1); Maze Hill (2); Old Hastings (6); Silverhill (1); St Helens (2); Tressell (5); West St Leonards (2); Wishing Tree (1); Other (7).

Local Groups: Total 6
Castle Court Residents Association; Hastings and Rother Disability Forum; Hastings Environment Network; Old Hastings Preservation Society; Ore Valley Forum; Age Concern Hastings/Hastings & St Leonards Seniors Forum

Developers: Total 2
1066 Housing Association; The Mother Agnes Trust.

Statutory agencies: Total 3
Crowhurst Parish Council; English Partnerships; Rother District Council.

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

Main points and common themes:
Don't use jargon – such as 'sustainable change and regeneration'
Could apply to any time and anywhere – too bland. No fire in its belly
Too vague
Preferable to Vision 1, more realistic and achievable
Delivery will be the problem – does the Council and the LSP have the means and drive to fulfil the vision?
Concerns about Hastings/Bexhill conurbation
Hastings, St Leonards and Bexhill should not become one urban sprawl, they must keep their identities
Hospital downgrading mitigates this vision
The town must be forward looking and not base everything on culture and environment
Culture and arts needs to be at the core of regeneration to give Hastings a clear definition, different from elsewhere
Don't base everything on culture and the environment
Preserving the environmental heritage is key
Requires courage and drive to achieve these
Want more gentle growth of the town

Additional ideas and suggestions
Reference to the sea, tourism and visitors should be included

Suggested changes to policy ideas and wording:
The word 'change' needs to be left out. Looking after what we already have is so important
Add after conurbation 'with all residents' enjoying….

Question 4.7

Do you agree with the general direction and range of the strategic objectives?

Responses to this question: Total number of responses: 93
Individuals: Total 60
Local Groups: Total 13
Developers: Total 3
Statutory Agencies: Total 6
Other: Total 11

Response percentages: Yes – 85% No – 15%

Question 4.8

Are there any objectives you think we have missed?

Responses to this question:
Total number of responses: 49

Individuals: Total 34
Baird (1); Braybrooke (3); Castle (8); Central St Leonards (2); Conquest (1); Gensing (2); Old Hastings (7); Tressell (1); West St Leonards (1); Wishing Tree (1); Other (7).

Local Groups: Total 8
Castle Court Residents Association; Hastings & Rother Urban Design Group; Hastings and Rother Disability Forum; Hastings Democratic Alliance; Hastings Old Town Residents Association; Old Hastings Preservation Society; Transport 2000; The Hastings Greenway Project.

Developers: Total 3
Nathaniel Lichfield and Partners for Bourne Leisure Ltd; The Mother Agnes Trust; The Planning Bureau (on behalf of Mc McCarthy and Stone).

Statutory agencies: Total 2
Highways Agency; Southern Water.

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

Main points and common themes:
Not specific enough – too much waffle
Of prime importance is turning around the present population. Our most precious asset is the people we have now and too many of them are fed up, suspicious and cynical
Explore and devise constructive occupations and motivate those incapable of acquiring skills that constitute a significant part of the social problem
Greater care at a very early age to give young people aspirations
Social regeneration needs more emphasis
Education – some felt more resources were needed, and others that there is an over emphasis on education to the exclusion of engineering and entrepreneurial spirit in the town
You are in danger of inventing a culture, rather than looking at ways in which to develop it.
The basic principle should be recognition of the town's unique location and built and cultural heritage
Need to recognise potential of Hastings and Bexhill as seaside resorts
Hastings needs to be treated separately from Bexhill
Some linkage is needed along the seafront – a tram?
Need for a unique selling point

Additional ideas and suggestions
NONE

Objectives You Think We Have Missed
New objective - 'Celebrating the unique identity of Hastings and St Leonards making sure 'urban sprawl' does not make our towns join up with Bexhill'.
New objective – "A town with accessible public transport links with London and along the coast and to the continent"
Provision of housing and facilities for young and elderly people in the Hastings/Bexhill area
Reduce or eliminate poverty
The very first objective should be to use what we have already to build the future.
Need to include provision for the increasing numbers of older people requiring extra care housing
Identifying existing unique assets of the town and enhancing these e.g. fishing industry
Local distinctiveness

'Regeneration' theme should include reference to tourism, culture and the sea as a first priority
'Image' theme needs to refer to the sea: our great buildings
An eighth theme that focuses on infrastructure
Use existing housing stock, renovate empty homes and convert redundant buildings
Support the voluntary sector and encourage community development
Improve housing choice, including the opportunity to attract new residents with skills and professional expertise to improve the local economy
Sustainable town, good transport links and high speed rail
Make a commitment to the survival and growth of our iconic fishing fleet
Maintain high standard clean and litter free public places, especially beaches and the seafront
Specific restrictions on development of Greenfield land for housing, industry or transport
Provision of urban design and environmental strategies to cope with climate change and damage to townscape
A new theme of Tourism Development should be added along with the following objectives –
'To improve the image of tourism within the Borough and to promote Hastings as a year round tourism destination.'
To maintain and enhance new and existing tourism facilities within the Borough'
Support the delivery of new and improved utility infrastructure (Southern Water)
Improve retail provision
Links along the coast to the continent

Question 4.9

Do you have any comments on particular objectives?

Responses to this question: Total number of responses: 79
Individuals: Total 55
Baird (1); Braybrooke (5); Castle (11); Central St Leonards (3); Gensing (1); Maze Hill (2); Old Hastings (6); Ore (1); Silverhill (2); St Helens (2); Tressell (3); Wishing Tree (1); Other (17).

Local Groups: Total 9
Castle Court Residents Association; Hastings & Rother Urban Design Group; Hastings and Rother Disability Forum; Hastings Environment Network; Hastings Old Town Residents Association; Hastings Urban Bikes; Ore Valley Forum; Speckled Wood Group; The Hastings Greenway Project.

Developers: Total 4
DMH Stallard on behalf of Mr & Mrs Miskin; The Planning Bureau (for McCarthy and Stone); Walden Pond Housing Co-operative LTD; The Mother Agnes Trust.

Statutory agencies: Total 6
Crowhurst Parish Council; East Sussex County Council; Environment Agency; GOSE; Highways Agency; Sport England.

Other (including anonymous): Total 5
Anonymous (3); HBC Conservation Team; The Theatres Trust.

Main points and common themes:
I do not believe that sufficient investment in time, money services or society will be available to meet these fine words.
Fine words but the principal objective must be transport and accessibility – private investment will follow on from this.
Objectives are not very SMART
Objectives should be prioritised, transport and accessibility is the key objective
What is need is implementation – not endless consultation that uses up funds
Objectives 6 and 7 contradict 17
Environment and Sustainability objectives are not going hand in hand at present – refers to Ore Valley proposals.
GOSE suggest we need to distinguish between development plan outcomes and outcomes from other plans and processes.
Need to ensure a logical and transparent process of implementation e.g social and physical infrastructure needs to be delivered before or at the same time as major regeneration not left to vague future proposals
Government Office for the South East (GOSE) – to what extent have Hastings and Rother been working together to prepare a common set of objectives that might reflect the interdependency between the two areas?

Additional ideas and suggestions
Tourism is omitted. Quality tourism is an easy way to grow the local economy. Not enough is being done to increase visitor numbers throughout the year
No mention of empty homes or improvements to existing dwellings. Would like to see something about preserving old buildings or bringing back into use.(2)
Need specific restrictions on the development of Greenfield land
Avoidance of long term blight and the encouragement of individual investment should be underpinning objectives
No mention of architecture and urban design – surely they are intrinsic to all the objectives?

Could objectives 1,2&3 be summarised as 'Deliver education-led regeneration to secure the future of Hastings as a centre of educational excellence and strengthen interdependency between Hastings and nearby Bexhill' (GOSE)
Do objectives 15 to 18 (Environment and Sustainability) qualify as strategic plan objectives required by PPS12 para2.9, or are they sustainability objectives? (GOSE)

Comments on particular objectives
Objective 1: Regeneration
Significant extra resources will be need to raise educational standards
At present infrastructure seems to hopefully follow on rather than be planned
How/where is the 'necessary social and physical infrastructure' defined?
Must be led from primary level upwards
Yes, yes, yes – go for it
Don't need creation of low skill low wage jobs
Hastings should be a place which encourages people to stay and participate in its development – providing opportunities to seed the growth of a range of working and lifestyles
Objective is not 'smart' – too general and not specific
Growth in jobs is essential – there is simply not enough work here
What type of jobs?
The words 'education-led' should be deleted. You need to create a demand for skilled jobs rather than create a supply of skilled workers for which no jobs exist.
Too great an emphasis on education led regeneration
Add education from primary level upwards
Terminology too wide sweeping
Growth and development should be specifically excluded from Conservation areas
Southern Water anticipate that policies in the Core Strategy will enable and facilitate the delivery of water, sewerage and wastewater treatment infrastructure to support development

Objective 2: Education
Much of what the college and University Centre Hastings provide is actually training – training should feature, it's different from education
Yes, yes, yes – go for it
Agree – raising aspirations is key to the town's future success
There must be a range of skills and a range of jobs
Objective is not 'smart' – too general and not specific
Should read 'create new job opportunities and ensure that a flexible education base is created ready, willing and able to meet the challenging skill needs to satisfy job opportunities'
Isn't this the responsibility of the education service?
Should mention making best use of the skills of older people
Would like to see clearer reference to pre-school, primary and secondary education in this objective
As this is a seaside resort we also need to focus on the fishing trade and sea/marine education which can be worked in with environmental issues

Objective 3: Joined up approach
Does this refer to the Travel To Work Area?
Are Bexhill and Hastings independent?
Is Hastings dependent on Bexhill? Does their regeneration lead to one huge conglomeration?
It is important to communicate and plan with Bexhill, but not be grouped as a conurbation
Hastings and Bexhill should preserve their individual identities and atmosphere
Hastings has interdependencies with other local towns – especially historically with Battle
Don't understand interdependency of Hastings and Bexhill – it can take 25 mins to travel the 5 miles between them
Do not agree at all
Amend to read 'where benefits will be achieved' before the word 'secure'
Agree, but will require excellent transport links – suggests boat links by sea

Need to relate to objective 6 and recognise that some of the provision of new dwellings may need to be met outside the Borough boundary

Objective 4:Image
What is image as opposed to reality. Most of this objective will be outside the planning remit.
Bland – doesn't excite me at all!
Has sense of place, character and local identity been quantified or analysed?
The focus should be on changing the reality as it is no use promoting an image of Hastings that is not the 'reality'
Does this relate more to marketing than a development plan outcome? (GOSE)

Objective 5: Housing/employment balance
Provide one job for each new house
The balance should be to do with appropriate quality in housing and employment
Get the jobs first – don't repeat the Tilebarn error.
Housing and employment growth is not in balance at present – development of more business areas is badly needed.
Housing growth should be supported and given greater emphasis as the main realistic prospect for improving the local economy, and the perception of Hastings as a desirable place to live.
Where are all these people going to work?
This objective is not covered in the housing or economy chapters
There is no specific mention of infrastructure in objectives 5 - 8

Objective 6: 4200 new homes
Too many houses (4)
Figure is unrealistically low
A net additional growth of 210 dwellings per annum is feeble and a totally inadequate response to the Borough's housing requirements and to attract new residents and skills to the town
The town is unlikely to create the new jobs to go with the new dwellings and we cannot afford to lose green spaces needed to build this many dwellings
This must mean developing on the green belt and creating urban sprawl
Need to respect the impact of development on Crowhurst
Agree with numbers – but should exclude beneficial greenspaces as there is plenty of unused/brownfield space in the town
Little space left on outskirts of the town – so the new dwellings will be crammed into the centre making it crowded, unattractive and overpopulated. We must retain low density principles if we wish to capitalise on the town's uniqueness
Can only be achieved by high density techniques and/or loss of greenspace, both of which will spoil the town, not improve it.
Get the jobs first – don't repeat the Tilebarn error.
We don't feel the town is likely to create the new jobs to go with the new dwellings
Do not agree
More needs to be done to improve existing housing especially in St Leonards
Regenerate and renovate old/empty houses rather than build new (5)
Not viable. Refurbishment, restriction of buy-to-let and the availability of 50 year mortgages are needed not more housing.
Build up, not out
How are you going to build more homes and improve services at the same time? Building homes with no amenities nearby means more cars and social exclusion
How will the infrastructure cope? One dwelling equals at least 2 private motor vehicles

Objective 7: Affordable housing and skilled worker housing
Should include the provision of specific adequate housing for the elderly
Is this code for cheap and expensive housing? The key point is to maximise both quality and integration with existing development
Get the jobs first – don't repeat the Tilebarn error.
Disagree with attracting in skilled workers – should educate and skill in our own communities

The word 'target' should be dropped and the focus should not be on attracting skilled workers to the town, but on attracting good quality jobs
Hastings does not need a larger population but proper work for all the existing population
How does attracting skilled workers to the town help local people? (2)
Skilled workers will not want to come to the town to live in small boxes in an overpopulated area.
Add c) to expand housing choice by size of dwelling, location and setting within the town
Local people (born and bred) feel cheated and they have stuck to their town and believed in it – affordable housing must be offered to people from Hastings first and foremost.

Objective 8: Town centre and district and local centres
Is it Hastings or Bexhill that is to thrive most? Local centres need classification. More mixed use.
Quality is more important than quantity in terms of shopping experience

Objective 9: Transport and accessibility
Hastings clearly is not a regional transport centre. As it stands Hastings is first and foremost a destination in its own right. Suggests a transport interchange away from the coast. e.g. at the proposed new station at Upper Wilting Farm
How can we be a regional transport hub when the only way out is north?
Hastings should be celebrated as a destination rather than a hub
Prioritise improving the London rail service so Hastings can become more of a commuter town.
Should be explicit commitment here towards public transport and away from the car
Agree with securing improvement in local transport services
Must include local transport services i.e. buses and a tramway
Positive support of cycling in the town on roads and through pedestrian areas.
Wishful thinking – our current road and rail networks are too poor to have any prospect of becoming a significant transport hub.
Fully supported but only if this means 'no bypass' – why not stick to original plans like the metro train service between Hastings and Bexhill?
When and how will you implement the Metro?
No mention of sustainable transport.(2)
We would like to see a sustainable transport strategy (Hastings Urban Bikes)
Improving the road infrastructure should come second to improving public transport networks and the cycle and walking network
Pedestrians and cyclists need to be at the forefront of any Local Development Framework, and objective 9 should be revised to ensure these forms of transport are afforded a far greater profile (ESCC)
Important for LDFs to take the opportunity to reduce the need to travel and reliance on the private car, reduce the distance travelled, and encourage travel by sustainable modes, in accordance with PPG13 (Highways Agency)

Objective 10: Community and business involvement
Nice but no good without real power to change or influence
No point if our visions are always ignored
Not being followed in respect of Forum action plans
Support, but does rather raise expectations and omits the legal planning process
Beef this up! Deal with concerns of local people today as well as in the future.
Add 'and undertake to make major decisions after rather than prior to consultation.
Does this relate to process (SCI issue) rather than a development plan outcome? (GOSE)

Objective 11 The Seafront
I don't know what this means
Explain how and what will be done to achieve this
Save the Pier (2)
Better protection is required to make better use of the seafront
What does sustainability mean in this context? Is it about sea defences or allowing more development?
This is a false aspiration – residents do not believe

Do not overdevelop the seafront
We don't need all those weird buildings once proposed for the seafront.
The well being and appropriate use of the seafront should come way before providing large scale major office building, located on the seafront only because no other space could be thought of.
Office buildings should never be contemplated on or near the seafront
Owners of seafront property should be made to keep them smart and in repair
The seafront needs to offer more to young people, including free sports
Residents should be encouraged to use the seafront
Any development on the seafront should be attractive to wealthy visitors

Objective 12 Leisure and culture
I don't know what this means
Does this mean identify sites for leisure and cultural development. If so, why just these two uses**?**
Amend 'and support the regeneration' to read' recognising their crucial role in economic and social regeneration and in cresting community cohesion and identity'
Note and support this objective (The Theatres Trust)
Welcomes this objective but would like to see it promote an increase in leisure/sport and recreation activity and relate this to the need to embrace the causes of ill health and inactivity (Sport England)
Key to Hastings growth and should be central to any plans moving forward

Objective 13 Social and physical infrastructure
I do not see how the Local Development Framework can secure social infrastructure
I don't know what this means
Need community buildings /community use of buildings in the town centre
Most of the infrastructure is not in HBC control

Objective 14 Reduce deprivation
What is the 'gap'? Could it help some residents by increasing planning gain
I don't know what this means
Could this objective be combined with Objective 19 relating to delivery? (GOSE)

Objective 15 Sustainable development
Too vague to comment on
Agree
Should be a commitment to renewable energy development
Hastings should recognise that some of its objectives will impinge on the quality of life of adjacent villages i.e. Crowhurst.
Set out the principles of urban renaissance so the community can participate in an informed debate
Southern Water support the more efficient use of water in development and will fully support policies that require BREEAM water efficiency standards

Objective 16 Historic and natural assets
Needs to protect the countryside around Hastings
Agree
Too vague to comment on
Alternative wording 'Protect and enhance the town's historic and natural environment through integrating consideration of it in all aspects of spatial planning and managing it effectively'
Add cultural heritage
Who defines assets?
Subjective statements like – 'protect the best of' should be removed
The promotion and enhancement of biodiversity through spatial planning should be specifically addressed as an objective (Environment Agency, EA)
All of the natural environment (not just the best) should be protected and enhanced (EA)

Objective 17 Green space
Too vague to comment on
Agree

Alternative wording add ‘which meets the needs of both people and wildlife’
Build the Greenway
Should include ‘creation’ of green space and should aim to ‘secure’ rather than contribute to enhancement and protection
This is meaningless – what is multi-functional green space?
We would like to see a requirement for the provision of green corridors, which can both promote biodiversity and encourage people to make use of green spaces (EA)

Objective 18 Previously developed/contaminated land
Agree
Too vague to comment on
Excellent
Amend to read ‘Deliver beneficial use of previously developed land and land affected by contamination’ (EA)

Objective 19 Delivery of objectives
Too vague to comment on
Partnership working is key and must be effective
Add ’and the participation of the wider community’
Southern Water support this objective

Question 5.1

Do you support scenario 1: a centre of excellence for education and learning?

Responses to this question: Total number of responses: 85
Individuals: Total 57
Local Groups: Total 11
Developers: Total 3
Statutory Agencies: Total 4
Other (including anonymous): Total 10

Response percentages: Yes – 75% No – 25%

Question 5.2

Do you support scenario 2: a high-tech business location?

Responses to this question: Total number of responses: 81
Individuals: Total 52
Baird (3); Braybrooke (3); Castle (12); Central St Leonards (5); Conquest (3); Maze Hill (2); Old Hastings (8); Ore (2); Silverhill (1); St Helens (3); Tressell (3); West St Leonards (1); Other (6).

Local Groups: Total 11

Developers: Total 3

Statutory Agencies: Total 3

Other (including anonymous): Total 12

Response percentages: Yes – 74% No – 26%

Question 5.3

Do you support scenario 3: culture and tourism?

Responses to this question: Total number of responses: 101
Individuals: Total 64
Local Groups: Total 11
Developers: Total 5
Statutory Agencies: Total 7
Other (including anonymous): Total 14

Response percentages: Yes – 95% No – 5%

Question 5.4

Do you support scenario 4: a showcase for sustainable living?

Responses to this question: Total number of responses: 101

Individuals: Total 63
Local Groups: Total 14
Developers: Total 4
Statutory Agencies: Total 9
Other (including anonymous): Total 11

Response percentages: Yes – 83% No – 17%

Question 5.5

Do you support scenario 5: specialist shopping?

Responses to this question: Total number of responses: 84
Individuals: Total 56
Local Groups: Total 10
Developers: Total 3
Statutory Agencies: Total 5
Other (including anonymous): Total 10

Response percentages: Yes – 42% No – 58%

Question 5.6

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

Responses to this question: Total number of responses: 100
Individuals: Total 69
Baird (3); Braybrooke (5); Castle (15); Central St Leonards (4); Conquest (2); Gensing (1); Maze Hill (1); Old Hastings (12); Silverhill (2); St Helens (4); Tressell (7); West St Leonards (1); Wishing Tree (1); Other (11).

Local Groups: Total 14
Castle Court Residents Association; Castle Ward Forum; Hastings & Rother LA21; Hastings & Rother Urban Design Group; Hastings and Rother Disability Forum; Hastings Democratic Alliance; Hastings Environment Network; Hastings Old Town Residents Association; Hastings Urban Bikes; The Hastings Greenway Project; Ore Valley Forum; Old Hastings Preservation Society; Transport 2000; Age Concern Hastings/Hastings & St Leonards Seniors Forum

Developers: Total 4
1066 Housing Association; The Planning Bureau (for McCarthy and Stone); Nathaniel Lichfield and Partners for Bourne Leisure ltd, Mother Agnes Trust

Statutory agencies: Total 3
English Partnerships; Environment Agency; Forestry Commission.

Other (including anonymous): Total 10
Anonymous (7); HBC Conservation Team; Planning Potential; The Theatres Trust.

Main points and common themes:
In terms of alternative ideas and scenarios, a number of respondents provided specific ideas, these mainly centred around the following themes:
A new all weather visitor centre/attraction
Championing innovative building design
Widening leisure opportunities but concentrating on existing assets such as the beach and seafront and commercial development such as bistros & bars along the seafront
Valuing and protecting local architecture
Improving the pier
Many suggestions included promoting tourist related facilities, and ideas included better quality seafront hotels, improving visitor signage, promotion of parks and green spaces and encouraging higher spending visitors
Other ideas included encouraging a mix of evening economy uses in the main centres, food and wine promotion using local produce

Other responses involved specific locations within the town, such as
Move college & University out to the Conquest hospital and build a really good hospital in the town centre
White Rock Baths is a prime site for an added attraction with amenities for tourists and locals alike
Provide a ‘train’ along the prom
From Rock-a-Nore to Bexhill a cycle track extension
A major new attraction not conceived before – a large medieval harbour and village complex all located at the end of Rock-a-Nore. To be an all year round attraction, creating jobs and with no environmental issues.
The Hastings Greenway Project includes an exciting and radical concept for remodelling Warrior Square gardens with a more interactive layout that meets the needs of the local community, visitors & tourists etc
Provide a small harbour for the fishing fleet, provide a marina for yachts, provide good quality hotels near to the marina and Old Town, provide a tram link from the Old Town to Bexhill etc

Additional scenarios included:
Maybe time to stop attracting businesses and act as a dormitory to companies on the outskirts of the Borough
Keep it simple: homes for all; sort out the bus problem; careers not jobs; action not words; understand that people cannot afford to buy or rent
The town needs a balanced economy not over reliance on one sector (2)
Build on the traditional image, eliminate let downs begin with highest level of cleanliness, diversification of economic activity; maximise education potential to deliver the goods.
We should put our energy into cutting crime, high unemployment and low wages. We need better jobs not more housing. The priorities should be: making Hastings a commuter town; preserve all existing green open spaces (including allotments); reject the Government requirement to build 4,200 dwellings; give higher priority to preserving interesting buildings; actively promote the preserving researching and publicising of the town's history
Invest and focus on developing the core culture of the town and its unique identity
Look at various areas of the town in terms of image and allow each area to specialise e.g. culture & tourism centre on the Old Town although not exclusively
Market Hastings as a multi-layered multi-cultural town with an eye to the future and climate change
Give the town and St Leonards a more interactive feel
Building on history of sustainable fishing and agriculture and taking that into innovative technology & housing
It could also develop more farmers markets with real vision, energy and resourcefulness, to showcase the best foodstuffs, food products from a wider area. Learn from North Southwark experience
A centre of craftsmanship; making quality goods e.g. using sustainable wood sources, quality training
Hastings should be renowned as an eco tourism destination with nature reserves, cycling and walking routes, local food sustainable buildings and shops selling 'green' products
A key defining element of image is the seafront we need to build on the various studies and work to a master plan vision similar to the original MBM vision
The position and history of the town suggests an image of culture, history, tourism, small businesses, café culture, quality opera, ballet, plays, cinema etc
Choose art as a central brand image, culture is a proven image-transformer: look at the success of Glasgow, Liverpool & Newcastle. Hastings could emulate with little effort simply by adopting the concept of Hastings Art Town but with measures to back this up - rescuing Arts in Healthcare; compiling data on arts practitioners; re-launch St Mary's in the Castle as an arts centre; require 1% for art from major developers etc
Hastings has unique opportunity to develop high quality, up market tourism based on the factors mentioned in S3 but also because we have excellent opportunities to become a regional base for cycling tourism. Also develop the "hospitality hub" (food & accommodation base) for a cycle tourism product unique to the South of England. It could also be a significant attraction for European visitors
All of these things plus a centre for health and care
A centre for health care, entertainment and specialist shopping.
A clearer scenario that has at its heart education and an image of caring and sharing
Artists not appreciated
Should be diverse and dynamic – Hastings is already diverse

Additional ideas and suggestions:
New tourist attractions
Build on the town's strengths, recognise and build on our USP, don't destroy what local people are fond of

Suggested changes to policy ideas and wording:
Other responses included additional measures / elaboration of the suggested scenarios, such as:
A library of the sea could achieve international status, it could feature research & links to UCH
Scenario 3 should include a commitment to sorting out the pier

Wind & solar can be used as small-scale home energy supplementation
Millennium Community standards should be applied to all development in the town from now on (even one house)
It would be useful to consider a knowledge driven economy with cultural industries at the centre of life long learning, training continual professional development
Renewal/regeneration of existing hotels not new ones
In the past 20 years a great wealth of ideas & opinions have been generated. There needs to be a physical place & website where all this information can be accessed so we do not have to keep inventing the wheel
To add to Scenarios 3&4 we should promote our unique topography and built environment, regenerate old and derelict buildings.
Scenario 1 could include education and training for care and health occupations
Scenario 2 could include high tech health solutions (drugs & equipment)
Scenario 3 all these could contribute to healthy and varied lifestyles, include a country house/spa in Upper Wilting
Scenario 4 why not “most sustainable seaside town” why just renewable energy technology and not resource efficiency.
Consider Scenario 3 should be extended to include reference to the provision of all types of tourist accommodation and the enhancement and expansion of existing tourist accommodation including holiday caravan parks
Architecture and the built heritage should be referred to under Scenario 3 - this is an integral part of our tourist draw and also a key attraction of the town as a place to live
Aim for Scenarios 3&4 but with (a) recognition of the potential for our natural environment and wildlife for tourists and (b) recognition that the town could aspire to become a leader in integrated biodiversity in urban design, a crucial aspect of sustainable living

Many respondents expressed a preference either for individual scenarios or a combination of the suggested scenarios. Others suggested that all of the scenarios needed to be pursued together, and that the success of one was dependent on another and so on. The last category of responses included those respondents who thought achieving the suggested scenarios would be problematic or unrealistic.

Additional comments made on this chapter
Alexandra Park should be added to the list of features that contribute to the town’s uniqueness

The image of the town by 2026 would include many of the ideas suggested, in addition our wildlife and open spaces would be explicitly recognised as an asset & eco-tourism would be encouraged

Question 6.1

Given that we need to plan to provide new homes, and that we need to build in flexibility, do you support the general approach outlined in scenarios1 and 2 – where scenario 1 allows for both flexibility and some increase in the South East Plan housing target, and scenario 2 could accommodate up to 20% more?

Responses to this question: Total number of responses: 85
Individuals: Total 56
Local Groups: Total 11
Developers: Total 4
Statutory Agencies: Total 4
Other (including anonymous): Total 10

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

Question 6.2

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

Responses to this question: Total number of responses: 79
Individuals: Total 54
Tressell (7); Central St Leonards (3); Castle (10); Baird (3); Gensing (1); Braybrooke (6); St Helens (1); Ore (2); Silverhill (2); West St Leonards (2); Maze Hill (1); Old Hastings (5); Conquest (1) Other (10).

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

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

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

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

Main points and common themes:
The infrastructure has to be in place (2)
If housing takes the brownfield sites, where do you locate business industry?
What you want is our opinion of how to jump through Whitehall's hoops
Be more creative about using higher density brownfield and urban development – designing out car use and integrating work and living units (2)
Only develop brownfield sites (4)
Develop brownfield sites first (5)
No new housing on Greenfield sites (2)
Focus should be on brownfield sites close to the town centre
Are housing values in Hastings enough to sustain growth on this scale?
Both scenarios are over development
Can 2nd home ownership be discouraged? (2)
Build accommodation suitable for home working
A proper review of sites and opportunities across the Borough is needed
Any development on our eastern boundary impinges on what this Parish Council has fought to protect (Crowhurst Parish Council)
All Greenfield sites should have low impact, sustainable houses (2)
Need to have a proper strategy to increase employment first (2)
Developments west of Queensway could lead to more social isolation
Document assumes the Hastings/Bexhill link road will be built
Home Builders Federation (HBF) support a more flexible approach which includes a greenfield option – which will provide the certainty of housing delivery required by the industry. Support scenario 2 as they consider it has the flexibility required to viably deliver new marker and affordable housing.
HBF doubt if all brownfield sites will be built out fast enough/offer viability for development at present. Also question whether brownfield sites are suitable to provide a range of family and affordable housing options
HBF Housing delivery should be in step with the market. If the Council is to deliver more difficult sites then these will have to be heavily subsidised, or planning obligations relating to these sites will need to be reviewed.
Joint working with Rother and the allocation of sites on the boundary between the two districts should be promoted.
The mention of Wilting Farm is premature and the site should be fully assessed at the Site Allocations stage.
If green field expansion proves necessary it will be necessary to identify the most appropriate sites – requires joint working with Rother – encouraging that Wilting farm is being looked at in both Council's consultation documents (Sea Space)
Should be links to use of local workforce and building contractors to do a percentage of the building work.
Big increases in the housing stock in the past have tended to 'suck in' people from outside the area who are seeking affordable homes, while on low incomes or job-seeker allowance – if we build we must build for success
Control (perhaps reduce) the poor quality private rented sector (1066 Housing Association)
In principle the Highways Agency is supportive of development of brownfield sites in urban area as these tend to have better access to service and public transport .
Forestry Commission do not wish to see development on woodland (especially ancient woodland) continue
No one is questioning the baseline about the number of planned dwellings
Why are central government telling us what we need/want in our town?

Additional ideas and suggestions:
Must incorporate flexibility – low grade, unused agricultural land on the outskirts of town (classified Area of Outstanding Natural Beauty) could be used in response to pressures.
A strategic approach based on the link road and Wilting Farm with strategic infill (MBMs seaside and country avenues) with a strong emphasis on quality and sustainability is preferred to opening up scattered Greenfield sites (Hastings & Rother Urban Design Group)
A serious look at the empty homes problem and brownfield development (with incentives) would probably meet/exceed targets (Hastings & Rother Urban Design Group)
Build in the space over working railway lines
Make more use of empty buildings (9)
Restore and renovate existing housing stock before using greenfield sites (5)
Compulsory Purchase Order empty buildings (2)
Convert properties for housing (3)
Provide grants for homeowners to sub-divide their houses
Encourage living above the shop schemes (3)
Site at lower end of Elphinstone Rd
Hollingsworth garage site in Braybrooke Rd
Build marina like apartments on Rock-a-Nore car park
Convert seafront amusements into accommodation and move the amusements to the pier
A step change in housing provision is required to achieve the growth and regeneration objectives in the vision. Target should be annual provision of 400 units with a requirement for 8000 dwellings up to 2026. The emphasis on the early years of the LDF must be on delivery of sites to realise regeneration initiatives (The Mother Agnes Trust).
The plan must also address the issue of housing choice and provide a range of sites (not just brownfield) which can accommodate the skilled and professional newcomers the town needs to attract (The Mother Agnes Trust).

Suggested changes to policy ideas and wording:
NONE

Question 6.3

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

Responses to this question: Total number of responses: 99
Individuals: Total 63
Local Groups: Total 13
Developers: Total 4
Statutory Agencies: Total 7
Other (including anonymous): Total 12

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

Question 6.4

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

Responses to this question: Total number of responses: 53
Individuals: Total 38
Conquest (2); Central St Leonards (2); Castle (10); Baird (1); Gensing (1); Braybrooke (3); Tressell (5); Ore (1); Maze Hill (1); Old Hastings (7); St Helens (1) Other (4).

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

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

Statutory agencies: None

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

Main points and common themes:
Many respondents commented in favour of this option but also added that we need to provide resources to improve housing conditions throughout the town
Needs to apply to other areas of the town too, not just Central St Leonards (13)
The area can be brought down by the type of people living there, not just the condition of the housing stock (2)
HBC should only improve houses they own – no privately owned stock should be subsidised by the taxpayer (2)
I think landlords should be forced to upgrade their properties
Make sure residents are not priced out of the area
Sadly much of our striking looking Victorian housing stock is pretty average rubbish not worthy of restoration
'I am pleased to see how much improvement there has been in the 6 years I have lived in the town, Certainly this needs to continue
The Greenway plan is central to the improvement of these areas
Poor housing is expensive to improve and can end up spending a lot of money on a small number of properties
Whilst the principle is agreed, the effort should be concentrated where the highest quality can be achieved – simply improving the standard of bedsits does nothing for the wider issues of quality of life and the social/environmental improvements that affect residents

Additional ideas and suggestions:
Resources (grants) should be concentrated where the highest quality can be achieved – we should seek to achieve fewer improvements but of a higher standard
Is compulsory purchase an option?
We would like to see resources targeted at the management of the private rented sector as well as the condition of the stock – poor stock conditions are often found in this sector.. (1066 Housing Association)
It would be better to demolish many of these houses completely and build new housing
All new housing needs to be accessible once built. Why haven't HBC and 1066 Housing Association signed up to the life long homes scheme and other industry good practices (Hastings and Rother Disability Forum)

Suggested changes to policy ideas and wording:
HBC Conservation team suggest rewording:
'Housing renewal initiatives will be supported in future, providing that housing renewal policies work in harmony with the objectives of built heritage conservation and excellence in new design as expressed through the adopted Local Development Framework.'

Question 6.5

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

Responses to this question: Total number of responses: 96
Individuals: Total 62
Local Groups: Total 12
Developers: Total 5
Statutory Agencies: Total 4
Other (including anonymous): Total 13

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

Question 6.6

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

Responses to this question: Total number of responses: 53
Individuals: Total 36
Tressell (1); Baird (3); Castle (6); Old Hastings (5); Gensing (1); Braybrooke (3); Tressell (4); Castle (1); Ore (1); Maze Hill (1); Central St Leonards (1); Conquest (1); Wishing Tree (1); St Helens (1) Other (6).

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

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

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

Other (including anonymous) Total 5
Anonymous (5)

Main points and common themes:
Families tend not to want to live in town centre locations (2)
Introduction of families into town centres generally has an improving effect
Family homes need access to safe outside space and more schools and places for kids to play safely as they get older
It is surely better to provide more family size housing if the intention is to encourage more industry into the town and therefore there are more jobs.
Younger people tend to live in one bedroom apartments
Single/childless people's lifestyles are more suited to town centre living (2)
Make use of older buildings to convert
We have too many flats in Hastings
The market will decide what is needed (2)
Hastings/St Leonards cannot improve their communities if there is an imbalance with too many high dependency residents living in the community without sufficient support to meet their real needs
Flat conversions tend towards the creation of a transient community (2)
Support mixed communities (7)
Need to address parking issues too in central St Leonards and town centre
Policy not easy to implement – most houses are already converted
So why do new developments contain a high percentage of one bedroomed flats?
To maintain the proportion of children and hence school numbers in future populations, a higher proportion of family housing is needed (East Sussex County Council)

Additional ideas and suggestions:
More support for alternative housing which gives tenants control and promotes communal living – such as housing co-operatives
The Council should aim for a balance of dwelling sizes to match the town's population

Suggested changes to policy ideas and wording:
NONE

Question 6.7

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

Responses to this question: Total number of responses: 89
Individuals: Total 59
Local Groups: Total 10
Developers: Total 4
Statutory Agencies: Total 5
Other (including anonymous): Total 11

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

Question 6.8

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

Responses to this question: Total number of responses: 32
Individuals: Total 26
Tressell (1); Conquest (1); Castle (7); Old Hastings (7); Gensing (1); Braybrooke (3); Ore (1); Central St Leonards (2); West St Leonards (1); Other (2).

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

Developers: None

Statutory agencies: None

Other (including anonymous): 2
Anonymous (2)

Main points and common themes:
Just building and looking at housing doesn't make for a better community
The problem is of the area being used as a dormitory for a social problem outside our Borough
Single people and young couples need somewhere to live, but the desperate bedsits of pre 1919 St Leonards are not the answer
There will always be a need for small flats – for economic and social reasons
Need mixed communities in the area
Make sure residents are not priced out of the area
Encourage conversion of small flats back to properties for family occupation
Difficult to comment as have not seen the Masterplan (3)
Have the regional design panel's criticisms of the Masterplan been addressed or refuted?
Criticism of hard landscaping used in Masterplan environmental improvements (2)

Additional ideas and suggestions:
Build a marina at the Bathing Pool site – should uplift St Leonards overnight
Consider demolition and rebuild for areas of poor housing
Much of the Old Town features inadequate housing – ways need to be found to improve the quality of this (Hastings Old Town Residents Association)
Compulsory licensing of landlords should be implemented
The small streets north of, and including, Norman Rd and west of London Rd are architecturally appealing – there is great scope here to develop retail trades aimed at the young, the café society and the antiques trade.
There is an opportunity to provide incentives to encourage the creative sector more into the area

Suggested changes to policy ideas and wording:
NONE

Question 6.9

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

Responses to this question: Total number of responses: 29
Individuals: Total 17
Tressell (3), Baird (1), Gensing (1), Braybrooke (2), Castle (6), Ore (1), Old Hastings (1), Conquest (1), Other (1).

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

Developers: Total 1
1066 Housing Association

Statutory agencies: None

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

Main points and common themes:
Families want a house with a garden – not a grotty flat sharing facilities
High levels of 'voids' in 1066 properties – where tenants just walk away
Imbalance in social mix – with high proportion of people on benefits
Regeneration is not dealing with social issues – it's a coat of gloss over the gaping wound
There is considerable lack of parking per household
We should improve current housing rather than build more
We need more quality homes of stone and brick and proper peg tiles
Hope the new plan is not an excuse to allow developments in gardens (2)
Showcase environmentally friendly construction/refurbishment (2)
The number of fully accessible and adapted homes for disabled people
Too much infill development fails to take account of local distinctiveness
Management of the privately rented stock
Need to address the provision of accessible and adapted homes for disabled people

Additional ideas and suggestions:
The accommodation needs of Travelling Showpeople should be added as required by PG22/91 (Showmen's Guild of GB)
Consider demolition and redevelopment for areas of poor housing
Housing policy on homeless should be looked at to see who gets housed from outside the area
More enforcement action/fines for all landlords and house owners who do not maintain their property and gardens (3)
Can we impose the Grotbuster rules on landlords right across the town?
Should enforce the refurbishment of Marine Court and Pelham Crescent as both play a significant role in the appearance of the town
Local distinctiveness – buildings with local merit should be recorded and debate how they are improved
Should identify areas for demolition/intensification and improved parking provision/road closure

Suggested changes to policy ideas and wording:
NONE

Question 6.10

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

Responses to this question: Total number of responses: 18
Individuals: Total 15
Central St Leonards (1), Tressell (4), Baird (3), Castle (2), Gensing (1), Braybrooke (1), West St Leonards (1), Conquest (1), Old Hastings (1).

Local Groups: Total 1
Hastings & Rother Disability Forum

Developers: None

Statutory agencies: None

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

Main points and common themes:
Pay residents to have a lodger
Address the right to buy clause - to secure long term affordability
Conversion to student hostels
Build more social housing
Community centres are an essential need in every area
Limit the number of house to flat conversions
Consider demolition and rebuilding
Additional storeys on low rise buildings
High quality, affordable move - on housing for people vacating larger properties
Grants for home owners to improve their properties
Encourage self build
Ask the public to nominate and prioritise ugly buildings for demolition/intensification
Empty properties are not being tackled with sufficient commitment
Needs of older people neglected – too many live in unsuitable accommodation with difficult access

Additional ideas and suggestions:
NONE

Suggested changes to policy ideas and wording:
NONE

Question 6.11

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

Responses to this question: Total number of responses: 83
Individuals: Total 54
Local Groups: Total 10
Developers: Total 3
Statutory Agencies: Total 6
Other (including anonymous): Total 10

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

Question 6.12

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

Responses to this question: Total number of responses: 37
Individuals: Total 24
Conquest (2), Baird (2), Castle (8), Old Hastings (4), Gensing (1), Braybrooke (3), Tressell (1), Ore (1), Other (2)

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

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

Statutory agencies: Total 1
English Partnerships

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

Main points and common themes:
Prefer commuted sums (McCarthy and Stone)
A perfectly reasonable approach the delivery of affordable housing (Home Builders Federation)
HBC should make all the running and tell developers what it wants
Mix affordable housing with the rest of the development (5)
Sea Space support the requirement for affordable housing to be provided on site as there are very few opportunities for transferring affordable housing obligation to other sites in the Borough. The alternative option would be if there was genuine cross boundary working and additional provision could be made in Rother to meet the needs of both authorities for affordable housing (Sea Space)
This doesn't achieve the social/tenure mix that seems desired elsewhere in the policy
All schemes should address affordability (English Partnerships)
Only for schemes above 16 units
Must be located near to public transport services
Not on Greenfield sites
Could lead to developers using the least desirable sites for affordable housing and constructing market housing on the better sites (2)
Need a good mix on some developments near the town centre
Could result in all low income families being put in one area (2)
Suppose the developer doesn't have a site elsewhere in the Borough? (2)
What are the criteria for a suitable located site?
Important if we are going to get redevelopment of high volume/high cost sites e.g Pelham Crescent
Can developers be made to pay towards Housing Association schemes?

Additional ideas and suggestions:
Fairview Homes request that the policy allows for due consideration to be given to the specific circumstances of each site (including economic viability), when negotiating provision of affordable housing

Suggested changes to policy ideas and wording:
NONE

Question 6.13

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

Responses to this question: Total number of responses: 84
Individuals: Total 55
Local Groups: Total 10
Developers: Total 4
Statutory Agencies: Total 5
Other (including anonymous): Total 10

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

Question 6.14

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

Responses to this question: Total number of responses: 31
Individuals: Total 21
Conquest (2), Castle (7), Old Hastings (3), Gensing (1), Braybrooke (1), Tressell (2), Baird (1), Other (4).

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

Developers: Total 2
Sea Space; Home Builders Federation

Statutory agencies: Total 1
English Partnerships

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

Main points and common themes:
Only for schemes above 16 units
Affordable housing must be integrated
Could lead to increased price for the market housing
Last sentence is an escape clause
Infrastructure needs to be provided too
HBC needs to set the standards
This is in effect a development tax – what happens to the money if a suitable site is not available?
A perfectly reasonable approach to the delivery of affordable housing (HBF)
Target affordability on all sites unless a compelling reason not to (such as existing high concentrations of affordable housing) (English Partnerships)

Additional ideas and suggestions:
On a smaller site (say under 30 units) the developer should be able to opt to make a financial contribution for off site improvement of housing in deprived/run down or central area which is where the low cost housing is mainly requested
Need to allow for reduced developer contributions where site remediation costs may be incurred. Seeking fixed developer contributions without considering individual site circumstances could at worst lead to the site not being developed on the grounds of viability – particularly relevant in Hastings with its historic low value housing (Sea Space)

Question 6.15

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

Responses to this question: Total number of responses: 92
Individuals: Total 59
Local Groups: Total 12
Developers: Total 3

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

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

Question 6.16

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

Responses to this question: Total number of responses: 32

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

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

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

Statutory agencies: Total 1
English Partnerships

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

Main points and common themes:
Owner occupiers may not want to live next to rented properties – ghetto creation (8)
But not to offload 'problem' tenants in established residential areas
Will hopefully help to maintain a higher standard neighbourhood
Sometimes this would not make the development feasible
Social housing is provided for the benefit of the tenants not for the convenience of the managers (4)
Makes for more integrated communities (2)
HBC needs to set the standards then ensure developers fit in with its plans
Shared ownership or key worker housing seems a good compromise
Pepperpotting is the most beneficial and valuable in the long term for the community
This will prevent any stigma on affordable housing purchasers and provide some measure of control to keep those houses of similar standard to those around them
Social landlords need to put the resources into selecting tenants, maintaining property and maintaining quality dialogue with tenants and neighbours to ensure harmony (2)
A perfectly reasonable approach to the delivery of affordable housing (Home Builders Federation)
It may seem a good policy but in reality it leads to problems of management e.g Manor Rd
Preferred approach (English Partnerships)
Is best suited to larger housing sites and potentially where housing choice is maximised by the scale and location of the site
Not popular with RSLs for flats due to the management and service charge issues, but not such an issue with houses. Greatest resistance would be from developers who like to put affordable housing on the least attractive area of the site! (1066 Housing Association)

Question 6.17

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

Responses to this question: Total number of responses: 91
Individuals: Total 58
Local Groups: Total 11
Developers: Total 4
Statutory Agencies: Total 6
Other (including anonymous): Total 12

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

Question 6.18

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

Responses to this question: Total number of responses: 26
Individuals: Total 18
Tressell (3), Baird (2), Castle (4), Old Hastings (3), Gensing (1), Braybrooke (3), Conquest (1), Other (2).

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

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

Statutory agencies: Total 1
English Partnerships

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

Main points and common themes:
OK if the housing is for local people
Don't mix the housing it doesn't work
I do not agree with developments that mix shared ownership with social housing – it has not worked in the past
Don't give the developer the option – it should be planning policy (3)
Why would the developer have to prove this?
Will create false house prices
Supports key worker housing – employment and regeneration links (2)
It should not be left to the developer to determine the market – he has a vested interest in market value return from out right sale (Hastings & Rother Urban design Group)
Developers need to deliver what the market requires
The focus should be on housing choice and should preclude low cost market discounted. It is our opinion that the Council should not place the target for delivering numbers of dwellings ahead of delivering the right types of residential accommodation – this means delivering aspirational developments that offer tenure choices and meet the needs of local people in consultation with developers
This is the HBF preferred approach (Home Builders Federation)
Do not agree with the whole notion of key worker housing – people should be paid the market rate. If we want the standard of our key services and education to remain the same let alone improve, then affordable key worker housing is crucial
May be used to avoid building social housing for rent
Make up of affordable may vary site to site. Provide to suit and pepperpot. (English Partnerships)
Maximum flexibility on affordable housing provision should be encouraged, particularly in an urban area so dominated by the social rented sector

Additional ideas and suggestions:
NONE

Suggested changes to policy ideas and wording:
Would like market discount housing included in the definition of affordable housing.
If you are going to put the onus on the developer to prove there is a market, surely the word 'require' will have to be replaced with 'allow'

Question 6.19

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

Responses to this question:
Total number of responses: 17

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

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

Developers: Total 1
Home Builders Federation

Statutory agencies: None

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

Main points and common themes:
If you do not deal with the real issue – unemployed singles on housing benefit – the town will not improve
Shared equity may be the best bet
Accommodation in the rented sector is not cheap
Homes need to be built to high eco standards to reduce energy costs for households
Housing completions are not meeting targets – is this because the Millennium Communities is behind schedule?
I found your 'Issues' insulting and short-sighted
Concern over levels of windfall sites assumed in overall housing provision
Location of homes compared to level of local services - we do not want to see car dependent development such as at Battle Rd, Little Ridge and Robsack
What would be the implications of a ban on holiday homes?
The Local Authority housing staff should be more involved with monitoring standards of housing management
I think points 6.11 – 6.17 form a strong and clear guidance to those wising to develop affordable housing that is neither in one single area nor loaded in one direction

Additional ideas and suggestions:
Require developers to build community facilities into the housing mix.
Could classification be decided by looking at housing within a square mile of the development, noting number of rented, affordable housing etc and use this information to specify which affordable housing option applies to the development?
Are there any specific policies for designating sites for (sustainable) self build?
Should there be linked policies between construction skills training and self build housing?
Suggest that affordable housing thresholds are not revised upwards in respect of the lower than average house prices in Hastings. Any increases in the on-site percentages of affordable housing have a greater risk of limiting viability of development. (HBF)
More sites should be identified for phased housing development.
Affordable housing targets should not exceed those set out in PPS3 and the future South East Plan (HBF)

Suggested changes to policy ideas and wording:
NONE

Question 6.20

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

Responses to this question: Total number of responses: 12
Individuals: 11
Castle (4), Gensing (1), Tressell (1), Old Hastings (2), Conquest (1), Other (2).
Local Groups: None
Developers: None
Statutory agencies: None
Other (including anonymous): Total 1
Anonymous (1)

Main points and common themes:
Re para 6.26, I think you have missed a big and important group of people in their mid 30s and early 40s moving to Hastings because they can afford to settle down and start families here – move out of rented accommodation in London and Brighton
Encourage less rented accommodation by reducing the 25% target for affordable housing
Pepperpotting affordable homes in town centres is a good idea

Additional ideas and suggestions:
Potential employers could be required to provide rented accommodation for their predicted labour force as a matter of course.
May need to look at the provision of low cost, shorter life properties – some London Boroughs did this in the 80/90s
Council and housing co-ops could rent out long-term empty property
The Council can stop housing people sent by other Councils like Camden, Hackney and Brighton
Ikea flat packed homes are funky, contemporary designed homes at affordable prices. Offered only to buyers who have total household income under £30,000 and no buy to lets. Known as Bokloks - Hastings could showcase a development of these innovative homes (as Brighton is suggesting doing in the near future)
Look at the 910 second homes in the town – effects on market price, community and housing shortage
Include a self build policy

Suggested changes to policy ideas and wording:
NONE

Question 6.21

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

Responses to this question: Total number of responses: 87
Individuals: Total 56
Local Groups: Total 11
Developers: Total 3
Statutory Agencies: Total 6
Other (including anonymous): Total 11

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

Question 6.22

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

Responses to this question: Total number of responses: 29
Individuals: Total 19
Central St Leonards (1), Gensing (2), Braybrooke (1), Tressell (2), Old Hastings (3), Castle (4), Maze Hill (1), Conquest (1), Wishing Tree (1), Other (3).

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

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

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

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

Main points and common themes:
This presupposes a foreknowledge of people's wants over a lifetime
This is why lifts should be an essential part for all buildings with 3 or more floors
I am not sure what a lifetime home is
Sheltered housing isn't just needed for an aging population but also for people with a disability
Lifetime homes and the provision of sheltered or extra care housing should be included in all the Millennium Community sites and all large developments
I do not support this measure of attempted artificial interference with the free market economy
Why should you want to live in a house that provides for you from cradle to grave? Can't see the point! (3)
HBF objects to the application of Lifetime Homes requirements through planning policies as consider this should fall within the remit of Building Regulations and their progressive upgrading.
Could be helpful, we would be happy to work with you on this (1066 Housing Association)

Additional ideas and suggestions:
Considering that as the majority of the housing stock already exists in Hastings, a way forward could be for the Council to provide funding for existing residential properties to be retrofitted on a needs basis (HBF)

A range of accommodation for older people should be developed across the private and social rented sector including affordable sheltered housing and extra care housing. It is important that developments in the private sector meet local need, not encourage in-migration.
Internet access in homes old & new, possible wireless free with a good security network

Suggested changes to policy ideas and wording:
There should be a strong commitment to Lifetime homes standards in all new housing that is carried forward in the final Core Strategy (ESCC)

Question 6.23

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

Responses to this question: Total number of responses: 89
Individuals: Total 60
Local Groups: Total 9
Developers: Total 4
Statutory Agencies: Total 5
Other (including anonymous): Total 11

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

Question 6.24

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

Responses to this question: Total number of responses: 37
Individuals: Total 22
Castle (6), Gensing (1), Braybrooke (3), Baird (1), Tressell (2), Old Hastings (3), Maze Hill (1), Conquest (1), Central St. Leonards (1), Other (3).

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

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

Statutory Agencies: Total 1
English Partnerships;

Other (including anonymous) Total 3
Anonymous 3

Main points and common themes:
Agree with the first part but in central St Leonards they need more owner occupied properties to improve the demography
An increase in home ownership can be a useful mechanism for improving an area.
The emphasis should be on social, low cost affordable housing as per the Housing Needs Survey
There is a clear need for good quality housing in these areas, but relocating problem families from other areas because of availability of cheaper rented accommodation should be avoided
There are massive social problems in St Leonards - which will not be solved by tinkering around with the housing stock
More social housing will lead to a stabilising of the community as these areas currently have a quick movement of people
'Rented but tended'
There should be a good choice of tenure throughout the town, not just in the two areas highlighted.
Not convinced that more social rented housing in Hastings Town centre is a good thing as the Castledown area is already so deprived.
HBF are concerned that the Council has an obsession with delivering social rented housing. The mix of tenures and unit sizes should be determined on a site by site basis in consultation with developers
Agree, but only if the social rented housing is well managed
There is already a very high proportion of social and private rented accommodation in the town and the emphasis should be on much higher levels of owner occupation
1066 Housing Association very much agree with this. Avenue, our sister organisation in the Amicus Horizon Group, could be a very useful team to feed into the development of this element of the strategy.
1066 Housing Association would welcome the private rented sector being displaced by other tenures, we feel that this sector acts as a draw for vulnerable people increasing their concentration in the town, and threatening long term sustainability of the wider community. We also feel that it accounts for the high rate of abandonment in our stock.
Get the right accommodation – not exploited by private landlords

The Housing Corporation has uniquely allowed 1066 Housing Association to fund regeneration of existing properties as opposed to new build. We would welcome the support of Hastings in ensuring this continues and that funding becomes more favourable to achieve this.

Additional ideas and suggestions:
We have a high percentage of rented accommodation – a target should be set to reduce the percentage and encourage home ownership
We should ensure that the 'centres' become affluent areas for the benefit of the town, residents, visitors and tourists. This affluence should be based on quality retail outlets and a minimal number of 'high spec' homes. Social housing should not be introduced to the epicentre of a town.
Should utilise the space above shops
Converting flats back into grand family homes will help

Suggested changes to policy ideas and wording:
NONE

Question 6.25

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

Responses to this question: Total number of responses: 61
Individuals: Total 41
Local Groups: Total 5
Developers: Total 1
Statutory Agencies: Total 4
Other (including anonymous): Total 10

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

Question 6.26

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

Responses to this question: Total number of responses: 28
Individuals: Total 14
Baird (3), Braybrooke (1), Tressell (2), Castle (3), Old Hast (2), Braybrooke (1), Conquest (1), Other (1).

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

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

Statutory agencies: Total 1
English Partnerships

Other (including anonymous): Total 2
Anonymous 2

Main points and common themes:
Concerns about over development of Ore Valley (2)
Infrastructure improvements are essential if you are to increase density
The millennium sites are already in areas of high deprivation with high levels of social housing, more of the same is unlikely to do anything to regenerate the area (Speckled Wood Group)
Must have large family housing, gardens as well as flats (Ore Valley Forum)
Keep brownfield for business development
30% is too high for affordable housing
Stick to what the residents and Ore Valley Forum have agreed and listen to their comments, this has been ignored in the new designs
Isn't it a little late to be seeking a view on this?
Seaside Rd site needs a clear commitment to coastal defences
1066 Housing Association would not support the development of general needs rented housing in Northern Ore or Farley Bank, we have just demolished stock in these areas to deal with low demand and would not want to threaten the sustainability of the remaining stock by replacing it again.

Additional ideas and suggestions:
Include the 2% of fully adapted units for disabled tenants agreed during the local plan process
Seek to address existing position and therefore introduce more market for sale and shared ownership. Some socially rented at appropriate levels (English Partnerships)
There is a need to maintain maximum flexibility in tenure type rather than the extremely prescriptive designation in the Local Pan. During the lifetime of the LDF many factors may change and the housing stock and tenure needs to be able to meet these changing circumstances.
Welcome the approach that increases the type of affordable housing tenures suggested in para 6.45 and would strengthen that to include the potential in the future for the need for all forms of affordable housing (Sea Space)

Suggested changes to policy ideas and wording:
NONE

Question 6.27

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

Responses to this question: Total number of responses: 88
Individuals: Total 62
Local Groups: Total 9
Developers: Total 3
Statutory Agencies: Total 4
Other (including anonymous): Total 10

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

Question 6.28

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

Responses to this question: Total number of responses: 39

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

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

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

Statutory agencies: None

Other (including anonymous): Total 4
Anonymous 4

Main points and common themes:
Paramount to the success of the town
Skilled workers may be more attracted to live in rural areas outside the town (4)
Larger family housing should be for everyone, not just skilled workers.
Concerns about gentrification and preference for training local people rather than attracting people from outside the town (3)
Surely there is a lack of land in St Leonards?
St Leonards not suitable as families with children want gardens
Hastings College of Arts & Technology site is the only large site in central St Leonards

Additional ideas and suggestions:
This should cover Ore Valley too (Ore Valley Forum)
Should be a town wide approach – not just central St Leonards (2)
Should include live/work dwellings
Hastings College of Arts & Technology site offers good potential – a development policy and detailed guidance needs to be written now, other sites need a similar approach throughout the town

Suggested changes to policy ideas and wording:
NONE

Question 6.29

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

Responses to this question: Total number of responses: 23
Individuals: Total 13
Gensing (1), Baird (1), Tressell (1), Silverhill (1), West St. Leonards (1), Wishing Tree (1), Castle (2), Conquest (1), Braybrooke (1), Other (3).

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

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

Statutory agencies: Total 1
East Sussex County Council;

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

Main points and common themes:
Specific policies to supply sheltered housing
Meeting the housing needs of an ageing population
Need for restrictive covenants to enforce behavioural requirements
Use empty properties
Make social, low cost affordable housing the priority
Car parking requirements
Travelling Show peoples needs
Supportive policy for the provision of living/working units (3)
Make sure local people can afford to buy homes
Housing should be located in the most attractive areas and office and industrial development kept to the less attractive areas
Need to provide the infrastructure to support new development
Encourage our cultural quarters at Claremont, St Leonards seafront, Queens Rd, Old Town, White Rock/Bohemia, Harold Mews, Marina etc
High quality design and high environmental standards (3)
Plan for community cohesion
Refer to Gypsy and Traveller Accommodation Needs Assessment and work to take this forward
Need a choice of sites that can be developed during the plan period – brownfield sites have traditionally failed to deliver in Hastings and some Greenfield development is necessary and appropriate to secure housing objectives.
Ensure developments are accessible
Consider the impact of second homes
Fairview Homes would regard additional controls over the size and type of housing provided on sites as a restriction which could prevent development taking place. Want developers to retain some flexibility to take into account market and commercial considerations
Worry about poor quality new build housing and developer making the money

Additional ideas and suggestions:
NONE

Suggested changes to policy ideas and wording:
NONE

Question 6.30

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

Responses to this question: Total number of responses: 14
Individuals: Total 11
Gensing (1), Tressell (2), Castle (4), Braybrooke (2), Conquest (1), Other (1)

Local Groups: Total 1
Hastings & Rother Urban Design Group

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: None

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

Main points and common themes:
All housing developments should have an element of affordable housing required
Developments of small single person units with communal space – will become more appealing as the population ages and there are more single people
Use of empty properties
Build up not out
Provision of exemplar sustainable housing stock
Identify land at Holmhust St Mary to accommodate a range of housing types, sizes and tenures (The Mother Agnes Trust)

Additional ideas and suggestions:
Need to consider the accommodation needs of the growing student population.
Foyer housing might be suitable for young people, especially in St Leonards
What would be the effects of banning land hungry bungalows and detached houses?
What about promoting houses without any car parking spaces?
Identify land at Holmhust St Mary to accommodate a range of housing types, sizes and tenures (The Mother Agnes Trust)
Support self build

Suggested changes to policy ideas and wording:
NONE

Question 6.31

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

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

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

Responses to this question: Total number of responses: 81
Individuals: Total 58
Local Groups: Total 7
Developers: Total 3
Statutory Agencies: Total 4
Other (including anonymous): Total 9

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

Question 6.32

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

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

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

Responses to this question:
Total number of responses: 50

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

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

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

Statutory agencies: Total 1
English Partnerships;

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

Main points and common themes:
Ideally density targets should be closer to 35 – 40 rather than 55 – 75
40-75 is too high
A policy of no more than 40 dwellings per hectare should be adopted across the town
A policy of no more than 35 dwellings per hectare should be adopted across the town

Densities are already too high
All residential development should conform to national guidance of 30+ dwellings
Fixed targets could lead to some ugly developments
Not targets – limits
Higher densities could lead to parking problems (6)
High density schemes are the slums of tomorrow – they need to be resisted.
Need more explanation of how big a hectare is (2)
Flexibility is required - each case on its merits (4)
This might defeat the objective of maintaining uniqueness and qualities of the town
Decisions on density should be informed by a topographical appraisal of the impact of high buildings
Greater densities where public transport is good,
Higher density developments may not serve to broaden the range of housing stock
No new housing on green sites in conservation areas
Hastings centre has a tradition of high densities. Densities could be increased in the rest of the Borough
I agree on housing density targets as we need to preserve open and green spaces
Ore Valley OK, Old town and St Leonards too cramped
Too high for conservation areas such as the Old Town (3)
Silverhill is too congested to be redeveloped at such high densities
Ore is a residential area and should have a density of 35-55
Define boundaries, respect conservation areas and the character of existing patterns of housing (Old Hastings Preservation Society)
I do not want to see blocks of flats built in residential terraces or gardens

These figures are well in excess of recent govt guidelines – are a wide range and somewhat arbitrary. Density needs to be related to quality and context – site or neighbourhood specific proposals are need (Hastings & Rother Urban Design Group)
A blanket density approach cannot be adopted in the Core Strategy policies. Hastings Builders Federation would support a more flexible approach that takes account of townscape and dwelling mix, which should not be universal across the Borough.
How do these densities sit with creating mixed communities and encouragement of larger, family housing?

Additional ideas and suggestions:
For central areas densities should be measured in bedspaces or people per hectare
Should be a policy on refusing schemes which are too low a density
Future density requirements should have regard to the existing capacity of water and sewerage services, the mitigation required to provide adequate local capacity and the timing of its delivery. (Southern Water)

Suggested changes to policy ideas and wording:
NONE

Question 6.33

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

Responses to this question: Total number of responses: 99
Individuals: Total 68
Local Groups: Total 9
Developers: Total 4
Statutory Agencies: Total 6
Other (including anonymous): Total 12

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

Question 6.34

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

Responses to this question: Total number of responses: 37

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

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

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: None

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

Main points and common themes:
Need to be careful that higher density schemes do not cause neighbour disputes because of more people living in a smaller area.
This should apply to inside and outside living space
Concern about provision of adequate amenity space (2)
More space for off road parking needed (2)
Assessment needs to include measure for carbon neutrality and being adapted for non-car transport
We should discourage seafront conversion from tourism accommodation to residential
Quality and lifetime of housing development is important
Need also to review local community and infrastructure needs (3)
Doubts about whether the planning department can achieve this (2)
All schemes not just high density should be subject to this
BREEAM/eco homes could be part of this process, but the Borough also needs to set up a pre-application design panel to assist and have an awards scheme to identify good practice
This could affect the viability of housing provision

Additional ideas and suggestions:
I would like to see conversions reach eco homes standards and lifts provided in properties of 3 or more floors.
Developments should also be judged in terms of being a) carbon neutral and b) adapted for non-car transport (incorporating provision for electric cars, cycles etc)
A design guidance manual is needed to guide developers – not decisions on individual schemes on an ad hoc basis (2)

Additional comments made on chapter 6

All new housing should be linked to the provision of employment opportunity within sustainable travel distances. One new house = one new job
East Sussex County Council comments included:
It is sensible for Hastings Borough Council to look at the implications of an increase above the present draft South East Plan figure.
Scenario 1 is a prudent way for planning for higher levels of housing growth as it gives the flexibility of being able to phase back the release of allocated Greenfield sites.
Scenario 2 relies upon successful partnership working between Rother and Hastings. It is not clear from this scenario how much of the extra housing potential is actually in Hastings and could contribute to an increase in housing provision within Hastings.
For both housing scenarios, more thought could be given to the potential benefits and drawbacks
Environment Agency comments included:
We would prefer to see a more positive approach towards brownfield development.
However, we reiterate that PPG25 and the consultation PPS25 suggests that the sequential approach required by for development and flooding can be combined with the sequential approach required by PPG3 for housing purposes.

Question 7.1

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

Responses to this question: Total number of responses: 81
Individuals: Total 59
Tressell (4), Baird (2), Castle (15), Gensing (3), Braybrooke (3), Central St Leonards (2), Old Hastings (8), Silverhill (2), St Helens (2), Maze Hill (2), Wishing Tree (2), Ore (1), Conquest (1), West St Leonards (1), Others (11)

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

Developers: Total 2
The Planning Bureau; Sea Space;

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

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

Main points and common themes:
There was general agreement that the areas listed were the ones in need of change. In particular the following comments were made:

Town centre: many agreed with this as a priority, mentioning the need for a new library building, and to encourage family based economy,

The Pier is “the best asset of the moment” and should play a major role, perhaps as an area for clubs, bars and restaurants; move the children’s play area from the Stade to here; “make it a dazzling icon”; water based activities should be provided

The Seafront: concern about over development and Seafront Strategy proposals; “offices are dead at night”; plans for the Seafront should consider the effects of climate change; include bottle alley in the plans; potential for total transformation at Seaside Road/Bathing Pool site

Wilting Farm attracted many comments both for and against including:
in danger of becoming a satellite and an example of urban sprawl; extending the town beyond its boundaries; essential to providing extra employment; the only true countryside and too remote; more information is needed about the plans; make it a virtual 1066 city centre; it should be remembered it is adjacent to the Combe Haven SSSI; will generate traffic extra link road traffic; Wilting could become a transport hub and include visitor centre, specialist shopping etc.

Pebsham: agreement with development, but only on the brownfield parts; development at Wilting Farm could spoil it by overlooking it; it is an area SSSI; issues of flood risk, controlled waters, contaminated land need to be addressed; Country Park status would ensure greater protection; general agreement with Pebsham Countryside Park – should be given more prominence along with Fairlight Country Park.

Bulverhythe was recognised as an underused brownfield site that could be developed; concern with development due to the potential for flooding, and existing use by walkers; will only work with

a link road; good development opportunity and should not be wasted on a few houses; large brownfield area which is relatively under used and in need of regeneration.

Millennium Community sites: refer to the aim of high quality design, sustainable development and increasing public transport usage (English Partnerships); need to provide better employment over housing on Millennium Community sites, as well as better facilities, including transport

More general comments included:
Central St Leonards is a priority area – need to support retail trading
Infrastructure needs to be there to support any new development
Need to preserve the green land to the west of the Borough
East Sussex County Council commented that this chapter should recognise transport constraints in identifying options for employment and retail sites

Additional ideas and suggestions:
North side of Queensway
Marline wood and Stonebridge farm
Silverhill
Extend Borough boundary to include both sides of The Ridge, Fairlight and Guestling
Developing existing industrial space such as Ponswood and Ivyhouse Lane (2)
Develop Breadsell area along with Wilting
Mixed developments: add in business so places are not just housing estates
White rock baths
Pelham
Seaside road
Boating lake
Area to the west of the town (where railway crosses Bexhill Road) as far as Bexleigh Avenue needs to be considered for long term redevelopment
A21-Bexhill economic corridor, Queensway north and Queensway south
West St Leonards
Wrong for eastern side of Western Road to be included as a location for change – the area is improving naturally
Holmhurst St Mary is a location well served by public transport
Worsham farm
Upgrading of Ore Village
Marline Wood, North Queensway, Queensway South and Stonebridge Farm
Adopt MBM proposals for Seaside and Country Avenues
Former convent site (Magdalen Road) and land adjacent White Rock Gardens
Get rid of MFI and re-route Bexhill Road
Site known as the ‘Queensway Project’ could be used for 4000-seat community stadium and sports hall, with offices and light industrial; would then offer opportunity for community housing on Pilot Field.

Suggested changes to policy ideas and wording:
Can the location for change idea be extended to public realm projects e.g. Town Centre Greenway link?
Sustainable flood strategy needs to be in place for development of Seaside Road and Bulverhythe
Developments likely to have significant transport implications will need Transport Assessments, and require Travel Plans (Highways Agency)
Wilting is adjacent to a SSSI and comprises areas of ancient woodland (Environment Agency)
Important to ensure those affected are kept up to date and consulted with
Designed communities need to have the local services
One comment was that the detail of the sea front strategy should have been included in the core strategy
Ensure that there is interaction between the land and the sea
Add to the key aims of millennium communities “high quality design, innovative sustainable development, aim to include public transport usage

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
Anonymous (5), Planning Potential.

Main points and common themes:
There is only enough land available for either employment or housing, not both
More sites need to identified in Hastings and Rother, particularly North Bexhill and other sites off the Link Road
Residential areas have lost too many local shops, offices and industry
Both small and large sites are needed, balanced with the amount of housing
No suitable sites to attract major employers
Some existing locations are poor e.g. Springfield Valley in terms of access and safety
Affordable office space is needed
Existing industrial space needs to be upgraded – build on several floors rather than one? (2)
Space needs to be made available for local businesses e.g. ‘green’ businesses – “evolve and grow”.
Mixed-use development should be the presumption, not just office space
We should not lose any more employment land to housing
Priory Quarter is a good location for businesses
Wilting Farm is suitable for employment purposes
There is enough land available, particularly brownfield, just not the users
Concern with planned office space along the Seafront
There is enough office space already – we do not need any more
Would need to subsidise heavily to attract businesses to the area

Additional ideas and suggestions
Heavy industry should move out of town, keeping the town centre for high tech, IT and office space
A21 needs to be enhanced to support economic growth
Bus services from the town centre and the station should be provided to employment sites
Regeneration of the town should come about through tourism and leisure, we need good quality hotels/conference facilities (2)
Must assess the potential for mixed use /home working in assessing how much employment land is needed

Suggested changes to policy ideas and wording:
NONE

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

Main points and common themes:
Access issue should be taken into account in relation to all employment sites
First decide on which employment sectors are needed
Ensure flexibility is built in – make use of up to date information about current employment sectors and emerging sectors (2)
Introduce incentives and undertake more partnership working (public/private sectors)
Promote mixed-use developments in declining or vacant sites i.e. employment with an element of housing or specific live/work developments (2)
Give unviable sites over to residential as long as provision for employment is being made elsewhere as necessary
Improve transport infrastructure e.g. A21 improvements needed
Be specific in the size and type of workforce needed in relation to the amount of land available
Enable sites to become available that attract the private sector
Support the development/redevelopment of employment sites
The town carnival should be recognised as a form of employment

Additional ideas and suggestions:
We already have industrial estates – now the service sector is expanding, why not have an 'Admin Estate'?

Suggested changes to policy ideas and wording:
Although it is important to identify employment sites, general protectionist policies may not provide the flexibility to allow firms to maximise existing assets to facilitate investment elsewhere

This chapter needs to recognise tourism as part of the local economy
Relax policy about employment locations
Need to be more responsive about changing use classes – If the change is not detrimental, there should be a presumption in favour

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)

Main points and common themes:
Sufficient training and educational facilities will be required
Return to the more apprentice based initiatives (incentives for employers to do this) and support for schemes like Tressell Training
The college and university need to deliver training to support the needs of employers
Promote the university site
Poor transport links mean that businesses won't invest in the town, and employees can reliably get too and from work. Inward investment and incentives for businesses are needed (2)
ESCC needs to be fully committed to improving its services e.g. schools, libraries
If there are no jobs available at the end of training, people won't stay in the town
Employers need to raise wages to be suitable for the skilled workers
Retain employment sites, and support the building of the new college *(Learning & Skills Council)*
Concentrate on key business sectors and anticipate the increase in cultural and knowledge-based economies
Protect space for higher education to grow
Improve the housing quality and choice to attract entrepreneurs
Be flexible enough to respond/facilitate development in suitable locations

Additional ideas and suggestions:
Regeneration should be planned around the skills base available and not the ideal skills base.
In agreeing new housing, the LDF could require a contribution to establish skills development facility in UCH

Suggested changes to policy ideas and wording:
NONE

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)

Main points and common themes:
Transport – the inaccessibility of Hastings (4)
We need to use the relative low price housing in the South East as an attraction to employers and target professionals
Improving the London rail service to improving commuting potential to London
Need to address tourism - a vital part of the local economy (2)
Need to quantify existing numbers of home workers who don't need office space
Must address, understand and recognise the contribution 'downsizers' are making to the local economy
Need more information on the long term economic/employment trends and how Hastings could plan for this to 2026
The economic relationship between Hastings and its surrounding areas is not looked at
We need to cross reference with the Economic Development and Inclusion Strategy when it is finalised.
Encourage large employers with subsidies and tax incentives
Plan for the needs of small businesses
Many people work from home, if you have broadband, you don't need an office
Subsided premises for college leavers to start new businesses

Additional ideas and suggestions:
Development of an all weather (1066) visitor attraction to help tourism and education (language schools)
All year round resort – underground theme park

Suggested changes to policy ideas and wording:
Suggested specific core policy promoting tourism:

'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.'

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)

Main points and common themes:
More businesses plus more housing equals more over crowding
Review Area of Outstanding Natural Beauty designation – some areas are derelict
New sites should be on brownfield areas (3)
New sites should be located within housing areas reducing the need to travel to work by car (2)
People cannot access employment in some locations due to the poor transport network
Need to match employment land to increase in housing otherwise we'll be stuck with high unemployment
Produce discussion document: employment is becoming much less site specific on estates etc
Following this option should not lead to an intrusion in the countryside
Encourage a mix of employment generating uses linked to education & training
Need to take account of existing patterns such as demand for more small units and home based work

Relate to changes of use only

Additional ideas and suggestions:
Existing industrial estates inaccessible by public transport
Industry should relocated to industrial zones out of site of visitors & tourists – town centre sites (2) should be converted to non-industrial uses
Re-use vacant buildings

Suggested changes to policy ideas and wording:
NONE

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

Main points and common themes:
Concerns about protecting inappropriate/bad neighbour uses (3)
Perhaps some businesses would be better off located elsewhere
Support but we also need to be supportive of live/work units and studio premises
Should be flexible – take opportunity to consider mixed use
Employment is becoming less site specific
Existing sites in town centres should be restricted to light industry, ICT or offices
A balance is needed between employment and housing

Additional ideas and suggestions:
NONE

Suggested changes to policy ideas and wording:
NONE

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

Main points and common themes:
Support flexible approach and encourage a mix of employment generating uses on employment sites (14)
Take the flexible approach depending on the site
Maximise jobs on site – preference should be for high level job creation
We need to keep the sites we have but be more flexible about their usage
Support flexibility – need a responsible approach to attracting new forms of businesses, to maximise investment and diversification of jobs
The use of industrial type units for retail and offices should be discouraged

Additional ideas and suggestions:
Should not rely on large employers only

Suggested changes to policy ideas and wording:
NONE

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

Main points and common themes:
Many large industrial shed type units are poorly constructed and could make better use of space e.g. accommodation at first floor level
Intensification isn't needed if we exploit the broadband potential
Support intensification as long as public transport to these facilities is improved. Some car parks could then be used for additional space (4)
Support would be dependent on the nature and location of the site and the potential which may exist for redevelopment
Intensification will lead to more congestion

Additional ideas and suggestions:
Consider the introduction of green travel plans in employment areas in order to reduce car parking requirements and maximise land available for employment uses

Suggested changes to policy ideas and wording:
NONE

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)

Main points and common themes:
Who will take responsibility for this once the regeneration company closes?
Need to bring manufacturing base to the area
Disagree – we need more large national/international companies
The only way the LDF can ensure this is for the Council to fund development of such spaces
Agree – employment opportunities need to be diverse to allow for a diverse population & more healthy economy
Agree – solid initiative and should be a main driver – linking with the educational establishments

Additional ideas and suggestions:
Should consider redeveloping Waterworks Rd, Britannia Yard for this purpose

Suggested changes to policy ideas and wording:
NONE

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)

Main points and common themes:
This is a key area
Private developers will not want to use funds on training other than in-house
Would not want to deter developers, employers should be providing this (2)
Encourage, not require (3)
Should be obliged to take on and use apprentices for minimum 2 years
Important for developers/businesses to invest in he community, training opportunities, provision of support services & childcare
Should be encouraged but not required
The LDF could support the option at 8.4 by developing the training opportunities inherent in building and maintaining properties and making these a condition of development. 1066's community investment team could be helpful here having undertaken such initiatives elsewhere.
It is essential that there is a wide range of training opportunities

Additional ideas and suggestions:
NONE

Suggested changes to policy ideas and wording:
NONE

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)

Main points and common themes:
A municipal help, advice, insurance & inspection scheme would possibly generate a great deal more provision by employers
A good idea for employers that are large enough
We must not price developers out of developing
Currently there is spare capacity in under 5s provision but this is not evenly distributed and expensive
It must be affordable and available - there is a shortage of child care services in the town
Disagree – nursery places & after school clubs undermine family life
Essential to allow parents back into education
A crèche/nursery located at Castleham & Churchfields industrial estates might encourage more mums back to work
Be clear about what the Council can do to encourage and support this (2)
Disagree – this is not a central spatial planning issue

Additional ideas and suggestions:
NONE

Suggested changes to policy ideas and wording:
NONE

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)

Main points and common themes:
Support but do not think this is a high priority
The effect on existing residents must be considered when considering the nature of the units
Ensure broadband is available plus double garages for vans and off road parking
This should become general in St Leonards & Hastings town centres as part of an overall blending of uses for work, leisure, and residency in what can become a vibrant urban environment
Support – it is important to recognise the changing nature of people's lives
Make this a priority
Not supported – but working provision in close proximity to living should be encouraged
The problem with this option can be on going management and selling on
Not easy in practice - may have to consider safe guarding by planning agreement (3)
This reduces the need to travel, contributes to the environment, improves quality of life

Additional ideas and suggestions:
Consider the 'edges' of industrial areas and see if mixed uses could be added
Alternative may be to allow an element of housing on an employment site as enabling development

Suggested changes to policy ideas and wording:
NONE

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

Main points and common themes:
General support for overall approach
Parking is too expensive and deters shoppers (4)
Agree – must support local centre such as Kings Road
Should look at improving Queens Road as a gateway to Hastings (4)
Communities all over the Borough must have their own focal points
We need better leisure facilities
Concerns about the evening economy, town centres can become no go areas on Friday and Saturday nights - needs to be more than alcohol based. Provide more eating establishments
Late & live arts programme made the town safer and a better place to be – money should be found to continue this
Promote smaller individual businesses to make Hastings different (2)
Bringing more work opportunities will bring more shoppers with higher disposable income into the town
Need to aware of the threat from internet shopping
There has to be a sensible mix of public and private transport at a reasonable cost
So far have not seen the Council striving to support / retain vital local services
We should make every effort to regenerate local centres only allowing a change of use as a last resort
Supporting independent retailers – be know for shops that provide a healthy option
The provision of genuine choice at a local, accessible level should be promoted. This may involve the extension and enhancement of certain centres
Ensure planning for the future does not allow decay of the peripheral areas

Additional ideas and suggestions:
Look at the concept of markets (2)
Provide incentives for retailers e.g. reducing rates

Suggested changes to policy ideas and wording:
There is no reference to the public realm – important factor in making retailing safe, attractive & viable (2)
No mention of public transport, taxis, cycling and walking – more support for green transport, retail areas should be easily accessible on foot and bicycle (4)

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

Main points and common themes:
The option to “protect and strengthen local centres” should be expanded to include small parades if the Council is committed to neighbourhood renewal in locations such as Mount Road, Ore & Clive Vale
The Hastings & Bexhill area consists of many centres each of which could be developed as specialist retail areas, with the town centres having the main retail offer
Create a series of specialist centres
Oppose out of centre sites
Queens Road is a priority

Additional ideas and suggestions:
New specialist centre/hotel at Wilting

Suggested changes to policy ideas and wording:
More detailed document setting out design guidelines and building in town centres
Increase the emphasis on local products

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

Main points and common themes:
We need to compete with other shopping centres, Ravenside can provide the Bluewater experience
Need to strengthen Silverhill, Bohemia & Ore
Specialist retail should also be encouraged in Central St Leonards & the Old Town
What about helping to promote St Leonards? There should be more retail developments at St Leonards (3)
Major shops should be in town centres – new shops are needed in local areas to support communities (3)
Not on the seafront – seafront should be tourism based activities only (2)
Improve Ore Village
We will need to balance with other employment uses
Queens Road is a prime site for this (and the surrounding streets)
Will need to ensure that adequate infrastructure is in place to support this
Encourage the development of local/neighbourhood shopping areas to support local communities
Hastings must still stay unique

Additional ideas and suggestions:

May not be the space for bulky goods store in the town centre, these could possibly be placed in disadvantaged areas to encourage more shoppers
Re-use empty shops before developing new sites
Developing a site elsewhere in Hastings will split the retail provision, need to concentrate on extending Priory Meadow area – doubling the retail provision to provide a major shopping mall
Consider the impact of internet shopping

Suggested changes to policy ideas and wording:
NONE

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

Main points and common themes:
Another shopping mall at Bulverhythe
Glyne Gap, Bulverhythe foreshore
A village complex at Rock-a-Nore
St Leonards needs more support for retail development
Possibility at Silverhill or West St Leonards but not MFI style sheds
Town centre – ESK area up to Bohemia Road
East side of Queens Road, may need to consider CPO powers
Edge of town centres with convenient free parking are much more attractive
In or adjoining all centres which form the network and hierarchy of shopping provision within Hastings
Encourage each retail area in the town to specialise in something
White Rock shops are declining and need to be looked at
Bathing Pool site for a mix of market, other retail, eating, street entertainment

Additional ideas and suggestions:
N/A

Suggested changes to policy ideas and wording:
NONE

Additional comments made on chapter 8

Only allow greenfield commercial & housing developments where the highest sustainability and low impact visually and environmentally buildings would be acceptable
Increase the amount of vertical mixed-use developments in town centres
ESCC comments included:
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 bringing 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.
Document fails to recognise opportunities for eco-tourism

Question 9.1

We need an integrated package of measures to improve transport and accessibility to and within the town. Measures to achieve this could include:

a. Reduce sole reliance on the car for accessibility to and from new developments and give priority to measures that increase the level of accessibility by public transport, walking or cycling. One measure could be to expand the use of 20mph traffic zones

b. Develop quality transport interchanges and links for the integration of all transport modes

c. Safeguard key transport corridors to provide for an integrated public transport system

d. Provide for 'state of the art' communications, signing and traffic management systems

e. Work in partnership with bus, train, rail and freight operators and related agencies to secure improvements to passenger transport and freight services through the development of Quality Partnerships

f. Work with local businesses, residents and transport operators to promote sustainable travel patterns and secure improved facilities and road safety through initiatives such as 'Safer Journeys to School', 'Green Travel Plans' and subsidised bus routes to bring potential customers into retail areas

g. Direct high density development to those areas well served by a choice of transport modes and to areas close to transport interchanges, and ensure that developments which would generate large amounts of traffic or which are of sub-regional importance are located in areas accessible by a range of transport services

h. Specify the provision of cycle and pedestrian routes and facilities such as cycle racks and lockers in major new developments. Consideration also needs to be given to the places people will travel to from these developments such as stations, offices and retail areas

i. Work with partners to complete the National Cycle Network route through Hastings and encourage the use of green ways.

j. Implement traffic management measures in accordance with the Local Transport Plan, to provide for more efficient movement of traffic, the prioritisation of highway and footpath maintenance and environmental enhancements

k. Ensure car parking is provided to meet the operational needs of users

l. Upgrading the A21 – making journey times more reliable

m. Improved bus routes running well into the evening hours, perhaps considering use of mini bus services that visit all of the town not just priority areas. Accurate information about bus timetables is essential to a successful service

n. Identify innovative approaches to alternative transport such as bi-fuel cars, electric cars, LPG fuel, bike powered rickshaws, and ferries

o. Seek to develop our transport and business links with France; as one resident said "France is closer than Chichester!"

Do you support this overall approach?

Responses to this question: Total number of responses: 103
Individuals: Total 66
Local Groups: Total 11
Developers: Total 4
Statutory Agencies: Total 8
Other (including anonymous): Total 14

Response percentages: Agree – 88% Disagree – 9% No Opinion – 3%

Question 9.2

Please tell us any comments you have on the suggested integrated package of measures to improve transport and accessibility to and within the town (points a to m listed at 9.1).

Responses to this question: Total number of responses: 92

Individuals: Total 68
Baird (2), Braybrooke (7), Castle (15), Central St Leonards (2), Conquest (2), Gensing (4), Maze Hill (2), Old Hastings (8), Ore (2), Silverhill (2), St Helens (2), Tressell (7), West St Leonards (1), Wishing Tree (3), Other (9).

Local Groups: Total 12
Castle Court Residents Association, Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Democratic Alliance, Hastings Environment Network, Hastings Old Town Residents Association, Hastings Urban Bikes, Old Hastings Preservation Society, Ore Valley Forum, Shore Sounds Community Choir, Speckled Wood Group,

Developers: Total 2
Nathaniel Lichfield and Partners for Bourne Leisure ltd., Walden Pond Housing Co-operative LTD.

Statutory agencies: Total 3
Crowhurst Parish Council, English Partnerships, Highways Agency

Other (including anonymous): Total 7
Anonymous (5), Rother Amenities Service, The Hastings Greenway Project

Main points and common themes:

General

A common point made was that without improvement to rail journey times to London and road access to the town, the regeneration plans of Hastings are unlikely to come to fruition.

Park and ride is not the way to go for Hastings (2)
Consider park and ride schemes to reduce the volume of traffic in the town centre
No mention of the link road or improving rail connections /journey times (2)
Look at and consider Castle Ward Forum's transport document
I would like to see the opening hours of the West Hill lift extended into the evening – making it possible to get home after a night out
A hydrofoil link with other seaside destinations e.g. Bexhill and Eastbourne
Develop landing stage for ferries/hydrofoils to Bexhill, Eastbourne, France, Rye
A proper sheltered harbour might encourage a slight modal shift
Should require all developers to provide Traffic Impact Assessments with planning applications (2)
No mention of taxis and under provision of suitable located ranks

You should give us the opportunity to vote separately on measures (a) to (o) – they aren't mutually compatible
Trains need to be equipped with bike carrying coaches – bikes are usually banned from trains at peak times
Highways Agency say it is likely that an Evaluation of The Transport Impact of the LDF a whole will be required
Needs to address more explicitly the transport implications of tourism and how present and future visitors could be catered for both in getting to the area and travelling around the town.
The next stage of the LDF must be informed by the accessibility audit of Hastings and Rother and the Hastings and Bexhill Local Area Transport Strategy (consultation 1st half of 2007)(ESCC)
Needs stronger links to the Local Transport Plan and more reference regarding the provision of transport choices and making health links (ESCC)

a. Reduce sole reliance on the car for accessibility to and from new developments and give priority to measures that increase the level of accessibility by public transport, walking or cycling. One measure could be to expand the use of 20mph traffic zones

What is the point of 20 mph zones if they are not enforced?
Can't see the benefit of 20 mph zones (2)
20 mph zones particularly in residential area and town centres
Residents have long campaigned for 20mph traffic zones and what about home zones?
Remove all speed humps and introduce a general 20mph zone across the whole town
Affordable public transport is needed to achieve this
With all the main areas of retail outlets out of town, how do you suggest we can get there?
Everywhere you travel in Hastings you need a car.
What about closing the town centre to cars at certain times? Cardiff does it every Friday and Saturday after 8 pm
Enforce green travel plans
Should acknowledge that there has to be reliance on the car for many tourism journeys. Policies for transport where they relate to tourism should promote non-car modes of transport where possible, but recognise the reality of car-based access
Hastings needs to seize the initiative – become a world centre for sustainable and green public transport – trams, light railways, cycle ways, sea taxis etc. (2)
Use road charges, advertising revenue and EC grants to encourage a no-car Hastings
All new employment applications to be located within 10 minutes walking distance of bus or train, or appropriate green travel plan with aim to reduce car use

b. Develop quality transport interchanges and links for the integration of all transport modes

Negotiate on platform cycle parking at the railway station
Create cycle links between the railway station and the national cycle network
As at 26/11 – no bus timetable display at Hastings station!
A central bus station is needed with easy interchange with rail services
Long term/expensive/unlikely
Promote public transport in the Ore Valley around Ore station and facilitate service improvements (English Partnerships)

c. Safeguard key transport corridors to provide for an integrated public transport system

Build the Bexhill and Hastings Eastern and Western By passes and let the town grow
How will the link road improve connections between Hastings and Bexhill? It will divert traffic onto the Ridge which is already congested
A259 east and west of the town needs upgrading
Ravenside needs a metro link through the town to Ore, Rye and Bexhill
A flyover at Glyne Gap roundabout would help traffic flow
At present the A21, A22, A23, A27 A28 , A259 are all unsatisfactory and act as a deterrent to industry, shoppers, commerce and tourists
The Highways Agency currently has no major improvements for Hastings in its programme , but the A21 Tonbridge to Pembury and the A21 Kippings Cross to Lamberhurst schemes are planned to be delivered by 2012 (Highways Agency)
The Highways Agency would expect to see policy mechanisms to minimise demand at source, take account of air quality issues and require the wider mitigation of trunk road impacts (Highways Agency
Need the upgrading of link roads to Dover, Brighton and the M25 with dual carriageways
Rail links need much greater prominence and the town should lobby on this jointly with Bexhill
The rail links are inadequate with no fast link to Gatwick Airport, no link with Eurostar and an inconvenient westbound service to Portsmouth
Restore the direct link to Gatwick and have a fast connection to Brighton.
The Council should exert what pressure it can to maintain the rail link to France via Ashford and the direct services to Brighton and Gatwick
Re-introduce the Willingdon Chord (2)
Should be working with Ashford and other local authorities to press the regeneration case for the retention of a more significant Eurostar service including Brussels (4)
The Hastings-Bexhill Metro rail link should be created along with the proposed Glyne Gap terminal (3)
We need an integrated rail/tram system connecting Hastings to Bexhill
Look seriously at trams for seafront station at Glyne gap
Transport improvements in the 5 point plan should be included in the LDF where appropriate to cover – improvements to the A21, Hastings-Bexhill link road, train service improvements Hastings – Charing Cross, possible new stations at Wilting and Glyne Gap, upgrading of the Ashford-Hastings line, regional hub (Sea Space)

e. Work in partnership with bus, train, rail and freight operators and related agencies to secure improvements to passenger transport and freight services through the development of Quality Partnerships

Rail fares need to be kept reasonable to attract visitors
First priority should be to improve the London rail service so that Hastings becomes a commuter town – cut the journey time by having non-stop services (3)
Should work with both rail companies to negotiate the fare structure to make travelling by train within the Borough an attractive option
Subsidise rail tickets to Hastings, the £10.66 return special, advertise nationally
We need only one train during rush hour and an express train for commuters
Discount cards and other incentives for regular commuters
A seafront monorail would be highly attractive and green (3)
Seafront shuttle bus with a flat rate fare (2)
More trains need to stop at Ore
Safeguard at least one potential rail side goods yard within the town for increased use of rail freight transport in future years

f. Work with local businesses, residents and transport operators to promote sustainable travel patterns and secure improved facilities and road safety through initiatives such as 'Safer Journeys to School', 'Green Travel Plans' and subsidised bus routes to bring potential customers into retail areas

All schools should provide a free school bus and walking buses should be promoted.
Would not the provision of designated school buses take the enormous numbers of cars off the roads before and after school?
Car share/car pools should be encouraged (2)
The walking bus scheme seems to be a success although some schools seem reluctant?
Need better road markings for cyclists
It is not practical to use the bus when doing the weekly shop or buying bulky items

h. Specify the provision of cycle and pedestrian routes and facilities such as cycle racks and lockers in major new developments. Consideration also needs to be given to the places people will travel to from these developments such as stations, offices and retail areas

Make the town more aware of cyclists and have cycle training in schools
Make cycling an attractive option and allow cycling in the town centre
More on road cycle paths should be created
Many people don't like priority being given to cyclists in pedestrian areas
Enlarge pedestrian core shopping areas and keep free of non-essential vehicles including cycles
Should be large signs in the town centre asking cyclists to dismount
Topography of Hastings does not encourage cycling (3)
Cycle routes are not practical on existing roads, but these should be considered when planning new roads and housing sites
Should have a cycling and walking network – not just routes
Concerns over dangerous behaviour of cyclists
Cycle routes must be independent of pedestrian routes (2)
Cycling is dangerous in this town – we need more cycle ways
Cycling in the town centre is very unpopular
Cyclists should take space from motor vehicles not from pedestrians
Recreational cycling is fine, but cycling is not a normal means of transport in the town due to its hilly nature
Need dedicated off road cycle routes across the town as well as ASL for cyclists and cycle parking
Employment area must have cycle routes and lanes
Parts of Hastings and St Leonards Town centres are pedestrian unfriendly with a lack of crossings where needed
Much more needs to be done to pedestrianise the Old Town
Identify footpaths and walks through the town linking places of interest
Improve footpaths – everyone is a pedestrian
Greater connectivity of pedestrian routes with policies to protect and enlarge the footpath network
Improve facilities for cyclists and walkers
Continue to negotiate for cycle carriers on buses
Pavements throughout the Old Town are very poorly maintained
Walking, cycling and car free zones has to be a priority with provision for the elderly, disabled and children
HUB would like the entire cycling and walking network to be accessible for disabled cyclists
Would like to see a stronger emphasis on making Hastings safer and easier for pedestrians and cyclists (Hastings Urban Bikes)

i. Work with partners to complete the National Cycle Network route through Hastings and encourage the use of green ways.

The Greenway seems to be shrinking in the Ore Valley planning application
Make the Greenway a reality (4)
HUB would like to see a cycling and walking network linked in to the national cycle network (Hastings Urban Bikes)
Please do not route the national cycleway through the pedestrianised area of Hastings town centre
HUB support the creation of the Greenway between Station Plaza and Ore station (Hastings Urban Bikes)
Positive support for the Greenway is needed
Do not obsess about cycle routes – unless along the seafront. Be realistic , it is hilly here.
More emphasis and input needed on greenways for cyclists and pedestrians
The railway corridors have great potential for greenway links
Use the non-hilly parts only
Implement soon the national cycle route link to Bexhill (2)

j. Implement traffic management measures in accordance with the Local Transport Plan, to provide for more efficient movement of traffic, the prioritisation of highway and footpath maintenance and environmental enhancements

OK but no road narrowing
For every traffic sign erected at least one should come down – reduce clutter
Not more blockwork!
Ensure that public realm provision is without need for steps, escalators and elevators top ensure the less mobile are not reliant on mechanical devices

k. Ensure car parking is provided to meet the operational needs of users

Parking is expensive (2)
I worry about the lack of parking provided with new town centre developments, it will make parking on streets even more congested
Put underground parking at Wellington Square and Cornwallis gardens
The excess of parking restrictions and fines have led to many shops closing
Disagree with this point (2)
Hastings has repeatedly ignored calls for a review of parking schemes in the Old Town. This unwillingness to engage with local residents is unacceptable.
Lorries should be banned from overnight parking on the Stade – could use Bohemia rd and Summerfields instead.
Pay parking on streets in St Leonards is just another stealth tax
Pity this is not reflected in the need to provide new dwellings with adequate parking
Discourage parking in the town centre
Would welcome controlled parking
Town centre sites could have zero provision in some cases and essential users only in others
Additional parking for Old Town residents would be welcome.
Could Stade car parks be used as free overspill for residents in the evening? Sundays when parking bays are occupied
This is done at the expense of everything else
Concern over the impact of parking charges on the number of day-trippers in the summer months – negative effect on the local economy
The Highways Agency suggests that demand management should be undertaken so that parking provision becomes the residual output of the sustainable planning process, which should take every opportunity to encourage the provision and use of sustainable transport modes

l. Upgrading the A21 – making journey times more reliable

Is critical if Hastings is to prosper (8)
Oppose as more investment should go in to public transport

Would mean an increase in the traffic flow into Hastings, this will be at the expense of parallel rails services and will mean more pollution
Must be dual carriageway to Tonbridge (2)
Need due consideration of where the link road will meet the A21
A259 and A27 also need substantial upgrading
A21 and A259/7 should be dual carriageway in their entirety
Improvements to the A21 will support the role of Hastings as a regional hub

m. Improved bus routes running well into the evening hours, perhaps considering use of mini bus services that visit all of the town not just priority areas. Accurate information about bus timetables is essential to a successful service

I don't think the 'Quality Partnerships' have so far demonstrated the ability to deliver the transport improvements needed
Who will fund the 'improved bus routes running well into the evening hours?
Buses would be used more if they ran more regularly. Minibus is a good idea
SEEDA should fund a publicly owned bus service with flexible minibus routes
People are fed up with talking about poor bus services – sort it out
Bus services to the hospital are poor from the eastern side of town
Better buses along the Ridge would be good to give people living in Ore access to employment at Castleham, the Conquest etc
Buses after 5.30 pm are infrequent.
My 21 year old daughter feels unsafe and cold waiting in the town centre for a bus
I endorse the development of a much improved evening and Sunday bus service
We need reliable public transport, particularly to the hospital on Sunday for the 7am shift
Need good evening buses right across the town
Faster direct routes are needed.
Competitive bus fares to encourage use
Costs of public transport in the town are extortionate
Frequent services on the main routes
Could follow Brighton's successful system of smaller minibuses for £1 anywhere on route
Need to reinstate a good Bohemia Road service from Ore
Parents find buses expensive, as kids have to pay full fare to school
Essential if a true evening economy is to be achieved
Local bus network needs to be run for the benefit of the town's citizens, not just the bus companies' shareholders

n. Identify innovative approaches to alternative transport such as bi-fuel cars, electric cars, LPG fuel, bike powered rickshaws, and ferries

Add electric bikes (2)
Bike powered rickshaws won't work in much of Hastings (2)
Use of bi-fuel cars, electric cars and LPG fuel based can never be a viable option as they all need vast amounts of energy and resources to build them
Would love to have a fuel saving car – perhaps this could become a pioneering exercise for Hastings?
Use of bio fuels – recycled chip oil
We need a bio fuel plant
Negotiate reduction of cost of electric bikes with employers
If Wilting Station is built it could be a centre for 1066 Country with attractions within 20 miles which is manageable by electric car.

o. Seek to develop our transport and business links with France; as one resident said "France is closer than Chichester!"

School exchanges should be promoted
Probably a bad idea
Needs better road and rail links and ports

Question 9.3

If you disagree with the suggested integrated package (see 9.1), what would you wish to change/add?

Responses to this question: Total number of responses: 14

Individuals: Total 11
Baird (1), Braybrooke (2), Castle (1), Conquest (1), Old Hastings (1), St Helens (1), Wishing Tree (1), Other (3).

Local Groups: Total 1
Hastings & Rother Urban Design Group,

Developers: Total 0.

Statutory agencies: Total 1
East Sussex County Council

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

Additional ideas and suggestions:
Improve the public realm, pavements, footpaths
Park and ride at the top of Ebdens Hill
Provision of tram routes throughout
Detailed suggestions about traffic circulation
The link road is by no means proven to regenerate Hastings and Bexhill
A cycle and pedestrian link between Stamco and Glyne Gap will be beneficial
A21 – stop the parking at Hurst Green, make it a red route
There is a lack of focus on rail links to London, Brighton and Ashford International – trains are cleaner, safer and more ecologically friendly
London train improvement
A21 improvements are number one priority
Car parking in Pelham Place should be free from 4pm to encourage shopping and restaurant visits
Part of the sustainability assessment of new development could be a carbon footprint evaluation including fossil fuelled car use as part of a green travel plan
Car parking charges should be based on engine size and the money used to subsidise public transport
Car parking for small vehicles should be free
There is no mention of the relationship between air quality and transport and the environmental impact of traffic on the town need to mention AQMA (ESCC)
The issues tend to focus on weaknesses when there should also be coverage of strengths – such as the formal Quality Bus partnership for Hastings (ESCC)
The role of broadband in reducing the need to travel in future years could be considered as an issue (ESCC)
The objectives should convey the need to prioritise non-car forms of transport, especially pedestrians and cyclists (ESCC)
The first objective relates to road improvements, which should not form the principal basis of the strategy (ESCC)
The reference to ensuring car parking for the operational needs of users is misleading given national, regional and local transport policy relating to demand management (ESCC)
Need to endorse the hierarchy of movement and minimise the use of the private car (ESCC)
Need to use cars could be minimised if new housing developments are permitted where existing schools have spare capacity or can be expanded (ESCC)

Suggested changes to policy ideas and wording: NONE

Additional comments made on chapter 9

Ensure wherever possible that public realm provision is without need of steps and escalators and elevators to ensure less mobile are not reliant on mechanical devices
The next stage of the process must be 'joined up' by being informed by the accessibility audit of Rother and Hastings. The Hastings and Bexhill Local Area Transport Strategy prepared by ESCC and Rother and Hastings council should be included in the next stage. The consultation phase of this document is expected in the first half of 2007.

Question 10.1

It is proposed that the Core Strategy should contain a strategic policy based on the following principles/approach:

"Development proposals must contribute to improving the education attainment, health, safety, quality of life and well-being of local residents and visitors to Hastings"

This will be achieved by:

Providing for health and social care facilities supporting the estates strategy of the Primary Care Trust and the improvement plans of the Conquest Hospital and other key health and social care agencies

Securing the physical infrastructure needed to maximise the impact of the Higher Education/ University campus in the Town Centre and at Ore Valley Campus along with parallel development of a town wide educational and skills training infrastructure

Making sure that the future land requirements of education and skills, health and social services, local emergency services and utilities are adequately catered for

Promoting the location of community facilities and services within the area they serve

Safeguarding existing and promoting new opportunities for cultural, recreation and community facilities

Making sure land and buildings are used in a way that reflects people's needs and buildings are designed and located in accessible ways that contribute to all sectors of the community

Making sure the design of new buildings, and their relationship to adjacent public areas, contribute to improving public safety (including road safety and crime reduction) and minimise crime and the fear of crime

Responses to this question: Total number of responses: 103
Individuals: Total 63

Local Groups: Total 12

Developers: Total 3

Statutory Agencies: Total 11

Other (including anonymous): Total 14

Response percentages: Agree – 92% Disagree – 5% No Opinion – 3%

Question 10.2

Please tell us any comments you have on the suggested approach of "Development proposals must contribute to improving the education attainment, health, safety, quality of life and well-being of local residents and visitors to Hastings"

Responses to this question: Total number of responses: 50

Individuals: Total 30
Braybrooke (2), Castle (9), Central St Leonards (1), Conquest (1), Gensing (1), Maze Hill (1), Old Hastings (3), Ore (1), Silverhill (2), St Helens (1), Tressell (2), West St Leonards (1), Other (5).

Local Groups: Total 9
Castle Court Residents Association, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Old Town Residents Association, Old Hastings Preservation Society, Ore Valley Forum, The Mother Agnes Trust, Transport 2000; Age Concern Hastings/Hastings & St Leonards Seniors Forum

Developers: Total 0

Statutory agencies: Total 3
Forestry Commission, Highways Agency, Southern Water

Other (including anonymous): Total 8
Anonymous (3), Planning Potential, Rother Amenities Service, Sport England, The Hastings Greenway Project, The Theatres Trust

Main points and common themes:
Several comments were made concerning the future of the Conquest Hospital and how that could have a detrimental effect on the strategic policy (6)
Increased education facilities will mean extra student one bed accommodation
Reduce the need for travel by having more local facilities; this approach would also bring health benefits too
Community facilities (including youth facilities) should wherever possible be all-inclusive and encourage integration of British and local cultural values

Additional ideas and suggestions:
Development should link to public transport to discourage car use and ownership
Focus on developing architecturally pleasing developments
Community facilities mean one thing to the community and another to the Council
Good infrastructure does not equate to a good quality of life but it can help – people are the important resource
No mention of the Seafront
Reduce traffic speed limits
Hastings should provide a centre where all members and ages of the community can become involved in quality arts/cultural activities
Need for community centres and sports facilities for older people

Suggested changes to policy ideas and wording:

Extend the last bullet point (regarding safety) to include existing buildings, not just new ones
Add recognition of the value of the heritage and the built environment
Add links between health, housing, leisure and evening economy
Add safeguarding and enhancing local green environment, including tree planting schemes and retaining existing woodland to "develop a positive attitude to development areas"
Ensure objectives do not place an extra burden on developers and landowners
Should go further by adding "developer contributions could be used to implement the cultural strategy"
Attention should be given to the protection of playing fields; Sport England would like to see additional text highlighting national policies regarding the development of playing fields
The role shopping centres serve in their local communities should be emphasised

Question 10.3

If you disagree with the suggested approach that "Development proposals must contribute to improving the education attainment, health, safety, quality of life and well-being of local residents and visitors to Hastings" what would you wish to change/add?

Responses to this question: Total number of responses: 17
Individuals: Total 11
Braybrooke (1), Castle (4), Central St Leonards (1), Conquest (1), Ore (1), St Helens (1), West St Leonards (1), Other (1)

Local Groups: Total 3
Castle Court Residents Association, Hastings Old Town Residents Association, Speckled Wood Group.

Developers: Total 1
Walden Pond Housing Co-operative LTD.

Statutory agencies: Total 2
East Sussex County Council, Southern Water

Other (including anonymous): Total 0.

Main points and common themes:
Lighting in passages, steps and twittens
Investment in community facilities
Safeguarding the local green environment improves quality of life

Additional ideas and suggestions:
Design guidelines for the town are needed
Objectives for sports, art and open space to ensure joined up approach

Suggested changes to policy ideas and wording:
Community infrastructure development should be sustainable in terms of energy and environmental impact
Extend to include something about local history and the role it plays in the town
Consider mixed use sites, perhaps something like "Community infrastructure facilities should look to maximise efficient land use and integrate with other uses especially ones that keep the use "active" throughout the day"
East Sussex County Council advise that LDF documents identify the necessary infrastructure in accordance with South East Plan policy CC5
Remove reference to Conquest hospital in light of pending decisions

Southern Water advise adding a policy in subsequent LDF documents to ensure housing developments are separated from waste water and water treatment, in the interests of local residents
"Community infrastructure facilities should look to maximise efficient land use and integrate with other uses especially ones that keep the use "active" during the day

Question 10.4

Do you agree that area co-ordination should be recognised in the Core Strategy as a key way of putting planning policies into practice

Responses to this question: Total number of responses: 81
Individuals: Total 56
Local Groups: Total 9
Developers: Total 2
Statutory Agencies: Total 4
Other (including anonymous): Total 10

Response percentages: Agree – 70% Disagree – 15% No Opinion – 15%

Question 10.5

Please tell us any comments you have on taking the approach that Area Co-ordination should be recognised in the Core Strategy as a key way of putting planning policies into practice?

Responses to this question: Total number of responses: 31
Individuals: Total 23
Baird (2), Braybrooke (3), Castle (5), Central St Leonards (2), Conquest (1), Gensing (1), Maze Hill (1), Old Hastings (2), St Helens (1), Tressell (2), Wishing Tree (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, Speckled Wood Group

Developers:
Total 0

Statutory agencies:
Total 0

Other (including anonymous): Total 3
Anonymous (2), The Mother Agnes Trust

Main points and common themes:
Many comments felt this was a good idea but concerns were raised about the effectiveness, with comments they have slowed down and limited opportunity for input, creating an extra layer of bureaucracy; others commented it was too early to comment
Good way of putting policies into public arena whilst they are formulated
Areas are too large and the LDF should encourage neighbourhood design statement
In a small and compact area such as Hastings, it is unnecessary and bureaucratic to introduce neighbourhood planning. It will jeopardise achievement of the main growth and innovation objectives the Council need to pursue
Meaningful consultation

People need to realise that their voice counts and can make a difference

Additional ideas and suggestions:
Four areas need to meet and share ideas, practices etc
Ensure those working are properly trained and effective professionals
Word of mouth from friend to friend carries far more weight than words from commonly trusted politically figures
Area co-ordinators should go to school assemblies to speak and raise awareness with our children

Suggested changes to policy ideas and wording:
Comments on the questions relation to Area Co-Ordination will be shared with the Neighbourhood Renewal Team

Question 10.6

Do you agree that area co-ordination should be recognised in the Core Strategy as an important way to involve local communities in planning issues relevant to their neighbourhood/local area?

Responses to this question: Total number of responses: 77
Individuals: Total 52
Local Groups: Total 9
Developers: Total 3
Statutory Agencies: Total 4
Other (including anonymous): Total 9

Response percentages: Agree – 78% Disagree – 16% No Opinion – 6%

Question 10.7

Please tell us any comments you have on taking the approach that Area Co-ordination should be recognised in the Core Strategy an important way to involve local communities in planning issues relevant to their neighbourhood/local area?

Responses to this question: Total number of responses: 28
Individuals: Total 18, Baird (1), Braybrooke (1), Castle (6), Central St Leonards (1), Conquest (1), Gensing (1), Maze Hill (1), Old Hastings (2), St Helens (1), Tressell (1), Wishing Tree (1), Other (1),

Local Groups: Total 6
Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Old Town Residents Association, Old Hastings Preservation Society, Speckled Wood Group.

Developers: Total 0.

Statutory agencies: Total 0.

Other (including anonymous): Total 4
Anonymous (3), The Mother Agnes Trust

Main points and common themes:
People will only take part in issues directly affecting them
Increased advertising, leaflets etc would be a justifiable expense

Involve but don't over consult and use it as delaying tactics
Some of the forum undertake no meaningful consultation of the wider community
There has been so much consultation that has amounted to nothing more than information giving
Communities have not been truly involved yet – there isn't a rush of people wanting to get involved
We need to ensure that too much weight is not given to local groups when proposals have borough wide impact
Existing areas are too big to have impact – planning needs to be even more grassroots
The planners should come to us
People needs to feel they can affect the decision
The task force is not democratically elected

Additional ideas and suggestions:
A proper dialogue needs to be developed otherwise people do not agree

Suggested changes to policy ideas and wording:
NONE

Question 10.8

Do you agree that area co-ordination should be recognised in the Core Strategy as a mechanism for ensuring continual improvement in services provided by the council?

Responses to this question: Total number of responses: 73
Individuals: Total 49
Local Groups: Total 7
Developers: Total 3
Statutory Agencies: Total 4
Other (including anonymous): Total 10

Response percentages: Agree – 71% Disagree – 14% No Opinion – 15%

Question 10.9

Please tell us any comments you have on taking the approach that Area Co-ordination should be recognised in the Core Strategy as a mechanism for ensuring continual improvement in services provided by the council

Responses to this question:
Total number of responses: 23

Individuals: Total 18
Braybrooke (2), Castle (5), Conquest (2), Gensing (1), Maze Hill (1), Old Hastings (1), Ore (1), St Helens (1), Tressell (1), Wishing Tree (1), Other (2).

Local Groups: Total 2, Hastings Old Town Residents Association, Speckled Wood Group.

Developers: Total 0.

Statutory agencies: Total 0.

Other (including anonymous): Total 3
Anonymous (2), The Mother Agnes Trust

Main points and common themes:
Cut out bureaucracy; look for lean processes and get value for money
Yes if residents have the chance to be heard, they take advantage and the council listens
There is very little opportunity for open debate, and little accountability of council officers
It's only effective if residents are listened to
Too early to say
The council should feedback and be prepared to justify their action/non action
Easier for council to see actual impact of service level at the point of use by meeting users rather than presuming impact
If the mechanism is efficient and not piecemeal where somebody has a good idea
Strongly disagree; area-co-ordination is clearly going to result in a watering down of action on deprived wards

Additional ideas and suggestions:
NONE

Suggested changes to policy ideas and wording:
NONE

Question 10.10

Are there any other links which need to be made?

Responses to this question: Total number of responses: 18
Individuals: Total 12
Braybrooke (1), Castle (4), Conquest (1), Gensing (1), Old Hastings (2), St Helens (1), Tressell (1), Other (1).

Local Groups: Total 3
Hastings & Rother Urban Design Group, Hastings Old Town Residents Association, Speckled Wood Group.

Developers: Total 1
Walden Pond Housing Co-operative LTD.

Statutory agencies: Total 0.

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

Main points and common themes:
Ensure key messages are consistently given
Can divide groups who may have a borough wide rather than a local interest
Need to involve young people more
Without a focal point it is difficult for any community to achieve its own identity
Take advantage of our café culture to canvas real peoples opinions
Provide services from town hall to make officers and councillors more approachable
Develop links with East Sussex County Council
Develop links with private homeowners
Develop links with Local groups with a local interest
We are all citizens and should try to involve ourselves in all aspects whenever possible.

Additional ideas and suggestions:
There needs to be more devolution of power down to the local community level, giving decision making power to bodies like the neighbourhood forum
Less inclusion of national organisations with non-local agendas
The LDF should provide an easy link to the following registers: listed buildings, buildings at risk, land in public ownership

Suggested changes to policy ideas and wording:
NONE

Additional comments on chapter 10

Develop a conservation strategy that will identify structures and buildings within the town that are not on the national list of buildings but are considered worth extra consideration before alteration or demolition
Securing developer contributions towards providing necessary infrastructure and services is a key issue

Question 11.1

The draft South East Plan specifies a list of strategic actions that we should include in the LDF and other plans and strategies to avoid a net loss of biodiversity and actively pursue a net gain. These could form the basis for a strategic policy in the LDF Core Strategy

Provide the highest level of protection for nationally and internationally designated sites

Avoid damage to locally important wildlife and geological sites wherever possible

Ensure that unavoidable damage to wildlife interest is minimised through mitigation, that any damage is compensated for, and that such measures are monitored

Make sure areas of wildlife importance are accessible and well promoted, identifying areas of opportunity for biodiversity improvement and setting local targets to contribute to regional biodiversity targets and quality of life

Influence and apply agri-environment schemes, forestry, flood defence and other land management practices to deliver biodiversity targets

Maintain and establish accessible green networks and open green space in urban areas.

Do you support this overall approach?

Responses to this question: Total number of responses: 100
Individuals: Total 64
Local Groups: Total 11
Developers: Total 3
Statutory Agencies: Total 9
Other (including anonymous): Total 13

Response percentages: Agree – 94% Disagree – 3% No Opinion – 3%

Question 11.2

If you don't support the overall approach listed at 11.1 , what would you wish to change/add?

Responses to this question: Total number of responses: 32
Individuals: Total 16
Castle (4), Conquest (1), Old Hastings (2), St Helens (1), West St Leonards (1), Wishing Tree (1), Other (6).

Local Groups: Total 7
Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings & St. Leonards Allotment Federation, Hastings and Rother Disability Forum, Lower Torfield Allotment Association, Old Hastings Preservation Society, Ore Valley Forum.

Developers: Total 1
Nathaniel Lichfield and Partners for Bourne Leisure ltd.

Statutory agencies: Total 4
Crowhurst Parish Council, Environment Agency, Forestry Commission, High Weald AONB Unit

Other (including anonymous): Total 4
Anonymous (2), The Hastings Greenway Project, The Mother Agnes Trust.

Main points and common themes:
We've spent too much time on newts etc – they soon recover and relocate
Not all wildlife sites should be made more accessible – public access should be strictly controlled
Access to wildlife sites should take into account their sensitivity
Any damage to wildlife sites should be compensated for in kind, not by monetary payments
Importance of Pebsham Countryside Park in decisions on greenspace development e.g. Upper Wilting farm
English Nature stress the value of very local green spaces within local urban communities (The Hastings Greenway Project)
Urban Renaissance is not defined or discussed in any detail
Need to balance the need to protect the environment with economic policies promoting tourism development
At the end of the day people are more important than wildlife
Protection policies must not be undermined by encroachment of development schemes and designations
Needs support and co-operation of landowners
Local Authorities need to identify areas of Ancient Woodland in their areas that do not have statutory protection (Forestry Commission)
We support the development of accessible green networks (Forestry Commission)
Often compensation cannot work –'ancient woodland' for instance is irreplaceable
The inference from the wording about site protection hierarchy suggests that sites other than the highest level of designation are expendable. This is not so.

Additional ideas and suggestions:
Should include reference to High Weald AONB Management Plan 2004 (High Weald AONB Unit)
There should be no building on allotment sites, disused allotment sites should be brought back into use, new allotment sites should be provided where none exist
The need to protect and improve allotment sites should be specifically included as a separate issue (3)
Increase protection of locally important wildlife sites (3)
I would beef up the second bullet point (local sites) otherwise the whole thing is a development charter
Prioritise that to be retained – it is not possible to achieve all
An accurate register of all open space and characteristics is needed to set a baseline – the open space audit is a start, but has its problems (2)
What about planning influences on sea and shore – e.g. supporting sustainable fishing methods
A strategy for the town's built environment is urgently needed too (2)
All social housing that impacts on green spaces should be designed with biodegradable materials e.g. log cabins
Should ensure recognition and protection of Ancient Woodland through LDF policies - suggests ensuring protection to the same standard as SSSIs (Forestry Commission)
The pursuit of biodiversity enhancements through development can provide a significant contribution (Environment Agency)
Concern that wildlife/greenspace tends to be undervalued in policy documents compared to urban forms

Suggested changes to policy ideas and wording:
Need to reflect more explicitly the responsibility of the Council and show a positive aspiration to protect local sites rather than the more negative avoiding damage
Adopt a rolling TPO review with on line database to ensure all trees and woodland of note is protected and redundant protection removed
Shaping Hastings could do much more to grasp the opportunity to integrate biodiversity issues into all aspects of spatial planning, especially open spaces and urban design (2)

Question 11.3

Open Spaces:
The policy approaches set out below show how the LDF can support the draft Parks and Open Spaces Strategy. Your views on the general policy direction are invited.

Open Spaces Policy direction A:

The progressive enhancement of existing provision rather than the creation of more provision - so that priority is given to sites within or adjacent to the most deprived neighbourhoods. The development process could be one means of funding this enhancement through the pro-active use of planning agreements. In particular this could be used to support the proposals for the Ore Valley Millennium Community, the Central St Leonards Master Plan, play provision and the open space network. (However where major new development is proposed in areas with no access to open space, we'll seek to secure provision in line with the demand likely to be generated by the development).

Responses to this question: Total number of responses: 83
Individuals: Total 53
Local Groups: Total 10
Developers: Total 3
Statutory Agencies: Total 5
Other (including anonymous): Total 12

Response percentages: Agree – 74% Disagree – 16% No Opinion– 10%

Question 11.4

Open spaces policy direction A:
Please tell us any comments you have on the suggested policy direction of the progressive enhancement of existing provision rather than the creation of more provision.

Responses to this question: Total number of responses: 35
Individuals: Total 18, Baird (1), Braybrooke (2), Castle (2), Central St Leonards (1), Conquest (1), Gensing (2), Old Hastings (3), Ore (1), Silverhill (1), Tressell (3), Other (1)

Local Groups: Total 9, Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Democratic Alliance, Hastings Old Town Residents Association, Lower Torfield Allotment Association, Old Hastings Preservation Society, Ore Valley Forum, Speckled Wood Group

Developers: Total 1, Wm. Morrison Supermarkets plc

Statutory agencies: Total 2, English Partnerships, Forestry Commission

Other (including anonymous):
Total 5, Anonymous (2), Planning Potential, Sport England, The Hastings Greenway Project.

Main points and common themes:
We ought to seek more provision while we still can – the South East is filling up
Cannot agree that new provision should not be created as a matter of policy
Creation of new open space is as important as enhancement of existing provision
Increasing the built fabric of the town must be balanced by public open space
Community should be able to influence the type of green space provided by developers and should get involved in maintenance if they want to
Need to be careful not to break wildlife green corridors
Encourage linking of green spaces where possible
The proposals for Ore Valley seem to fly in the face of this policy (2)

What would the role of allotments be?
I don't think lack of green space is a serious problem in Hastings and St Leonards (2)
Need to strike a balance between sanitised parks and dumping areas
Invest in greenways
Many residents have no easy access to green areas or the beach
Developer contributions must have regard to the key tests of Circular 05/2005 – including relevance

Additional ideas and suggestions:
No mention is made of improving/maintaining small 'pockets' like Butlers Gap or Swan Gardens
No building on existing allotment sites, disused site should be brought back into use, new sites should be provided where none exist
Promote use of open space in the Ore Valley area (English Partnerships)
Enhancement of existing areas and the creation of more provision where there is little or none to start with e.g. Clive vale, Old Town, Town centre
The beach and the seafront need to be protected as open space
Need innovative and complementary new features such as the Greenway
There should be a policy to reduce spaces of marginal value because they are a drain on public resources and may be suitable for development
In assessing the level of open space provision – consider adopting English Nature's Accessible Natural Greenspace Standard and the Woodland trust Woodland Access Standard (Forestry Commission)

Suggested changes to policy ideas and wording:
Sport England would wish to see robust policies for securing contributions from developers for open space, sport and recreation
Add Speckled Wood to the open spaces plus other area in Ore Valley

Question 11.5

Open spaces Policy direction B:
The identification of accessible Borough–wide spaces and facilities with safe pedestrian and cycle links. These spaces could be identified in the Local Development Framework along with policies to protect, manage and enhance them, and to improve accessibility within and to them. The following spaces have been identified as having borough-wide significance:

Greenspaces: Alexandra Park, BOS Field, Church Wood, Gensing Gardens, Hastings Cemetery, Hastings Country Park, Old Roar Ghyll, Ponds Wood, St Leonards Gardens, St Helens Wood, Warrior Square, West Hill, White Rock Gardens, Summerfields Wood, a site in the Ore Valley Millennium Community

Other Spaces: The pedestrians-only streets in the town centre and the seafront

Sport and Recreation facilities: Bexhill Recreation Ground (football), Horntye Park, White Rock Gardens (bowling greens), William Parker Sports College, Sandhurst Recreation Ground (cricket), Tilekiln Recreation Ground (football & cricket)

Please note we are seeking your views on the concept as a whole, not on the individual sites as these have already been subject to consultation as part of the development of the Parks and Open Spaces Strategy

Responses to this question: Total number of responses: 90
Individuals: Total 59
Local Groups: Total 8
Developers: Total 3
Statutory Agencies: Total 8
Other (including anonymous): Total 12

Response percentages: Agree – 89% Disagree – 2% No Opinion – 9%

Question 11.6

Open spaces Policy direction B:
Please tell us any comments you have on the suggested policy direction of the identification of accessible Borough–wide spaces and facilities with safe pedestrian and cycle links.

Responses to this question: Total number of responses: 33
Individuals: Total 18, Baird (1), Braybrooke (2), Castle (4), Central St Leonards (1), Conquest (1), Gensing (1), Old Hastings (1), St Helens (1), Tressell (3), Wishing Tree (1), Other (2).

Local Groups: Total 11, Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings & St. Leonards Allotment Federation, Hastings and Rother Disability Forum, Hastings Environment Network, Hastings Old Town Residents Association, Lower Torfield Allotment Association, Old Hastings Preservation Society, Rother Amenities Services, Speckled Wood Group, Transport 2000.

Developers: Total 0.

Statutory agencies: Total 0.

Other (including anonymous): Total 4, Anonymous (3), The Hastings Greenway Project.

Main points and common themes:
Strong support, particularly for the Country Parks and the enhancement of other sport and recreational facilities
Will need to control dog usage in many of these areas if they are to be truly accessible
Parks and Open Spaces Strategy is probably the worst document published by HBC in recent years (Hastings Old Town Residents Association)
The audit has made a good start but it doesn't go far enough. Some open space (usually private) may be currently inaccessible, but with a bit of imagination could be significant areas of open space
Speckled Wood has been omitted from the audit
Protection and enhancement of allotment sites should be mentioned (3)
The Greenway should be retained as a central policy for the regeneration of Hastings
A stronger commitment needs to be given to greenspaces, cycle paths etc
Better protection needed for Ore Valley green space (2)
Not enough open spaces or recreational facilities in Ore, greenway and footpaths not addressed
Pedestrian and cycle links should be throughout the town and also to main employment sites
Our greenway project explores a linkage concept aiming to crate a linked local greenspace network – supports the community need for recreation, amenity, health and fitness
As long as all sites are as accessible as possible
What about the Seafront?
Why isn't the beach a green space?
Tennis has not been mentioned

Additional ideas and suggestions:
Field in front of William Parker would be a good place for car parking
Public art should involve consultation with artists at an advisory level

Suggested changes to policy ideas and wording:
Allotments (in general) should be included in the list of open space of borough wide importance (2)
Add Speckled Wood to open spaces plus other areas in Ore Valley
Add boating lake area of the Stade
Release non-statutory allotments for 'green' development?

Question 11.7

Open spaces Policy direction c:

Working with local communities to foster the enhancement of local green spaces and residential environments, initially in the regeneration areas. We currently work with a number of community groups which have been established to manage Local Nature Reserves.

Responses to this question: Total number of responses: 90
Individuals: Total 55
Local Groups: Total 12
Developers: Total 3
Statutory Agencies: Total 8
Other (including anonymous): Total 12

Response percentages: Agree – 94% Disagree – 0% No Opinion – 6%

Question 11.8

Open spaces Policy direction c:
Please tell us any comments you have on the suggested policy direction of working with local communities to foster the enhancement of local greenspaces and residential environments, initially in the regeneration areas

Responses to this question: Total number of responses: 27
Individuals: Total 18, Baird (1), Braybrooke (2), Castle (5), Central St Leonards (1), Conquest (1), Gensing (1), Maze Hill (1), Old Hastings (1), Ore (1), St Helens (1), Other (3).

Local Groups: Total 6, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Old Town Residents Association, Lower Torfied Allotment Association, Ore Valley Forum, Shore Sounds Community Choir.

Developers: Total 0.

Statutory agencies: Total 2
Environment Agency, Forestry Commission.

Other (including anonymous): Total 1
The Hastings Greenway Project.

Main points and common themes:
More volunteers are needed to manage local nature reserves
The challenge is to enhance public awareness of local green spaces without it resulting on over use
Many Old Town people have tried to become involved in the Country Park, but are usually met with silence (Hastings Old Town Residents Association)
In practice over the last 5 years I have found it difficult to work with HBC in the enhancement of local greenspaces – there appears to be neither the will nor the money
Hastings Country Park is over managed
Should give more priority to helping allotment holders – practical and financial help
Workshops for local neighbourhoods and community forums have shown support for the Greenway as a regeneration project
How are some of these community groups monitored? e.g. Badger Protection Society

Additional ideas and suggestions:
Support and set up community projects work with the Council's own parks experts
Schools should also be involved

Should work with Better Braybrooke
Have community composting and recognise the importance of gardens
Help upgrade our SNCI to a Local Nature Reserve (Ore Valley Forum)
Help communities draw up action plans

Suggested changes to policy ideas and wording:
The policy should be applied town wide and not restricted to 'regeneration areas'

Question 11.9

Children's Play Provision:

The Local Development Framework needs to support the new approach to play provision set out in the draft Parks and Open Spaces Strategy. This is based on:

Designing local green spaces in such a way as to maximise their play value for children of different ages with opportunities to hide, climb, run around, see nature at work, handle sticks and stones and get dirty and wet

Having a relatively small number of large equipped play spaces at key locations around the Borough that are accessible to all

Requiring developers to design housing environments in which children have space to play informally and safely and where they have priority over vehicles, and where such spaces contribute to the provision of open space. These spaces to be developed in accordance with quality standards for play provision adopted by the Council

Planning traffic calming schemes with the objective of making streets child friendly (Play Streets) rather than simply slowing down traffic, and where possible promote 'Home Zones'.

Do you support this new approach to children's play provision?

Responses to this question: Total number of responses: 93
Individuals: Total 61
Local Groups: Total 7
Developers: Total 4
Statutory Agencies: Total 7
Other (including anonymous): Total 14

Response percentages: Agree – 86% Disagree – 5% No Opinion – 9%

Question 11.10

Children's Play Provision:
Please tell us any comments you have on this new approach to children's play provision.

Responses to this question: Total number of responses: 34
Individuals: Total 23
Braybrooke (2), Castle (5), Central St Leonards (2), Conquest (2), Gensing (1), Old Hastings (3), Ore (1), St Helens (2), Tressell (1), Wishing Tree (1), Other (3).

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

Developers: Total 0.

Statutory agencies: Total 0.

Other (including anonymous): Total 6
1066 Housing Association, Anonymous (4), The Mother Agnes Trust.

Main points and common themes:
No more speed bumps in the traffic calming schemes
Play areas need to be safe (2)
Roads are potentially dangerous to anyone playing there – children should play in gardens or special play areas
Street play is intrusive to neighbours – the emphasis should be on making the areas we already have safe places to play
What can be done about dead shopping trolleys, abandoned litter and abusive youngsters in our 'wider' areas?
The first bullet point is the silliest thing in the document – are you going to design a swamp for young children to play in?
Traffic calming measures are not necessary
Play parks are under used because they are so sparsely equipped. Provision for pre-schoolers and carers is almost non-existent
Large well-equipped play spaces are welcome, but given the deplorable lack of public transport, tend to be used as a special treat for most, rather than regular visitors
Large equipped play areas are not necessarily suitable for younger children who feel more comfortable in smaller local play spaces
The play strategy is fully supported by 1066 Housing association who have taken part in the development of the strategy
Independent play areas need to be supervised with facilities for parents – a café, a shelter and sociable space should be considered
The old town is poorly served by children's play provision
Teenagers need defined spaces where they will be welcome

Additional ideas and suggestions:
Don't forget about skateboarding
More mini bike areas to stop children riding around the streets
All sites should be developed with play areas – would prefer small play areas scattered around a development making them more accessible
Consultation on what play facilities are required should inform design
Design local green spaces to maximise play
What about the provision of play streets?
These designs should include play for adults and senior citizens who also need down time to rest and recuperate

Consider redevelopment of poorly located/regularly vandalised/sub-standard existing provision (3)
More Home Zones – supervised areas for safe play
In the older town there were suggestions for a rough play area opposite Underwater World, and a play area for young children near the boating lake
A Volleyball proposal to serve the whole town
Use S106 Agreements to improve play facilities

Suggested changes to policy ideas and wording:
NONE

Question 11.11

Sense of place and local identity:
We already have a set of development control policies relating to the design and appearance of new development. Should we be more proactive in requiring new buildings and spaces to be innovative and complementary to local urban form and building styles and more accessible to everyone? Should we require public art and lighting schemes to be provided as part of major new development?

Do you agree that we should prepare an urban design guide for the whole town?

Responses to this question: Total number of responses: 78
Individuals: Total 61
Local Groups: Total 7
Developers: Total 3
Statutory Agencies: Total 2
Other (including anonymous): Total 5

Response percentages: Agree – 59% Disagree – 23% No Opinion – 18%

Question 11.12

Sense of place and local identity:
We already have a set of development control policies relating to the design and appearance of new development. Should we be more proactive in requiring new buildings and spaces to be innovative and complementary to local urban form and building styles and more accessible to everyone? Should we require public art and lighting schemes to be provided as part of major new development?

Do you agree we should prepare urban design guides for those parts of the town where new development is most likely to impact on features of local identity?

Responses to this question: Total number of responses: 75

Individuals: Total 52
Local Groups: Total 8
Developers: Total 2
Statutory Agencies: Total 5
Other (including anonymous): Total 8

Response percentages: Agree – 88% Disagree – 5% No Opinion – 7%

Question 11.13

Sense of place and local identity:
We already have a set of development control policies relating to the design and appearance of new development. Should we be more proactive in requiring new buildings and spaces to be innovative and complementary to local urban form and building styles and more accessible to everyone? Should we require public art and lighting schemes to be provided as part of major new development?

Do you agree we should prepare site specific design briefs for major development sites?

Responses to this question: Total number of responses: 77
Individuals: Total 53
Local Groups: Total 8
Developers: Total 3
Statutory Agencies: Total 5
Other (including anonymous): Total 8

Response percentages: Agree – 80% Disagree – 8% No Opinion – 12%

Question 11.14

Sense of place and local identity:
We already have a set of development control policies relating to the design and appearance of new development. Should we be more proactive in requiring new buildings and spaces to be innovative and complementary to local urban form and building styles and more accessible to everyone? Should we require public art and lighting schemes to be provided as part of major new development?

Do you agree we should continue as at present and use our planning resources to address other priorities such as affordable housing or economic development?

Responses to this question: Total number of responses: 77
Individuals: Total 52
Local Groups: Total 9
Developers: Total 3
Statutory Agencies: Total 4
Other (including anonymous): Total 9

Response percentages: Agree – 35% Disagree – 40% No Opinion – 25%

Question 11.15

Sense of place and local identity:
We already have a set of development control policies relating to the design and appearance of new development. Should we be more proactive in requiring new buildings and spaces to be innovative and complementary to local urban form and building styles and more accessible to everyone? Should we require public art and lighting schemes to be provided as part of major new development?

Do you agree we should have a policy that encourages developers to invest in public art in the development and surrounding area?

Responses to this question: Total number of responses: 86
Individuals: Total 58
Local Groups: Total 9
Developers: Total 4
Statutory Agencies: Total 3
Other (including anonymous): Total 12

Response percentages: Agree – 68% Disagree – 24% No Opinion – 8%

Question 11.16

Sense of place and local identity:
We already have a set of development control policies relating to the design and appearance of new development. Should we be more proactive in requiring new buildings and spaces to be innovative and complementary to local urban form and building styles and more accessible to everyone? Should we require public art and lighting schemes to be provided as part of major new development?

Do you have any other comments?

Responses to this question: Total number of responses: 48
Individuals: Total 28
Braybrooke (3), Castle (5), Central St Leonards (2), Conquest (1), Gensing (1), Maze Hill (1), Old Hastings (5), Ore (1), St Helens (1), Tressell (1), West St Leonards (1), Other (6).

Local Groups: Total 9
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, Speckled Wood Group.

Developers: Total 1
The Planning Bureau (for McCarthy and Stone)

Statutory agencies: Total 3
Commission for Architecture and the Built Environment (CABE), East Sussex County Council, English Partnerships

Other (including anonymous): Total 7
1066 Housing Association, Anonymous (3), HBC Conservation team, The Hastings Greenway Project, The Theatres Trust

Main points and common themes:
It's a bit late now but Urban Design Guides for specific areas would be great if backed by more rigorous defence of Conservation Areas
This section should be right up front with the local economy, not an add on
Quality and image of the public realm in the town centre and seafront is the single most important factor in improving prosperity
Perhaps we need to work out a landscape structure to help define various parts of the town
Shouldn't all sites be subject to design briefs linked to design guides?
Adoption of the seafront strategy and large-scale office development serves to reduce sense of place and local identity.
The seafront should be developed for leisure and residential use only
What you call 'planning gain' looks to us like corporate bribery.
Concerns over longer-term maintenance
Local people should be involved and guidance should be open – not prescriptive – so we get innovative design
It sounds as though the council just want to hand over all responsibility for planning to Sea Space
We should encourage future design and not just go for pastiche
Need for open spaces/piazzas in new developments
HBC needs to involve residents to draw up aspirations for their area – a form of coding (Millennium Communities style) could be used for the whole town.
We should look to our heritage for local identity and sense of place
Stop demolishing local old and historic buildings and adding horrid new ones
There is a risk of Hastings losing its identity unless we require new buildings to be distinctive and/or match other local buildings
Hastings can give itself a string public identity by building public art in to all regeneration projects
The idea of supporting public art is appealing, but examples realised in recent years have been disastrous, the council shows little sign of having the expertise or taste to introduce developer's investment in public art
Hastings Football ground at Pilot field should be a domed all weather ground and have a coach/car park next to it
Hastings should become a national beacon for high quality built environment and the practice and processes of delivering it. The character of the town is our biggest asset and it is at risk
Emphasis should be on quality build and on refurbishing existing buildings and structures that contribute to the historic identity – even if it is more expensive
Robust design policies should be included in all LDF documents and the Community Strategy; officers and members should champion good design; include hooks within policies to enable the development and use of design tools such as design guides and briefs and design codes (Commission for Architecture and the Built Environment)
Design is poor because clients do not produce proper briefs and agree them with the planning authority before making applications.
We recommend inclusion of all the items set out in questions 11.11 – 11.15 in the questionnaire, as they are complementary good practice measures and not options.
Need clarity in terms of the definition of 'high standard of design'
Guidance on urban design should show how the built environment can accommodate biodiversity.

Additional ideas and suggestions:
Assist residents to adopt streets to enhance their local environment
Use local artists for public art
Some imagination needs to be applied to evolving a process that is inclusive and comprehensive at the front-end to avoid the expense and delay which arises from confrontation and objection to what is seen as a behind closed doors done deal.
Design quality should be integrated into the procurement and delivery process of regeneration projects with emphasis on the benefits of quality as well as the delivery of quantity.

Suggested changes to policy ideas and wording:
Should include contribution to community recreation/cultural resources as well as public art
Long term recognition and conservation of the historic urban environment needs to have a clear and explicit central slot in the strategic planning and direction of the Borough, so these issues can be more clearly addressed in the future
Urban design should appear in the 'vision' chapter – the way that we commission and design our new or adapted buildings (humble or grand) should be a key priority
We would suggest that two new sections are required in Chapter 11 of this document – titled as follows: Built Heritage Conservation; Urban design Excellence.

Question 12.1

Environmental sustainability covers a wide range of issues and the Core Strategy provides the opportunity to bring these together under a strategic policy which can be supported by more detailed specific polices and planning guidance. The strategic policy, which will relate to new development, needs to cover issues such as:

light, air ,noise and water pollution
the risk from flooding
minimising water use and requiring water conservation and recycling
sustainable urban drainage systems
incorporating renewable energy production facilities into new developments to minimise carbon dioxide production
minimising energy use through appropriate layout and orientation, building form and design, and design to take account of the micro-climate
incorporating recycling facilities and using waste as a resource wherever possible.

What other issues need to be covered in a general policy?

Responses to this question: Total number of responses: 57
Individuals: Total 33
Baird (1), Braybrooke (4), Castle (8), Central St Leonards (1), Conquest (1), Gensing (2), Maze Hill (1), Old Hastings (4), Ore (2), Silverhill (2), Tressell (2), West St Leonards (1), Other (4).

Local Groups: Total 9
Castle Court Residents Association, Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Environment Network, Old Hastings Preservation Society, Ore Valley Forum, Speckled Wood Group, Transport 2000.

Developers: Total 1
Walden Pond Housing Co-operative LTD.

Statutory agencies: Total 6
East Sussex County Council, English Partnerships, Environment Agency, Forestry Commission, Highways Agency, Southern Water

Other (including anonymous): Total 8
Anonymous (6), Planning Potential, Rother Amenities Service

Main points and common themes:
Improve recycling systems and facilities in new developments
Supporting the set-up of local businesses in renewable energy, recycling, composting etc
Renewable energy should always be from a decentralisation point of view and not from the national grid
May need to include training of councillors
Use of sustainable and/or biodegradable materials or recycled materials
Encouragement and assistance should be provided to all households not just new developments or new build
Require redeveloped old buildings to include renewable & sustainable technologies as well as new build
There is now a higher risk of sea flooding than is reflected in the LDF
Carbon neutral homes - we need a milestone including all new homes to be zero-carbon by 2016 (3)
Transport considerations – encouraging sustainable modes, discourage car use, reducing the need to travel (5)
Aim high and deliver everything in line with the strictest

Built environment – protection of buildings of value, maintaining the character of various parts of the town
Replacing ant carbon sinks in the form of tress & shrubs lost due to development – an area of land should be set aside for this
Reuse existing buildings, need link between building conservation and environmental conservation
Control the installation of PVCU windows all over town – environmental impact of producing this product is appalling (3)
We could be a show sustainable community
Find ways to make existing development more sustainable, and continually improve standards of insulation
Design quality is the single most important factor in securing longevity & efficiency
Not just light but sunlight – essential to health, a standard used to exist, BRS daylight protractors could be brought back into use
Set standards and targets and monitor them
Include reference to the construction waste SPD
Waste to be regarded as a resource? – the primary emphasis should be to reduce waste growth/arisings – this should be the first and primary measure before recycling
The issue of maintaining biodiversity should also be addressed within this section on sustainability issues
Building materials – the use of an increased proportion of timber in construction reduces the environmental impact of a building compared to use of steel and concrete
The most efficient use of previously developed land is a key consideration
There must be an agenda for ambitious change and not just enlightened business as usual
Its easier to get planning permission for a satellite dish than for a wind turbine – increase flexibility relating to planning permission for relatively unimposing domestic turbines (2)

Additional ideas and suggestions:
minimise is too vague – it should be either zero carbon or a significant % reduction (50%) on a baseline standard
The Sustainability Appraisal needs to contain evidence as to the effect of development within the LDF on air quality with particular reference to Directive 1999/30
The Highways Agency requests that the Local Planning Authority considers developing a SA with traffic related indicators, which might include but not be limited to (i) the proportion of trips made by non-car modes; (ii) the proportion of new development which is meeting its travel plan objectives; (iii) the level of growth of traffic on key routes within the Borough
The need to protect groundwater and water quality, planning for adequate infrastructure and reducing the risk of flooding are not issues solely relating to climate change, Southern Water would expect the Core Strategy to include policies to address these key issues in their own right

Suggested changes to policy ideas and wording:
delete “wherever possible” from last bullet re waste as a resource
Water pollution should be referred to as ‘surface and groundwater quality’ – both surface & ground water can be taken into account in reducing water pollution
Sustainable urban drainage systems should now be referred to as ‘sustainable drainage systems’ (SuDs)

Question 12.2

Sustainable Design:
Should the Council require all new development to meet the minimum level of sustainable construction, for example the Building Research Establishment's 'BREEAM' and 'Eco-homes' standard?

Responses to this question: Total number of responses: 101
Individuals: Total 64
Local Groups: Total 11
Developers: Total 4
Statutory Agencies: Total 9
Other (including anonymous): Total 13

Response percentages: Agree – 93% Disagree – 5% No Opinion – 2%

Question 12.3

Sustainable Design:
Do you have any other comments on whether the Council should require all new development to meet the minimum level of sustainable construction, for example the Building Research Establishment's 'BREEAM' and 'Eco-homes' standard?

Responses to this question: Total number of responses: 49
Individuals: Total 29
Baird (1), Braybrooke (1), Castle (7), Conquest (1), Gensing (1), Maze Hill (1), Old Hastings (1), Ore (1), Silverhill (2), St Helens (1), Tressell (2), West St Leonards (1), Wishing Tree (2), Other (7).

Local Groups: Total 7
Hastings & Rother LA21, Hastings & Rother Urban Design Group, Hastings and Rother Disability Forum, Hastings Environment Network, Hastings Old Town Residents Association, Hastings Urban Bikes, Ore Valley Forum

Developers: Total 2
Wm. Morrison Supermarkets plc, The Mother Agnes Trust

Statutory agencies: Total 4
English Partnerships, Forestry Commission, Southern Water, Sussex Police.

Other (including anonymous): Total 7
1066 Housing Association, Anonymous (4), Home Builders Federation, The Planning Bureau.

Main points and common themes:
If the new regulations are too onerous then there is the danger that restoration, especially in conservation Areas will be too expensive
Should be require developers to meet more than the minimum level
Offer incentive scheme for landlords & developers going beyond the minimum level (2)
Should be 'excellent' level – we'll regret going for any thing less in years to come (2)
Building materials – the quality should be such that they last 100 years
Provided this is economically viable and will not stall development
Not supported – BREEAM is very basic and very strict, we can only make a significant change and difference by setting developers the task of having to meet the highest standards
Fit this into a wider design guidance document
The minimum should be good or very good
Why doesn't Hastings become the first council to require all window replacements to be environmentally friendly and sustainable

Not support – we have to go for the maximum level of sustainable construction to include flat pack and portable construction
BREEAM standards is not high enough
The HBF consider that the efficiency of new development should be directed by the industry and through other arms of government policy. Most leading developers already build to at least the minimum levels of the BRE Ecohomes assessment
Energy conservation should be administered through the Building Regulations. The standards should be nationally agreed
We need a policy on using recycled building materials
Places a burden on development in a location where growth and regeneration are imperative, and where viability is finely balanced
Any policies on energy efficiency and sustainable construction measures should recognise the advice in PPS22, should retain sufficient flexibility and should not place unduly onerous requirements on developers
1066 Housing Association suggested setting the standard at 'good', excellent may not be achievable

Additional ideas and suggestions:
NONE

Suggested changes to policy ideas and wording:
Include the following statement:
"The authority supports the police scheme 'Secured by Design'. Planning applications will be expected to demonstrate how crime prevention has been considered and the principles detailed in 'Safer Places (ODPM, 2004) have been adhered to"
If HBC adopts this method, specific standards should be promoted relating to water use in order to ensure implementation. BRE's Ecohomes assessments makes six credits available on internal & external water use. We propose that at least 4 out of 6 credits should be achieved in new homes. A similar standard would be appropriate for commercial development

Question 12.4

Renewable energy:
Should we require developers to submit an assessment of a development's energy demand and require that at least 10% of this demand is supplied from on site renewable energy?

Responses to this question: Total number of responses: 105
Individuals: Total 65
Local Groups: Total 12
Developers: Total 4
Statutory Agencies: Total 9
Other (including anonymous): Total 15

Response percentages: Agree – 80% Disagree – 15% No Opinion – 5%

Question 12.5

Renewable energy:
Do you have any other comments on whether we should require developers to submit an assessment of a development's energy demand and require that at least 10% of this demand is supplied from on site renewable energy?

Responses to this question: Total number of responses: 48
Individuals: Total 31
Baird (1), Braybrooke (3), Castle (8), Conquest (2), Gensing (1), Maze Hill (1), Old Hastings (2), Ore (1), Silverhill (1), St Helens (2), Tressell (2), Wishing Tree (1), Other (6).

Local Groups: Total 4
Ore Valley Forum; Hastings & Rother LA21; Hastings Democratic Alliance; Hastings & Rother Urban Design Group;

Developers: Total 3
The Planning Bureau; RPS Planning on behalf of Fairview New Homes; The Mother Agnes Trust

Statutory agencies: Total 2
English Partnerships; Forestry Commission;

Other (including anonymous): Total 8
Home Builders Federation; Anonymous (7)

Main points and common themes:
Depends on the type of development and design issues
We need to encourage first then require
Some local authorities are putting the level at 15%
All major developments such as the Station Plaza should include provision
Is 10% too low, at least 10% (6)
Support principle but will it make properties too costly for the average buyer?
Hastings has more sun and wind than many places – use it!
Make Hastings the pioneer in this field
Develop off shore wind with Rother for the district, small scale wind power is not effective enough
In cases where this is not possible a contribution to a fund for schemes elsewhere should be required
A higher % is needed, maybe the baseline should be raised by 2% each year on year until an optimum level is reached (2)
The HBF consider that there needs to be a flexible approach to the inclusion of renewables on a site by site basis
HBF consider that sites should not be viewed in isolation from surrounding communities and existing housing in terms of energy requirements – the use of community based renewable energy schemes may in cases be a more appropriate and economical way forward
HBF consider that there could be potential for developers where appropriate to make commuted payments towards a community scheme
HBF believe it is the responsibility of the planning authority to identify all potential opportunities available for community based renewable energy schemes and combined heat and power schemes in larger commercial developments
HBF concerned about the impact of potential inconsistency between Councils requiring different percentages across the south East
This option could stimulate new local businesses
Fairview New Homes objects to this approach, right to consider these issues but they should not stifle regeneration and development
Such initiatives are a cost to the developer not yet reflected in land purchase prices – specific requirements may make some schemes unviable

Where difficult sites are being regenerated and costs are significant, other issues may be more important e.g. contamination cleanups and affordable housing

Additional ideas and suggestions:
Bracknell Forest's Core Strategy submission draft requires 10% for small developments and 20% for developments of over 5 dwellings or 500 square metres

Suggested changes to policy ideas and wording:
NONE

Question 12.6

Or should we 'encourage' rather than 'require' developers to submit an assessment of a development's energy demand and require that at least 10% of this demand is supplied from on site renewable energy?

Responses to this question: Total number of responses: 83
Individuals: Total 55
Local Groups: Total 10
Developers: Total 2
Statutory Agencies: Total 7
Other (including anonymous): Total 9

Response percentages: Agree – 23% Disagree – 73% No Opinion – 4%

Question 12.7

Please tell us any comments you have on whether we should 'encourage' rather than 'require' developers to submit an assessment of a development's energy demand and require that at least 10% of this demand is supplied from on site renewable energy?

Responses to this question: Total number of responses: 25
Individuals: Total 18
Baird (1), Gensing (1), Castle (6), Ore (1), Tressell (2), Braybrooke (3), Old Hastings (2), Conquest (1), Other (1)

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

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: Total 1
Forestry Commission

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

Main points and common themes:
Developers must act now
Encouragement probably isn't enough (2)
Unless it is a requirement it will not happen – a lot of developers will avoid the issue (5)
The issue is far too important to be left to encouragement
It should be a requirement – I would rather have fewer houses and development abiding by high eco and environmental standards
Perhaps encourage is preferable but results must be continuously monitored to see results
The Borough Plan already has Policies DG23 & DG24. The "encouragement" within these policies has not be effective (2)
A statement by Yvette cooper, Minister for Housing and Planning on 6th June 2006 states "the Government expects all planning authorities to include policies in their development plans that require a percentage of the energy in new developments to come from on-site renewables, where viable

Additional ideas and suggestions:
NONE

Suggested changes to policy ideas and wording:
NONE

Question 12.8a

Renewable energy:
(a) Should the suggested requirement (for developers to submit an assessment of a development's energy demand and that at least 10% of this demand is supplied from on site renewable energy) relate only to housing schemes of 10 or more dwellings and commercial schemes of over 1000msq?

Responses to this question: Total number of responses: 63
Individuals: Total 42
Local Groups: Total 8
Developers: Total 3
Statutory Agencies: Total 3
Other (including anonymous): Total 7

Response percentages: Agree – 21% Disagree – 68% No Opinion – 11%

Question 12.8b

Renewable energy:
(b) Should the suggested requirement (for developers to submit an assessment of a development's energy demand and that at least 10% of this demand is supplied from on site renewable energy) relate to all developments?

Responses to this question: Total number of responses: 89
Individuals: Total 56
Local Groups: Total 11
Developers: Total 3
Statutory Agencies: Total 8
Other (including anonymous): Total 11

Response percentages: Agree – 85% Disagree – 9% No Opinion – 6%

Question 12.9

Renewable energy:
Please tell us any other comments you have on whether the suggested requirement (for developers to submit an assessment of a development's energy demand and that at least 10% of this demand is supplied from on site renewable energy) should relate to: (a) only to housing schemes of 10 or more dwellings and commercial schemes of over 1000sqm, or (b) should it relate to all developments?

Responses to this question: Total number of responses: 21
Individuals: Total 13
Conquest (2), Gensing (1), Castle (3), Old Hastings (3), Braybrooke (2), Tressell (1), Other (1)

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

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: Total 1
Forestry Commission

Other (including anonymous):Total 2
Home Builders Federation; Anonymous (1)

Main points and common themes:
Must be per dwelling, no exceptions
Hastings/Bexhill in on the global warming 'front' – so lets get real in our own backyard
There is no room for exemption unless it can be shown that the entire costs of 10 or less dwellings outweighs the potential savings
Don't want to discourage small scale redevelopment or in-filling
Should apply to all, thought should be given to encouraging retro-fit on existing properties undergoing change/extension
If we don't buck our ideas up on looking after the environment we might not have one to look after us, lets live for our and our children's future
It is a large series of small changes to the built environment that will make a difference rather than a small series of large changes
The HBF consider that any renewable energy policy should not prescribe a blanket application or arbitrary target over and above the requirement of 10% renewable energy on schemes of 10 house or more (SEP) target

Additional ideas and suggestions:
any commercial scheme in receipt of "public funds" should comply

Suggested changes to policy ideas and wording:
NONE

Question 12.10

Should we identify sites/opportunities for renewable energy schemes?

Responses to this question: Total number of responses: 88
Individuals: Total 58
Local Groups: Total 9
Developers: Total 3
Statutory Agencies: Total 6
Other (including anonymous): Total 12

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

Question 12.11

Please tell us any comments you have on whether we should identify sites/opportunities for renewable energy schemes?

Responses to this question: Total number of responses: 37
Individuals: Total 29
Conquest (2), Gensing (1), Baird (1), Central St Leonards (2), Tressell (3), Castle (4), Old Hastings (5), Maze Hill (1), Braybrooke (3), Wishing Tree (2), Other (5)

Local Groups: Total 4
Ore Valley Forum; Hastings & Rother LA21; Hastings & Rother Urban Design Group; Hastings Urban Bikes

Developers: Total 1
The Mother Agnes Trust

Statutory agencies: Total 1
Forestry Commission.

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

Main points and common themes:
Most respondents indicated either the types of renewable which could be pursued or else identified a location for a renewable energy development:
Could include micro generation and combined heat and power schemes (CHP)
Tidal – Bulverhythe, Renewable energy/technology centre – Pebsham
Could consider one of the new breed of waste from energy incinerators
A wind farm on the Pebsham landfill or Bos Field, William Parker grounds, above the Castle
Shouldn't include waste from energy incinerator
The Council should determine whether the best results would be obtained by a larger number of small power sources e.g. solar panels or by larger renewable power schemes for the whole development
Wind power on the Pier and the Front
These sites should be Brownfield
Draw on Brighton & Hove experience to produce a model of good practice in Hastings
We must be seen to address this important issue even if at the end of the day the opportunities are found not to be capable of realisation
There is a very well thought out scheme for the Pebsham country Park area showing a whole range of recycling possibilities (Richard Watson's scheme for Bio-energy centre etc). This really should be given thorough scrutiny as a possible key part of all the objectives of this Framework
Hastings could produce its own wave power

A wind turbine on every house would not only look awful bit is also very inefficient, large turbines could work
We need a policy on Combined Heat and Power plants for housing schemes above 20/30 units

Additional ideas and suggestions:
The Forestry Commission wish to ensure that renewable energy policies highlight the contribution of biomass to heat production. Biomass can contribute to on site renewable energy generation and policies should particularly highlight the role of local wood from existing woodland, sawmill co-products, waste wood and energy crops. Therefore support for promotion of renewable energy, particularly woodfuel, the benefits of which would also include encouragement of rural skills and employment.

Suggested changes to policy ideas and wording:
NONE

Question 12.12

Do you consider that draft South East Plan Policy NRM3 Sustainable Risk Management policy covers the flood risk issues for Hastings?

Responses to this question: Total number of responses: 77
Individuals: Total 51
Local Groups: Total 9
Developers: Total 3
Statutory Agencies: Total 6
Other (including anonymous): Total 8

Response percentages: Agree – 47% Disagree – 35% No Opinion – 18%

Additional comments made on chapter 12

Adopt a requirement for 10% renewable energy provision in all new build housing and commercial premises based upon the calculated annual energy use with provision to increase this requirement

Environment agency comments included:
In addition to referring to areas that are at risk from coastal and river flooding, we also highlight the need to identify other sources of flooding in your borough as prescribed by PPS25.
We also highlight the need to identify other sources of flooding including overwhelmed sewers and drainage systems, rising groundwater and overland flows as prescribed by PPS25.
Throughout the document, there is very little reference to the importance of protecting water quality. It is pertinent that every effort is made to protect water quality within the Hastings Borough and this includes both surface waters and groundwater.
The Strategy has no outline of the geological or hydro geological setting in Hastings. It should be noted that there are numerous springs and streams found across the borough, with much of the underlying geology classified as minor aquifers.
It is essential that waste growth is addressed and we would like to see explicit mention to the types of waste streams that are to be dealt with by your Local Development Framework. The different streams we would expect to see covered include household, commercial industrial, biodegradable municipal waste and construction demolition & excavation waste

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