

Hastings Borough Council Local Plan Monitoring Report (LPMR)

Monitoring year: 2022-2023

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www.hastings.gov.uk/localplan

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1.0 Executive summary

- 1.1 This Local Plan Monitoring Report (LPMR) has been prepared by Hastings Borough Council Planning Policy team to cover the monitoring period from 01 April 2022 to 31 March 2023. It identifies progress in preparing and implementing planning policies, as required by Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012 (as amended). Its focus is upon both housing and employment land completions and the policies around those.

Key housing statistics

- 1.2 A total of 116 net additional dwellings were completed in the Borough in 2022-23¹. Of these 22 were affordable housing completions.
- 1.3 Of the 129 gross dwellings completed, 91% (117 dwellings) were built on brownfield (previously developed land).

Local Plan update

- 1.4 The Council is working on a new Local Plan for the period up to 2041. Consultation took place on our draft Regulation 18 document between 27 January and 24 March 2021. You can see more details about this on our website at <https://www.hastings.gov.uk/planning/policy/new-local-plan/>
- 1.5 We have been continuing to develop our evidence base in light of the Regulation 18 consultation. We also are continuing to engage with infrastructure and service providers, neighbouring authorities, and other stakeholders and are working to produce the Proposed Submission (Regulation 19) version of the Plan.
- 1.6 Our Local Development Scheme (LDS) sets out the timetable, resources and monitoring arrangements for the production of the new Local Plan for Hastings. This document is available on our website via <https://www.hastings.gov.uk/planning/policy/new-local-plan/localdevelopmentscheme/> Any future alterations to our timetable will be available via this webpage.

¹ This figure to be adjusted, if applicable, by the Housing Delivery Test to include an adjustment ratio for the number of C2 communal and/or student accommodation losses or gains in the reporting year. This is further explained at paragraph 3.5. The last Housing Delivery Test figures were published by the Government on 19 December 2023, covering the 3 monitoring years prior to that, 2019-2020, 2020-2021 and 2021-2022. More details can be found on the Government website [Housing Delivery Test: 2022 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/housing-delivery-test-2022-measurement)

2.0 Introduction

- 2.1 Monitoring is a key element of the current planning regime and a requirement under the 2004 Planning and Compulsory Purchase Act [\(section 35\)](#).
- 2.2 [Regulation 34](#) of the Town & Country Planning (Local Plan) (England) Regulations 2012 (as amended) confirms that local planning authorities must prepare monitoring reports containing:
- (i) progress on the production of the Council's Local Plan against the Council's published timetable (the Local Development Scheme) and,
 - (ii) the extent to which policies set out in their Local Development Documents are being achieved
 - (iii) details of any Neighbourhood Plans or CIL
 - (iv) details of cooperation with another local planning authority, county council or body under section 33A of the Act (Duty to Cooperate)
- 2.3 This LPMR focuses on the delivery of new housing and employment floorspace for the period 1 April 2022 – 31 March 2023. The Government specifically requires information to be provided on the number of new homes which have been built, information on likely future housing supply levels (a housing trajectory), and confirmation of the current 5 year housing land supply position.
- 2.4 We have also included headline information about our Self-build and Custom Housebuilding Register.

3.0 Analysis of Policy Performance - Housing

Housing Delivery – context

- 3.1 This section of the LPMR sets out the recent performance in terms of both the quantity and the type of housing that has been delivered.
- 3.2 Objective 2 of the [Hastings Planning Strategy](#) is to ensure everyone has the opportunity to live in a decent home, which they can afford, in a community in which they want to live. This will be achieved through:
- providing for at least 3,400 net new dwellings between 2011 – 2028;
 - prioritising new housing on previously developed land to assist regeneration where possible;
 - ensuring an appropriate mix of housing is provided in terms of tenure, price, type, size and location, having regard to the accommodation needs of the town;
 - making decent housing accessible to more people by increasing the provision of affordable housing, having regard to issues such as fuel poverty and improving/regulating the quality of existing accommodation in the town and bringing vacant dwellings back into use;
 - providing more opportunities for people to live in Hastings Town Centre through identifying opportunities for mixed use schemes, making best use of space above shops and widening the range of housing available in Central St Leonards, particularly through the provision of good quality affordable housing.
- 3.3 There are a number of Planning Strategy Policies (HPS) which will help us to meet this objective. These include the overall housing target, Policy DS1 and Policy H1 helping ensure housing land is developed as efficiently as possible aiding regeneration and helping reduce the demand for greenfield land. The Housing Mix Policy (H2) also helps provide a range of housing types in relation to household sizes, incomes and ages and the affordable housing requirements of Policy H3 help to assist those families who are unable to afford open market housing.
- 3.4 The HPS Spatial Area Policies FA1, FA2, and FA5 act as a guide to the quantity of new housing development that is likely to take place in different parts of the town up to 2028. Detail of new housing delivery in relation to these indicative quantities is set out in table 5 of this document.
- 3.5 Table 2 reflects Government changes introduced in 2019 regarding the inclusion of care homes and residential student accommodation in housing completions figures. Annual completion figures for these types of residential institutions need to be adjusted to establish the amount of accommodation released into the housing market. For care homes, authorities need to base the calculation on the average number of adults living in households, using the published Census data. A separate adjustment is also required in relation to student accommodation both self-contained and part of purpose built blocks. An adjustment for either is not applicable for the 2022/2023 monitoring year as there were no gains or losses of student or other communal accommodation completed in Hastings in that monitoring year.

Hastings Planning Strategy Objective 2a) providing for at least 3,400 net new dwellings between 2011 – 2028

3.6 The Hastings Planning Strategy (HPS) sets out a housing requirement of at least 3,400 net new homes over the Plan period (table 1).

Table 1: Plan period and housing target

Start of plan period	End of plan period	Total housing required	Source of plan target
2011	2028	At least 3,400 (200 per annum)	Hastings Planning Strategy, adopted February 2014

HPS Policy DS1 – New Housing Development – how are we doing?

3.7 There were 116 net new housing completions in the 2022-2023 monitoring year. Table 2 shows the net new dwellings by monitoring year and confirms that since the start of the Plan period (2011/2012) 1,975 net new homes have been delivered before any adjustment relating to communal accommodation is made. This means the average number built per year over the last 12 years was 165 (rounded). This is less than the annualised requirement of 'at least' 200 net new dwellings per year target within the adopted Local Plan.

3.8 It should be noted, however, the period 2011-2017 includes a number of years when housebuilding nationally as well as locally was depressed as a result of the impact of the global financial crisis on lending for development and on mortgage lending. From 2015/16 to 2018/19 the level of housebuilding increased with the average over those 4 years being 206 dwellings. The housing market slowed in 2019/2020 which continued partially into 2020/2021 monitoring year due in part to the impact of the national lock down for the Coronavirus (Covid-19) pandemic and subsequent building material shortages. The Government introduced policy and a national vaccination programme that allowed building work to continue and in the 2022/23 monitoring year several of our large sites have seen work commence.

Table 2: Net new dwellings by monitoring year

Year	Net new dwellings (C3)	Care homes (C2) / residential student accommodation bedspaces	Housing Delivery Test adjustment ²	Total net housing completions following adjustment (rounded)
2004/05	210			210
2005/06	338			338
2006/07	203			203
2007/08	283			283
2008/09	241			241
2009/10	155			155
2010/11	77			77
2011/12	195 (start of Local Plan period)			195
2012/13	148			148
2013/14	133			133
2014/15	167			167
2015/16	244			244
2016/17	191			191
2017/18	204			204
2018/19	184	-11	-6	178
2019/20	119	-59	-33	86
2020/21	111	0	0	111
2021/22	163	1 ³	5.69	169
2022/23	116	0	0	116

Source: Planning Policy

Table 3 shows the broad sources from which housing development has arisen.

Table 3: Net additional dwellings in previous years and for the reporting year

Year	New build ⁴	Change of use ⁵ (net gain)	Conversion ⁶ (net gain)	Redevelopment ⁷	Total net additional dwellings
2004/05	103	37	58	12	210
2005/06	202	21	96	19	338
2006/07	129	34	50	-10	203
2007/08	169	28	109	-23	283
2008/09	112	120	20	-11	241
2009/10	22	34	49	50	155
2010/11	26	19	29	3	77
2011/12	63	50	9	73	195
2012/13	82	20	9	37	148
2013/14	46	29	18	40	133
2014/15	36	64	-12	79	167

² The Government adjust our housing delivery results via the Housing Delivery Test using two nationally set ratios based on England Census data. Calculation X divided by 1.8 where X is the number of rooms and 1.8 is the average household in England based on Census data relating to Care home accommodation and X divided by 2.5, where X is the number of students and 2.5 is the applied adjustment for student accommodation

³ There was a gain of 55 care home bedspaces, but a loss of 21 and also a loss of 33 units of student accommodation, meaning an overall C2 gain of one bedspace in the 2021-2022 monitoring year

⁴ Where applicable and known of since the 2020-2021 monitoring year this includes Permitted Development (PD) where building have been extended upwards to create new dwellings or demolished and replaced with a new dwelling (the latter under Class ZA of Part 20 of Schedule 2 to GPDO 2015) [The Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) \(No. 3\) Order 2020 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2020/1272/ppt-1/pt-1/chapter-1/part-20/schedule-2/para-1-1)

⁵ Change of use involves the conversion of a non-residential property, such as a pub or shop into a house(s), a flat(s) or an HMO(s).

⁶ Conversions involve developing an existing residential property such as a single family dwelling into flats for example, or vice versa, changing the number of housing units.

⁷ Redevelopment involves demolition of an existing building(s) and redevelopment into houses or flats.

Year	New build ⁴	Change of use ⁵ (net gain)	Conversion ⁶ (net gain)	Redevelopment ⁷	Total net additional dwellings
2015/16	10	51	13	170	244
2016/17	21	65	4	101	191
2017/18	94	63 (7 arising from PD ⁸)	1	46	204
2018/19	21	66 (17 arising from PD ⁹)	18	79	184 ¹⁰
2019/20	14	51 (5 arising from PD ¹¹)	8	46	119 ¹²
2020/21	15	25 (2 arising from PD ¹³)	-3	74	111
2021/22	26	37 (9 arising from PD) ¹⁴	15	85	163 ¹⁵
2022/23	20	26 (2 arising from PD)¹⁶	15	55	116

Source: Planning Policy

⁸ Permitted Development (PD), where an office, storage, light industrial, retail or other use has changed to residential under the [Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) as amended

⁹ Permitted Development (PD) as explained in footnote 8

¹⁰ This figure is adjusted by the Housing Delivery Test calculations, please see table 2 and paragraph 3.5 for an explanation

¹¹ Permitted Development (PD) as explained in footnote 8.

¹² This figure is adjusted by the Housing Delivery Test calculations, please see table 2 and paragraph 3.5 for an explanation

¹³ Permitted Development (PD) as explained in footnote 8.

¹⁴ Permitted Development (PD) as explained in footnote 8.

¹⁵ This figure is adjusted by the Housing Delivery Test calculations please see table 2 and paragraph 3.5 for an explanation

¹⁶ Permitted Development (PD) as explained in footnote 8.

- 3.9 Table 3 shows the majority of new homes in Hastings in recent years (2011/12 to date) have been delivered through the redevelopment of sites (885 net new units). The combined delivery over the same period arising from new build and change of use is also strong (448 and 547 respectively). Change of use and redevelopment are important sources of housing and have implications for Local Plan objectives and Policies relating to diversification of existing stock.
- 3.10 Table 4 shows housing completions arising from Local Plan allocations, as identified in the [Development Management Plan](#) (DMP), together with completions from windfall sites¹⁷. The table also shows the gross number of affordable homes¹⁸ which were delivered as part of the overall development of these sites.

Table 4: Net housing completions by site 2022/2023

Site Name (followed by the DMP or other reference where relevant)	Total net completions	Gross affordable completions
Allocated Sites		
Former (Stills) Factory site, Fellows Road, TN34 3TY (HOV1)	46	22
Former Filsham Nurseries, 37 Charles Road West, TN38 0RT (MBL2)	8	0
sub total	54	22
Other large sites		
Land on the north side of Gillsmans Hill, Hollington Park School Grounds, Gillsmans Hill, St Leonards-on-sea (changed to Land west of Helios & North of Gillsmans Hill) (H61)	6	0
Land south of 15-20 Gresley Road, Lancaster Road (H50/HL75)	5	0
13-14 Linton Road, TN34 1TW (H54)	4	0
45&46 Wellington Square (D54)	6	0
43-45 Queens Road, TN34 1RE (H53)	5	0
sub total	26	0
overall total of large sites completed	80	22
small site windfalls (<5 units) net total	36	n/a
Overall net total	116	22

Source: Planning Policy

- 3.11 There were 36 net new homes delivered through small windfall developments during the monitoring year 2022/2023 and in 2021/22 there were 55 small site completions. This confirms that building is picking up following the Coronavirus Pandemic with building materials becoming more readily available again. Windfall completions over the years have shown that the projected allowance for small site windfall of 35 dwellings per annum in the adopted Local Plan continues to be robust and justified.
- 3.12 Included in the totals shown in table 4 and the change of use element of table 3 are new dwellings provided through Permitted Development (PD) and Prior Approval following PD rights introduced by the Government in the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). These allow for the change of use of certain retail, office, storage and light industrial premises to become residential.

¹⁷ Windfall developments are sites which have not been specifically identified and allocated in the Local Plan. Since 2019 sites of 5 or more are considered large sites to align with the Governments Brownfield Register criteria.

¹⁸ The criteria for completions for Planning Policy purposes are that a property is in a habitable condition with the services connected. It should be noted that this may not necessarily be occupied and may also not yet be completed by Building Control or the Housing Department as they have different criteria and regulations.

- 3.13 There were further changes to the Permitted Development rights in 2020 to include the upward extension of existing residential buildings to create new dwellings¹⁹. This is also now reflected in the table 3 new build column, however, in the monitoring years since this was introduced we have no record of any permitted development of this type taking place.
- 3.14 In the 2022/2023 monitoring year 2 of the net completions were as a result of PD representing approximately 2% of the overall net completions. This is a small portion of residential gain but does represent a loss of employment floorspace.
- 3.15 The Local Plan divides the town into 4 Spatial Areas which are further divided into 13 Planning Focus Areas. 3 of these spatial areas provide a guide to the quantity of housing development likely to take place in each area. Table 5 shows the net new dwellings completed this monitoring year together with the overall total since the start of the Plan period (2011/2012) presented at both spatial area and planning focus area level.

Table 5: Net additional dwellings 2022/2023 within the Planning Strategy Spatial Areas

Spatial Area	HPS Policy	Planning Focus Area (PFA)	HPS Housing delivery range 2011-2028	Total net additional dwellings completed	
				2022/23	April 2011-March 2023 inclusive
Western Area	FA1	PFA1: Little Ridge & Ashdown	220-280	1	87
		PFA2: Greater Hollington	250-310	12	209
		PFA3: Filsham Valley & Bulverhythe	630-700	5	154
		Total (indicative range)	1,100-1,290		
Overall total Western Area				18	450
Central Area	FA2	PFA4: St Helens	210-250	0	167
		PFA5: Silverhill & Alexandra Park	300-360	6	144
		PFA6: Maze Hill & Burtons' St Leonards	220-280	11	181
		PFA7: Central St Leonards & Bohemia	240-300	8	209
		PFA8: Hastings Town Centre	200-240	23	210
		PFA10: West Hill	50-70	4	59
		Total (indicative range)	1,220-1,500		
Overall total Central Area				52	970
Eastern Area	FA5	PFA9: Old Town	50-70	0	24
		PFA11: Hillcrest & Ore Valley	440-540	46	386
		PFA12: Clive Vale & Ore Village	250-310	0	127
		PFA13: Hastings Country Park	0	0	18
		Total (indicative range)	740-920		
Overall total Eastern Area				46	555
Overall net total				116²⁰	1,975

Source: Planning Policy

¹⁹ Permitted Development (PD) where building have been extended upwards to create new dwellings or demolished and replaced with a new dwelling (the latter under Class ZA of Part 20 of Schedule 2 to GPDO 2015) [The Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) \(No. 3\) Order 2020 \(legislation.gov.uk\)](#)

²⁰ No adjustment is required to this figure by the Housing Delivery Test calculations this monitoring year. See paragraph 3.6 for an explanation.

- 3.16 Table 5 shows that over the last 12 years (April 2011 - March 2023 inclusive) 450 dwellings have been built in the Western Area, the highest proportion being in the Greater Hollington Planning Focus Area (PFA). This is an average of 37.5 dwellings per year across the 12 years which is below the indicative range set out in Policy FA2. However, there are a number of residential allocations within the Western Focus Area which are now under construction and coming forward within the plan period.
- 3.17 Within the Central Spatial Area as shown in table 5, PFA7, Central St Leonards & Bohemia has now had the highest number of dwellings built in the last 12 years, with 970 being built in the Central Area overall. This is an average of 81 dwellings per year. If delivery continues at this rate, the area will be on target to deliver housing numbers within the range set out in Policy FA2. Building in the Central St Leonards & Bohemia Planning Focus Area continues to be at the highest rate.
- 3.18 Within the Eastern Area, 555 units were completed in total since the start of the Plan period in 2011. The highest amount being built in Hillcrest & Ore Valley, PFA11 at 386 dwellings overall, with 46 of those built this monitoring year. The overall number of completions over the last 12 years in the Eastern Spatial Area averages just over 46 dwellings per year. If building continues at this rate over the remainder of the plan period, the area will be on target to deliver housing numbers within the range set out in Policy FA5.

Hastings Planning Strategy Objective 2b) prioritising new housing on previously developed land to assist regeneration where possible

How are we doing?

- 3.19 In line with national planning guidance, the Planning Strategy prioritises the re-use of previously developed land (PDL), otherwise known as brownfield land, over greenfield development. This both complements regeneration aims and ensures that homes are located close to shops, services and public transport. Table 6 shows that since the start of the Local Plan period (2011/12), 86% of housing has been built on brownfield land. Although some greenfield land has been allocated for development within the Local Plan, development on PDL is not expected to reduce significantly over the Plan period.
- 3.20 In 2022/2023 only 17 of the gross completions took place on greenfield land. This was mainly new homes built within the curtilage of exiting dwellings, i.e. on former garden land, but also covered the completions at Land south of 15-20 Gresley Road, Lancaster Road. This being a grassy area to the side of an industrial estate. The remaining 82% of the gross completions (112 dwellings) were built on brownfield land.

Table 6: New and converted dwellings on Previously Developed Land (PDL) in comparison to greenfield land

	Gross completions on greenfield and PDL	Gross completions on PDL only	% of gross completions on PDL (rounded to nearest)
2005/06	357	240	67%
2006/07	300	258	86%
2007/08	388	274	71%
2008/09	304	204	67%
2009/10	188	188	100%
2010/11	132	117	89%
2011/12	229	189	75%
2012/13	167	126	75%
2013/14	153	112	73%
2014/15	204	181	89%
2015/16	278	274	99%
2016/17	213	192	90%
2017/18	245	156	64%

2018/19	238	220	92%
2019/20	141	130	92%
2020/21	140	131	94%
2021/22	191	166	87%
2022/23	129	112	87%
Total over the 18 years	3,997	3,270	
Average (for the 18 years rounded)	222	182	82%
Total gross completions for the 12 years since the start of the new Local Plan period (2011/12)	2,328	1,989	
Average (since the start of the Local Plan period 2011/2012, rounded)	194	166	86%

Source: Planning Policy

Hastings Planning Strategy Objectives 2c) & 2d) ensuring an appropriate mix of housing is provided in terms of tenure...& type... making decent housing accessible to more people by increasing the provision of affordable housing

3.21 Local Plan Policy H3 - Provision of Affordable Housing, requires the provision of affordable housing as part of the development of open housing market schemes. Affordable housing includes social rented, affordable rented and shared ownership housing. The latter includes help to buy schemes and is provided to eligible households whose needs are not met by open market housing.

HPS Policy H3 Provision of Affordable Housing – how are we doing?

3.22 Table 7 shows the gross number of affordable dwellings delivered during 2022/2023 by affordable tenure type.

Table 7: Gross affordable dwellings completed 2022/2023²¹

Shared Ownership (SO)	Affordable Rented (AR)	Social Rented (SR)	As a percentage of overall net housing delivery for the year (rounded to nearest)
19	3	0	19%

Source: Planning Policy

3.23 Table 4 confirms the sites where affordable housing was completed in the monitoring year. Table 7 shows 19 of these were shared ownership and 3 affordable rented (AR) homes all delivered on the allocated site of the former Stills Factory in Fellows Road in conjunction with a Registered Provider²².

3.24 The Stills Factory site had a Local Plan policy requirement to provide 25% affordable housing overall and in total the site is providing 28 affordable dwellings.

3.25 Table 8 shows affordable housing completions since 2006/2007. In the 2022/2023 reporting year 19% (22 units) of the 116 net new dwellings completed, were affordable homes. These we delivered on one site in Fellows Road which was policy compliant in terms of the number of affordance homes required to meet Local Plan requirements.

²¹ The criteria for completions for Planning Policy differ from those of the Housing Department who also monitoring affordable housing. It should be noted they have different criteria and regulations to report against and therefore data for affordable housing completions between sources may vary.

²² [Registered Providers](#) include local authority landlords and private registered providers (not for profit housing associations and for-profit organisations). Their objectives are set out in the Housing and Regeneration Act 2008.

Table 8: Affordable housing completions by monitoring year

Year	Number of dwellings completed (net)	Number of affordable dwellings completed (gross) ²³	Affordable housing - percentage of all developments (rounded to nearest)
2006/07	203	72	35%
2007/08	283	59	21%
2008/09	241	68	28%
2009/10	155	44	28%
2010/11	77	32	42%
2011/12	195	71	36%
2012/13	148	34	23%
2013/14	133	42	32%
2014/15	167	57	34%
2015/16	244	94	38%
2016/17	191	20	10%
2017/18	204	50	25%
2018/19	184 ²⁴	58	32%
2019/20	119 ²⁵	16	13%
2020/21	111 ²⁶	36	32%
2021/22	163 ²⁷	23	14%
2022/23	116²⁸	21	19%

Source: Planning Policy

HPS Policy H2 Housing Mix – how are we doing?

- 3.26 Table 8 shows that from the start of the Plan period (2011/2012), over the last 12 years, 522 gross affordable new homes have been completed which equates to almost 26.5% of the 1,975 net dwellings completed (before any Housing Delivery Test adjustment) in the plan period to date. The average number of affordable homes built over the last 12 years up to 31 March 2023 totals 44 (rounded).
- 3.27 Appendix 1 and the following graphs at figure 1 and 2 show that over the last 12 years the average number of flats and houses built has levelled out. The majority of completions in this monitoring year (2022-2023) being for houses at 79 dwellings (gross) with the number of flats built reducing to 49 (gross).
- 3.28 The delivery of 2, 3 and 4 bedroom houses have seen the highest level of delivery with 2 bed and 1 bed flats also having the highest completions over the 12 years as seen in the graphs at figures 1 and 2.

²³ The criteria for completions for Planning Policy differ from those of the Housing Department who also monitoring affordable housing. It should be noted they have different criteria and regulations to report against and therefore data for affordable housing completions between sources may vary.

²⁴ This figure is adjusted by the Housing Delivery Test calculations to 178

²⁵ This figure is adjusted by the Housing Delivery Test calculations to 86

²⁶ This figure did not need adjustment for the Housing Delivery Test calculations in 2020/21

²⁷ This figure is adjusted and increased by the Housing Delivery Test calculation to 169

²⁸ This figure will not need to be adjusted by the Housing Delivery Test calculation

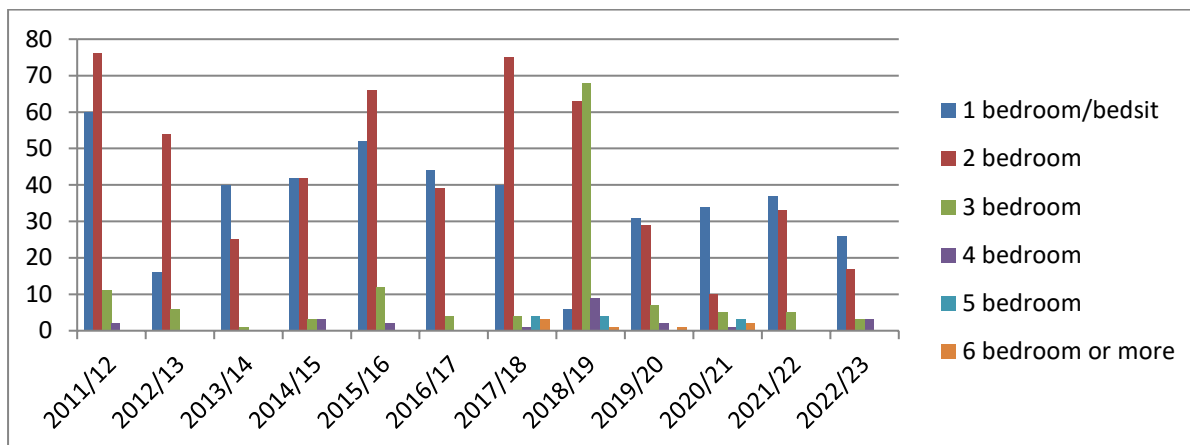


Figure 1: Completion by bedspace 2011/2012 to 2022/2023 – flats/maisonettes

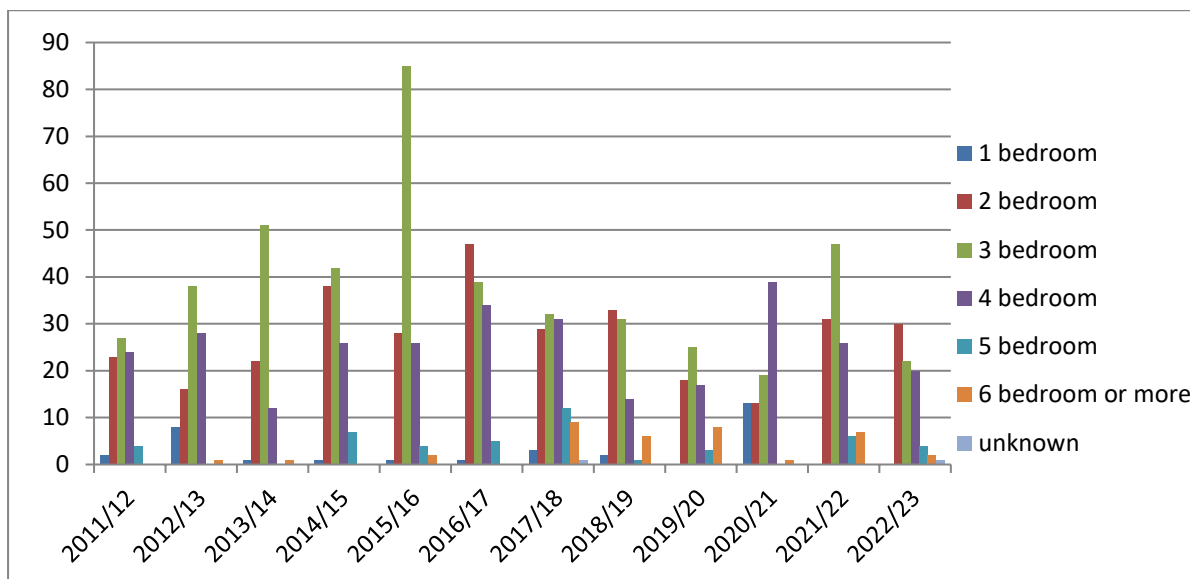


Figure 2: Completion by bedspace 2011/2012 to 2022/2023 – Houses/bungalows/cottages

The Housing Delivery Test, Action Plan and future supply

- 3.29 The latest HDT results were published by the Government on 19 December 2023, covering the monitoring years 2019-2020, 2020-2021 and 2021-2022²⁹. Across that time Hastings had a requirement to build 1,148 dwellings when only 366 net new dwellings were actually built. This resulted in a HDT measurement of only 32% because only 32% of expected housing was delivered even allowing for Government reduction in the months included in the figure calculation because of the Covid-19 pandemic in 2020/21 and 2019/20.
- 3.30 Consequently the Council is required to apply a buffer of 20% as well as applying 'presumption in favour of sustainable development' when determining planning applications. The Housing Delivery Action Plan we produced as a result of the 2020 HDT examines reasons for under delivery and a key outcome of this work was for the council to produce a new Local Plan. This work is underway and our timetable can be found on the website³⁰
- 3.31 In previous Local plan Monitoring Reports our 5 year housing land supply was calculated using the Planning Strategy target of at least 3,400 (to be provided between 2011 and 2028). The housing target in the current adopted Local Plan reflects the constrained geography of the town – Hastings has a tightly drawn administrative boundary with Rother District. To the south it borders the English Channel, to the east and west are valuable protected open space which are important ecological and landscape assets, to the north is the boundary with Rother. The Hastings Planning Strategy identified 200 homes per year as achievable.

²⁹ [Housing Delivery Test: 2022 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/housing-delivery-test-2022-measurement)

³⁰ [The Local Development Scheme in Hastings](#)

However, using the Government formula, as we now must since the Planning Strategy is more than 5 years old, means, that until such time as a new housing target is identified in a new adopted Local Plan, the standard methodology for assessing Local Housing Need (LHN)³¹ must be used in calculating the Borough's 5-year housing land supply requirement along with the 20% buffer as mentioned previously.

- 3.32 From the affordability ratios released by the Government in March 2023³², the annual housing need figure increased from 454 to 481 homes per annum. Affordability ratios are one of the inputs required to calculate the annual housing need for the Borough. Changes since that time will be reflected in the next LPMR. The housing need figure is considerably higher than the annualised Planning Strategy target of 200 dwellings per annum for the borough and as such the Council cannot demonstrate a positive 5-year housing land position. Our new Local Plan work is investigating realistic housing targets for Hastings which are again, likely to be lower than the Government targets, but will reflect the deliverable housing sites within the borough.

Defining the Buffer and housing land supply information

- 3.33 In line with the NPPF (paragraph 74)³³ the supply of deliverable sites should in addition, include a buffer (moved forward from later in the plan period). In accordance with the Housing Delivery Test (HDT), because of significant under delivery in the last 3 years, a 20% buffer has been applied to the 5 year requirement (Table 9, line 3 (C)). The requirement to include a 20% buffer in the housing land supply calculations compounds the existing problem of being able to meet the 5 year requirement. The constraints on the potential for larger scale residential developments in Hastings have not changed. The borough will always be limited by its geography, with additional concerns regarding the economic viability of development and developer interest within Hastings. However, the Council is doing all it can to plan for as much housing as can be sustainably accommodated in Hastings.
- 3.34 Updated housing land supply information is shown on our Local Plan monitoring webpage and this reflects the release of Government HDT figures in December 2023. Any future updates to housing figures will also be published there. Work on our new Local Plan will also reflect updated land supply.

Summary of supply

- 3.35 In compiling the 5 year supply figure, all sites have been assessed against the three factors: available; suitable and achievable within 5 years. Expected rates of delivery year by year based on the latest information available from landowners and developers regarding site disposal and timescales for site build-out. Regard is also had to progress around pre-application discussions, monitoring of the discharging of pre-start planning conditions, progress on legal agreements (s106 agreements), and the submission of building control applications. Marketing and estate agent sales information where available, is also monitored. Table 9 sets out how the 5 year supply has been calculated.

³¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

³² [House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/economy/employment-and-productivity/real-estate/house-price-to-workplace-based-earnings-ratio)

³³ [5. Delivering a sufficient supply of homes - National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/5-delivering-a-sufficient-supply-of-homes)

Table 9: 5 year housing land supply at December 2023

(A) Housing Target	481
(B) 5-year housing land supply requirement (A x 5)	2,405
(C) 5-year housing land supply requirement plus 20% buffer	2,886
(D) Supply of deliverable sites (see table 10 and it's proceeding paragraphs)	1,151 ³⁴
(E) % supply (D / C)	40%
(F) supply expressed in years (D / C x 5 years)	1.99 years

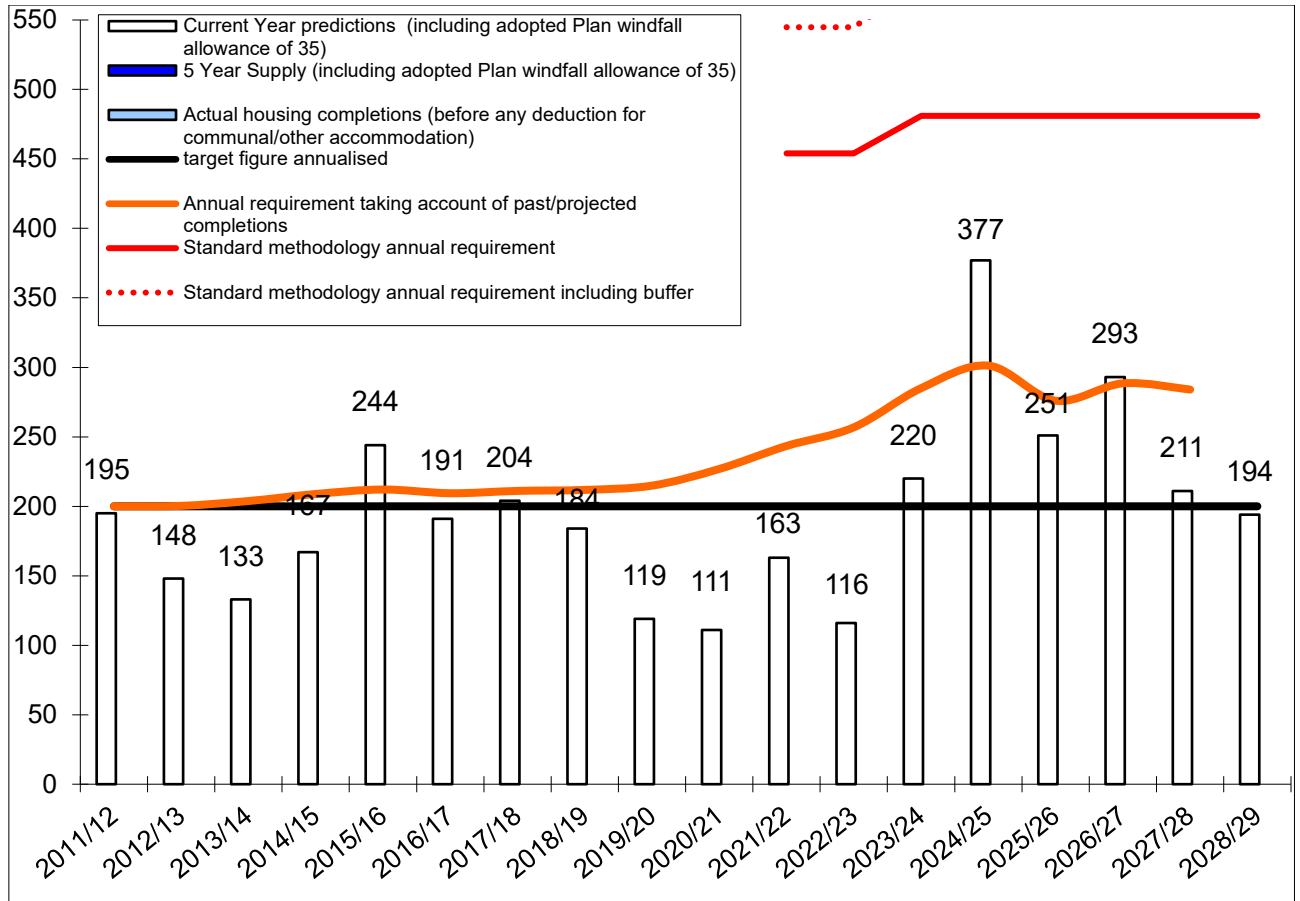


Figure 3: Housing Trajectory graph

3.36 Figure 3 above shows the current Local Plan period which ends in 2027/2028. A new plan is being produced which will cover the period from 2019/2020-2040/41 and our housing land supply is being updated as part of the new Local Plan to reflect the new plan period.

3.37 The following table (table 10) sets out those sites which have been included within the 5-year housing land supply (1 April 2024 – 31 March 2029). These sites are either under construction, have full planning permission or have resolution to grant full planning permission, and therefore meet the NPPF test for inclusion within the 5 year supply. Table 10 and the following paragraphs reflect the housing land supply position at December 2023.

³⁴ This includes a predicted windfall allowance of 35 dwellings per annum (see paragraph 3.11 for further details) and an allowance for communal accommodation where necessary (see paragraph 3.51 and 3.52)

Table 10: Large sites (5 dwellings or more) included in the 5 year housing land supply at December 2023

Reference number (new Local Plan reference)	Address	Planning status	Date of decision	Information last updated	Number deliverable within 5 years (net) ³⁵
MBL1	Former Hastings College, Archery Road	HS/FA/15/00175, HS/FA/17/00439, HS/LB/17/00561, HS/FA/18/00291, HS/LB/18/00447 for 109 units. Partially completed	27.07.16	December 2023	31
HL80	Ashdown House, Sedlescombe Road North	HS/FA/21/00003 for 151 dwellings Demolition underway	20.01.22	December 2023	121
CVO5 (HL45)	309-311 Harold Road	HS/FA/18/00703 for 7 dwellings HS/PR/21/001057 certificate of lawful start Under construction	23.11.18 08.04.22	December 2023	7
FB8 (part of HL113)	Former Westerleigh School playing fields	HS/FA/20/00823 for 8 dwellings on the playing field part of site Under construction	21.04.22	December 2023	8
GH3 (part of HL5)	Former Spyway School, Gillsmans Hill	HS/DS/19/00584 for 8 dwellings on part of site only.	20.02.20	December 2023	8
(HL73)	Land adj. 142 Bexhill Road	HS/FA/21/00692 for 6 houses	10.01.23	December 2023	6
(HL81)	Land rear of 419-447 Bexhill Road	HS/DS/22/00912 for 16 houses	09.11.23	December 2023	16
H60 (HL58)	381-391 Old London Rd (former Hare & Hounds and adjacent garage)	HS/FA/22/00965 for extension, improvements & alteration of redundant building into 5 flats HS/FA/23/00639 for 9 flats	18.04.23 and 10.11.23	December 2023	14
CVO4 (HL44)	Land at Church Street	HS/DS/17/00194 for 5 dwellings and later amendment Under construction	21.07.17	December 2023	5
FB1 (HL7)	Former St Leonards Academy, Darwell Campus, Darwell Close	HS/DS/21/00570 for up to 210 dwellings Under construction	09.12.21	December 2023	150
HOV3 (HL40)	Former Mount Pleasant Hospital, 7 Frederick Road	HS/DS/21/00502 for 16 dwellings HS/FA/19/00536 for 7 dwellings and HS/FA/19/00533 for 33 dwellings Under construction	27.10.21 21.11.19, S106 signed 19.10.21	December 2023	56

³⁵ Where a site is under construction the number shown reflects that expected to be completed from 01 April 2024 onwards as the 5 year supply excludes the current year. Numbers expected in the 2023/2024 monitoring year are reflected in the graph at figure 3.

Reference number (new Local Plan reference)	Address	Planning status	Date of decision	Information last updated	Number deliverable within 5 years (net)³⁵
LRA1 (HL1)	Holmhurst St Mary	HS/DS/17/00935 for 208 dwellings plus later amendments HS/PR/21/00626 confirmed lawful commencement Under construction	10.12.18 24.09.21	December 2023	150
LRA2 (HL2)	Former Harrow Lane playing fields	HS/DS/21/01044 for 140 units Under construction	24.03.22	December 2023	90
LRA3 (HL3)	Land adj. 777 The Ridge	HS/FA/20/00970 allowed on appeal APP/B415/W/21/3285744 plus later amendments and additional 3 dwellings permitted under HS/FA/23/00016 Under construction	31.10.22 on appeal and 22.11.23	December 2023	31
H24	Office & premises 10-12 Sedlescombe Road North (Astec House)	HS/PA/21/00090 prior approval to 8 flats	30.02.21	December 2023	8
H72	Vehicle Repair Workshop, 31 South Street St, First Floor Club & Premises 3 Western Road	HS/FA/20/00469 for 5 flats	21.01.21	December 2023	5
H76	29-30 Kings Road	HS/FA/21/00173 for 6 flats	14.07.21	December 2023	6
H77	335 London Road	HS/FA/18/01091 (APP/B1415/W/21/3271710) for 9 flats (net 8)	17.09.21 on appeal	December 2023	8
H75	Ocean House, 87-89 London Road	HS/PA/21/00739 prior approval for 83 flats and HS/FA/23/00045 for the external doors and windows	20.09.21 and 16.03.23	December 2023	83
H79	York Road buildings, between 4-6 York Road, TN37 6PU	HS/FA/22/00930 granted on appeal APP/B1415/W/21/3272859 for 3 dwellinghouses and 4 live/work units plus later amendment Under construction	01.03.22 on appeal	December 2023	7
H80	Former Hall & Co.yard, Ore Station Yard, Parker Road TN34 3TJ	HS/FA/21/00783 for 9 dwellings	27.04.22	December 2023	9

Reference number (new Local Plan reference)	Address	Planning status	Date of decision	Information last updated	Number deliverable within 5 years (net) ³⁵
H81	43-44 and 45 Cambridge Gardens, Hastings, TN34 1EN	HS/FA/21/00722 for 12 dwellings (also planning permission pending decision for an additional unit)	14.11.22	December 2023	12
H82	Ridge House, 27 Boscobel Road	HS/FA/22/00788 for 5 flats	23.12.22	December 2023	5
H83	60-61 Eversfield Place	HS/FA/22/00816 for the reconfiguration of HMO into 10 self contained flats (net 9)	15.02.23	December 2023	9
H85	25 Eversley Road	HS/FA/22/00872 for the conversion of a house in to 2 flats and an extension to create 5 flats (net 6)	13.12.23	December 2023	6
Total					851 ³⁶

Source: Planning Policy

3.38 In addition to the above, the following sites have either (i) outline planning permission, (ii) are allocated for residential development in the Local Plan, or (iii) newly identified development opportunities which have reached a sufficiently advanced stage for us to be confident they pass the NPPF test for inclusion in the 5 year supply. All these sites have also been included in the current 5 year housing land supply because based on up-to-date information set out here, the Council considers that there is “clear evidence” that housing completions will begin on these sites within 5 years (they are therefore considered “deliverable” as defined by Annex 2 of the NPPF). This evidence is set out below and reflects the position at December 2023.

LRA4 (HL4) – Mayfield E, Land west of Bodiam Drive

3.39 The Council is actively taking steps to dispose of this site and an outline planning application was granted for 38 dwellings on 19.10.21 under HS/OA/00180. There is a reasonable prospect of this site coming forward within the next 5 years, therefore the Council considers the NPPF test is met and **38 units** have been included in the 5 year supply.

HOV2 (HL39) Broomgrove Redevelopment area, Former Power Station, Ore Valley

3.40 This site is allocated for residential development in the Development Management Plan under Policy HOV2. It is a site for redevelopment in the Ore Valley. There is developer interest in the site and as such the Council considers the NPPF test is met and **30 units** have been included in the 5 year supply.

³⁶ This figure excludes the current monitoring year (2023/2024) as they are outside of the 5 year supply period. These are included within the graph at figure 3.

HOV7 (part HL100) – Land at Chiltern Drive

3.41 This is an allocated site with active developer interest. Outline planning permission was granted for 17 dwellings on appeal and there is a reserved matters application pending decision (the proposal would contribute a net gain of 13 units to the housing land supply). As there is active developer interest the Council considers the NPPF test is met and it has been included in the 5 year supply for **13 dwellings**.

HTC1 (HL35) Hastings Station Yard (part)

3.42 This is an allocated site with an extant planning permission (HS/FA/06/00983) and has developer interest. As such, the Council considers the NPPF test is met and it has been included in the 5 year supply for **103 dwellings**.

(HL19) Land adjacent to Sandrock Park, The Ridge

3.43 This site is proposed in the new Local Plan. There is active interest in the site and the Council are in discussion with the landowners. There is reasonable prospect of this site coming forward within the next 5 years. Therefore the Council considers the NPPF test is met and **30 units** have been included in the 5 year supply.

(H74) – Gensing Manor, 19 Dane Road

3.44 Outline planning permission (HS/OA/20/00882) was granted on 25.06.21 for 19 apartments on this site, a further outline permission was granted on 31.03.23 for 17 dwellings. The site has an active owner who wants to progress it therefore it has been included in the 5-year supply for **19 dwellings**.

Land at Rock Lane (HL63)

3.45 The site has an active owner who wants to progress it with planning permission pending, therefore it has been included in the 5-year supply for **26 dwellings**.

Former Post Office and University of Brighton building, Havelock Road (TC6)

3.46 The site has an active owner who wants to progress it with planning permission pending, therefore it has been included in the 5-year supply for **41 dwellings**.

Communal accommodation

3.47 Plan making authorities are required to count communal accommodation against their housing requirement, using the following ratio calculations:

- C2 (care homes) (X)/ 1.8, where X = # rooms in C2 use and 1.8 is the average household in England based on census data.
- Student accommodation (Y)/ 2.5, where Y = # rooms in student accommodation and 2.5 is the average size of a student household based on census data.³⁷

3.48 Net gain resulting from the potential supply of new communal accommodation where the NPPF test is met has been included in the 5 year supply equivalent to 16 dwellings from planning permissions granted across the last 3 years.

³⁷ Based on current Government guidance which has not yet altered following publication of 2021 Census data.

Overall 5 year supply

3.49 Adding the sites with outline permission, allocations and identified development opportunities shown above (300) to the communal accommodation expected equivalent net gain (16) to the total shown in table 10 (851) gives a total of 1,167 net new dwellings. In addition, the windfall allowance of 35 dwellings per annum projected to come forward from small (175) makes an overall total of 1,342 **net new dwellings** expected to come forward within the 5 year supply period 2023-2024 to 2027-2028 which equates to less than 3 years of supply against the 5-year requirement.

Role of small site windfalls – historic completions & current supply

3.50 The Council continues to monitor delivery from small site windfalls (5 dwellings or less net). Included in the housing land supply is a projected allowance of 35 dwellings per year or 175 units arising across the 5 year period. The yield from small windfalls in 2021/22 was 55 net new homes, a rise from 30 the previous monitoring year³⁸ and in 2022/23, 36 small windfall sites were delivered. This shows the trend in small site windfall delivery has remained strong to-date. Monitoring (as at December 2023) shows that 92 net units are under construction across a range of small windfall sites, and a further 98 net units have extant (full) planning permission. This information is set out in detail at Appendix 2 and demonstrates that the projected allowance for small site windfall of 35 dwellings per annum remains robust and justified. Table 11 sets out annualised delivery figures to-date from small sites. Should flexibility be needed around projected delivery, table 11 demonstrates that the Council would be justified in increasing the assumed yield from this source.

Table 11: Completions from small site windfall (5 dwellings or less)

2011/12	65
2012/13	52
2013/14	31
2014/15	67
2015/16	59
2016/17	56
2017/18	67
2018/19	62
2019/20	57
2020/21	30
2021/22	55
2022/23	36
Total	637

Source: Planning Policy

3.51 Accounting for the number of net new homes completed up until 31 March 2023, the residual requirement, and specifically the 5-year supply period, the Council has added an additional 20% buffer to reflect earlier under delivery. Taking these elements together, the Council's current 5-year housing land supply requirement is for **2,886** new homes from 1 April 2023 – 31 March 2028 (see table 9).

3.52 In table 10 we identify sites which are under construction, have full permission or are at a very advanced stage in the planning application process (resolution to grant full permission subject to the signing of a legal agreement). These sites meet the NPPF delivery test and are capable of being delivered within 5 years. The total number of units arising from these sites is 851.

3.53 At paragraphs 3.39-3.47 we set out detailed information on all other sites included in the 5 year supply. These are sites which have outline planning permission or are allocated in the adopted Local Plan for residential development. Based on current information gathered directly from the developers or landowners on these sites, there is clear evidence that developments can be completed or start to be completed within the 5 year period on these

³⁸ See paragraph 3.12 for further details

sites and that the NPPF test is therefore met. The total number of units arising from these sites is 300.

3.54 The delivery of a further 175 units has been included from the development of small sites windfall sites and the net equivalent from communal accommodation of an additional 16 dwellings (see paragraphs 3.39-3.49). Taking these 4 supply figures together equates to 1,342 units which does not meet the current housing land requirement of 2,886 new homes. A detailed breakdown of the annualised delivery of all sites (excluding communal accommodation) included in the 5 year supply is set out in the housing trajectory graph at figure 3.

Self and Custom Housebuilding Register

The Self-Build and Custom Housebuilding Act 2015 required that all local authorities in England, including Hastings Borough Council, keep a register of people and groups of individuals seeking to acquire serviced plots of land on which to build their own homes.

The Council has set up the Register to determine demand for sites for self-build or custom house building projects.

For the eighth base period 31 October 2022 to 30 October 2023 we had no individuals or groups register. Across the base periods 1-8 inclusive we have 77 individuals and 2 groups on our records.

More information about the Self and Custom Housebuilding Register can be found on our website at https://www.hastings.gov.uk/planning/policy/selfbuild_customhouse_register/

4.0 Analysis of Policy Performance – Employment

Hastings Planning Strategy Objective 1: Achieve and sustain a thriving economy

- 4.1 There are a number of Hastings Planning Strategy (HPS) Policies which help to meet this objective. These include the overall employment and retail space targets contained in Policies DS2 and DS3 respectively and policy E1 relating to the retention of existing employment space. In addition, Policy E3 helps to maintain and enhance the vitality and viability of shopping areas by establishing a hierarchy of town, district and local retail centres. There is also Policy E4 which addresses tourism development both in terms of visitor attractions and visitor accommodation. In addition, the Development Management Plan (DMP) also contains a number of related management policies for town centre and other shopping areas which support this HPS objective.
- 4.2 As with the housing monitoring, as explained in paragraph 3.8, similarly the completion and construction of employment floorspace and continuation of business in general was affected in the monitoring period by the Coronavirus Pandemic.
- 4.3 The Business and Planning Act 2020 introduced significant change to the Town and Country Planning (Use Classes) Order 1987 (as amended). The new regulations effective from 1 September 2020³⁹ introduced a broad category of ‘commercial, business and service’ uses, known as Class E. The existing Use Classes A1 to A5, B1, D1 and D2 were revoked and the new Class E amalgamates the former Use Class A1 (retail), A2 (financial and professional services), A3 (restaurant/café), B1a (office), B1b (research & development) B1c (light industrial) along with health/medical uses, creche, nurseries (all former D1 uses) and indoor sports/recreation (formerly D2 use). Changes between these uses do not require planning permission.
- 4.4 In addition a new use Class MA was introduced on 1 August 2021 which allows change of use from Class E to Use Class C3 dwelling house subject to the submission of an application for Prior Approval, and certain limitations and conditions. External alterations to a building would require full planning permission.

Completed Employment Floorspace

- 4.5 Local Plan Policy DS2: Employment Growth sets out a framework to support the development of up to 70,000m² of employment floorspace between 2008 and 2028 to support the town’s role as a major employment centre. Employment floorspace is defined here as development falling within planning use classes B1a (Office), B1b (Research and Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage or Distribution). As mentioned in paragraph 4.3, B1a, B1b and B1c use classes are referred to as Class E (Commercial, business and service) from September 2020.
- 4.6 The introduction of Use Class E and the incorporation of the B1 use classes into Class E means future monitoring reports will focus on B2 and B8 uses only. Changes are reported here where it is known the previous use was B1, mainly from sites under construction prior to the Use Class order changes.
- 4.7 The supply of employment land and premises in the Borough is limited. And for this reason the development of new high quality employment space and the protection of existing employment sites and premises are fundamental to economic wellbeing allowing existing businesses to prosper and grow and new businesses to be attracted to the town. In addition Policy E1: Existing Employment Land and Premises aims to safeguard and encourage the upgrading of the existing employment/industrial estates.

³⁹ [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

4.8 As Table 12 shows, during the monitoring period 2022/23 c.2,082m² (gross) of new employment B use class floorspace was completed. There was a gain of 1,501m² of B1b floorspace from the change of use of 2/2a Mount Pleasant Road into an artist studio and business use from a shop/residential use before and 888m² of new floorspace from the creation of the Churchfields Business Centre (Site PX and QX, Churchfields) for mixed B use class uses. However, across the same monitoring year, there was also an overall loss of c.307m² of employment floorspace which changed to residential resulting in a net gain across the 2022/23 monitoring year of only 2,082m² of B use class floorspace.

Table 12: Total net amount of additional employment (B use class) floorspace (completions m² rounded)

Year	Floorspace (m ²)
2008/09	14,190
2009/10	2,142
2010/11	2,232
2011/12	-1,122
2012/13	-30.5
2013/14	-3,77.6
2014/15	2,050.5
2015/16	-379
2016/17	1664
2017/18	1371
2018/19	-1266
2019/20	1174
2020/21	222
2021/22	59
2022/23	2,082

Source: Planning Policy

4.9 Local Plan Policy E1 is intended to protect employment floorspace and resist the loss of this type of floorspace to other uses. However, the Policy does allow for changes away from employment uses under certain circumstances where there is evidence to demonstrate that the space is no longer fit for purpose i.e. it is redundant. The effective application of this policy has been reduced due to the Government national changes to the Use Class policy with the introduction of class E allowing changes of use within this specific use class. Table 13 contains data on the loss of employment floorspace (B use classes) to other uses, including residential development

Table 13: Employment floorspace lost to non-B uses in 2022/23 (m²)

Type of loss	Category of B-class use lost					Total
	B1a (Class E from September 2020)	B1c (Class E September 2020)	B1mix (Class E September 2020)	B2	B8	
To Other uses	0	0	0	0	0	0
To C3 use (residential)	-306.56	0	0	0	0	-306.56
						307m² (rounded)

Source: Planning Policy

- 4.10 Table 13 shows that in the monitoring year 306.56m² of floorspace was changed to residential use. One permission being prior approval under permitted development (the Town and Country Planning (General Permitted Development (England) Order 2015 (GPPO)). In September 2020 changes in planning legislation mean that the stock of B1 floorspace within the Borough now falls within Planning Use Class E. This means that certain types of development proposals involving the change of use of what was previously classified as B1 floorspace, can no longer be considered against Local Plan Policy E1 and instead can be undertaken under permitted development rights. The new Use Class MA as described in paragraph 4.4 above took over from this in late 2021. There was a further permission completed with full planning permission.
- 4.11 Table 14 shows the floorspace completed in the monitoring year distributed across the 13 Planning Focus Areas (PFAs) as set out in the Local Plan. The table shows that despite gains of floorspace in the Silverhill and Alexandra Park (PFA5) and in Greater Hollington (PFA2) areas there were some losses of floorspace in Hastings Town Centre (PFA8) resulting in an overall gain of only c.2,082m² across all the Planning Focus Areas of employment B use class floorspace over the 2022/23 monitoring year.

Table 14: Net additional floorspace (m²) completed in 2022/23 within the Planning Focus Areas

Spatial Area	HPS Policy	Planning Focus Area (PFA)	B-use	Overall net Gain/Loss (m ²)
Western Area	FA1	PFA1: Little Ridge & Ashdown	none	0
		PFA2: Greater Hollington	none	888
		PFA3: Filsham & Bulverhythe	none	0
Central Area	FA2	PFA4: St Helens	none	0
		PFA5: Silverhill & Alexandra Park	B1a	1,501
		PFA6: Maze Hill & Burtons St Leonards	none	0
		PFA7: Central St Leonards & Bohemia	none	0
		PFA8: Hastings Town Centre	E(B1a)	-306.56
Eastern Area	FA5	PFA10: West Hill	none	0
		PFA9: Old Town	none	0
		PFA11: Hillcrest & Ore Valley	none	0
		PFA12: Clive Vale & Ore Village	none	0
		PFA13: Hastings Country Park	none	06
TOTAL		(1,501m ² floorspace gained minus 306.56m ² floorspace lost)		2,082m² rounded

Source: Planning Policy

Employment Space Development in the Pipeline (Commitments)

- 4.12 The Local Plan identifies a need for up to 70,000m² of new employment floorspace by 2028 and c.23ha of land was allocated to help meet this target. Table 15 shows these allocations and the progress made.

4.13 Table 16 shows the commitments and amount of development in the pipeline proposed as a result of planning permission and permitted development applications. These are either under construction and not yet complete or have the potential to come forward to gain or lose B use class floorspace in the town.

Table 15: Employment Land Allocations

Development Management Plan (DMP) Allocated employment sites	Est. floorspace (m²)	Site area (ha)	Progress (as at December 2023)
LRA6 Queensway North Queensway (SHELAA reference EL1)	9,700	4.70	HS/FA/21/00327 pending decision for business park development to deliver business units consisting of 4010m ² of light industrial/manufacturing units (use classes E/B2), 490m ² of bespoke space for a local employer, and the renewal of planning permissions HS/FA/16/00330 & HS/FA/18/00761 for car showrooms (1215m ²), as well as associated uses including plant, pedestrian and vehicular circulation, car parking, cycle parking, hard and soft landscaping and utilities.
LRA7 Land at junction of The Ridge West and Queensway (SHELAA reference EL25)	6,000	3.37	No planning permission
LRA8 Land in Whitworth Road, The Ridge West (SHELAA reference EL26)	6,000	2.51	No planning permission
LRA9 Marline Fields, Enviro21 Business Park, Land West of Queensway (SHELAA reference EL28)	5,600	1.48	HS/FA/21/00846 pending decision for the proposed development of an allocated site to consist of: Building to provide office space, storage and loading areas. Concrete yard for large vehicles and plant storage. Staff and visitor car parking.
GH8 Sites PX and QX, Churchfields (SHELAA reference EL5)	6,900	1.61	HS/FA/21/00306 granted 19.08.21 to develop a new 2 storey business incubation complex consisting of 29 units for a total area of c.888m ² lettable space. Work on this was completed in Qtr4 22/23, covering the QX portion of the site. PX portion for sale https://www.hastings.gov.uk/estates/propertiesforsale/PXNXSidneyLittle/
GH9 Site NX2 Sidney Little Road, Churchfields (SHELAA reference EL6)	770	0.32	No planning permission

Development Management Plan (DMP) Allocated employment sites	Est. floorspace (m²)	Site area (ha)	Progress (as at December 2023)
GH10 Site RX2, Sidney Little Road, Churchfields (SHELAA reference EL7)	910	0.22	No planning permission, long lease unlikely to come forward
GH11 Site NX3 Sidney Little Road, Churchfields (SHELAA reference EL8)	920	0.17	No planning permission
HTC6 Priory Quarter, Havelock Road (SHELAA reference split of site into Queensbury House & former Post Office site and car park, station yard with TC references)	21,700	2.54	Part of site (2320m ²) completed 2014/15 – Havelock Place HS/FA/18/00518 granted 24.10.18 for change of use of Queensbury House from B1a to a hotel (C1 use) with gym. A variation to this permission was granted on 02.03.20 under HS/FA/20/00031 and HS/PA/20/00968 17.02.21 Notification for prior approval for proposed change of use from office space (B1(a)) to 89 one bedroom flats (C3)
HOV11 Ivyhouse Lane, northern extension (SHELAA reference EL24)	7,000	5.80	No planning permission
HOV12 Land east of Burgess Road, Ivyhouse (SHELAA reference EL11)	885	0.51	HS/DS/17/00688 granted 15.01.19 for 21 units of B1/B2/B8 use, 4,601m ² total on land in Hastings & Rother (885m ² in Hastings) HS/FA/21/00575 granted 17.08.21 for alterations to the access arrangements serving Block D of the previously approved planning permissions HS/OA/16/00023 (Outline Planning approval) and HS/DS/17/00688 (Reserved Matters approval). The proposals also include additional yard and vehicular turning space serving Block E of the same planning permissions. HS/FA/21/01077 – granted 17.08.21 for alterations to the access arrangements serving Block D of the previously approved planning permissions HS/OA/16/00023 (Outline Planning approval) and HS/DS/17/00688 (Reserved Matters approval). The proposals also include

Development Management Plan (DMP) Allocated employment sites	Est. floorspace (m ²)	Site area (ha)	Progress (as at December 2023)
			<p>additional yard and vehicular turning space serving Block E of the same planning permissions.</p> <p>HS/FA/22/00501 – Variation of condition 1 (approved plans) of permission HS/FA/21/01077 (Variation of condition 1 (approved plans) of permission HS/DS/17/00688 Further changes - Amendment to Block A to amalgamate the approved 4 units into one 1 single unit. Changes in elevations including reduction of roller shutter doors from four to two; reduction in personnel doors from four to three; re configuration of parking and changes to window positions.</p> <p>HS/FA/22/00525 - Variation of condition 1 (approved plan numbers) of Planning Permission HS/FA/21/01077 Amendments - amendment to Block C to allow for the amalgamation of the planning approved four units into one single unit; reduction in the number of roller shutters doors from four to two; reduction in the number of personnel doors (including fire escape doors) from seven to four (one of which will become a double set of entrance doors); re-arrangement of the car spaces serving this block.</p> <p>Whole site partially completed, remainder under construction.</p>

Source: Planning Policy

Table 16: Commitments – amount of employment development (m² rounded) in the pipeline, as of 30 December 2023

Use Class	GAINS (including sites under construction)		LOSSES (including sites under construction)	
	New build / extensions / redevelopment	Change of use to and between B use classes ⁴⁰	Permitted development B1a, B1c & B8 to residential	Change of use to non-B class uses, including residential requiring planning permission
B1a	0	0	-6,689 (6 sites)	-162 (1 site)
B1c	0	0	0	0
B2	386 (one site)	0	0	-188 (1 site)
B8	224 (3 sites)	0	0	0
Mixed B uses	27 (one site)	0	0	-722 (4 sites)
Mixed B/E uses	0	0	0	-392 (1 site)
TOTAL	637	0 (also see paragraph 4.17)	-6,689	-1,464 (also see paragraph 4.16)

Source: Planning Policy

- 4.14 Table 16 shows a potential gain in employment floorspace of 637m² from 5 small sites across the town. The largest permission granted being for 386m² of new B2 floorspace on land rear of Ivyhouse Business Park (Units 5&6) Haywood Way.
- 4.15 Table 16 also shows there is the potential for c.8,153m² of employment floorspace to be lost to other uses, mainly residential. This arises from both permitted development and proposals requiring planning permission. The latter is to be expected and Policy E1 provides provision for this for those sites requiring planning permission, where sound evidence can be produced by the applicant that the employment space is indeed redundant.
- 4.16 In addition to the above and what is shown in table 16 there is also potential for the loss of 278m² of B8 and gain of 125m² formerly B1a floorspace from the creation of live work units at York Road and another permission for the loss of 98m² of B1c space with 63m² being retained as office space (now class E) for a property in Sedlescombe Road South. Taking both these together if implemented will result in the additional loss of B class floorspace of 188m². Planning permission was also granted for the loss of 20m² of B8 storage space at Store 4, Bottle Alley replacing this with a flexible Class E use.
- 4.17 Also planning permission was granted for the change of use of a unit D at 1-9 Ivyhouse Lane from storage distribution B8 use class to a flexible B8,B2 and E(g) use class along with its subdivision into 2 units. At 312a Bexhill Road planning permission was also granted for a loss of B2 to a flexible Class E space with restriction on the type of Class E use permitted. This results in a loss of 9,588m² B8 space and 188m² of B2 space, however, as the units will remain in commercial business use through their change to another use class type within the B/Class E commercial use class category they are not included as losses in the table above.
- 4.18 At the moment, the potential losses of B class floorspace exceed the supply arising from schemes with planning permission, mainly as a result of permitted development applications where only a limited set of criteria is taken into account under the Regulations (the Town and Country Planning (General Permitted Development (England) Order 2015 (GPPO)) where Local Plan policy E1 cannot be applied.

⁴⁰ This includes changes from non-B use classes to B and also those which are now Class E where they would formerly have been B1

5.0 Status and progress of Local Plan documents

Local Development Scheme

- 5.1 We are continuing to work on our new Local Plan. The timetable for these documents is set out in the The Local Development Scheme (LDS). The latest version can be found on the website <https://www.hastings.gov.uk/planning/policy/new-local-plan/localdevelopmentscheme/>. It is reviewed as and when required in order to ensure we have an up to date timetable and updates outside of this time are posted on our website.
- 5.2 The following section of the Monitoring Report provides an update on progress against the milestones set out in the LDS for plan production between 2021/2022 and 2022/2023.

New Local Plan 2019-2039 update

- 5.3 The new Hastings Local Plan will refresh the existing statutory development plan to deliver on Council objectives and community priorities. It will set out the Council's spatial strategy for growth and new development in Hastings along with specific requirements for strategic locations. It will also include detailed development management policies setting out the form development in Hastings will need to take and any measures required to mitigate the impact of development. The vision, objectives and approach of the plan are being informed by evidence, engagement and consultation with key stakeholders.
- 5.4 In line with the deadlines set out in the current timetable (LDS), the first draft of new Local Plan 2019/20 – 2038/39 was consulted upon in Quarter 4 2020/21 with this consultation stage known as 'Regulation 18' closing on 24 March 2021. Comments received have been used where applicable to develop, refine and shape the next version of the Plan known as the 'pre-submission draft'. This will also be subject to consultation before it is submitted to Government for examination by an independent examiner. We are also continuing to develop evidence base which will support the Plan and write the new Local Plan document.
- 5.5 The proposed submission version of the Local Plan following Regulation 19 consultation and any comments received on it will be submitted to the Planning Inspectorate for independent examination.
- 5.6 We continue to work closely with Rother District Council and East Sussex County Council on the background evidence needed to support both our own and Rother's new Local Plan. This includes joint background studies and our respective Sustainability Appraisals (SA).
- 5.7 Once adopted the new Hastings Local Plan will replace the Hastings Planning Strategy (2014) and Hastings Development Management Plan (2015) along with the associated Policies Map.

Neighbourhood Plans

- 5.8 Regulations concerning [neighbourhood planning](#) came into force in April 2012. In the event of any Neighbourhood Plans coming forward in Hastings, when such plans are adopted, they will also form part of the Development Plan.
- 5.9 Hastings Borough Council does not have any Neighbourhood Plans that have been adopted (“made”). However, a local community group within the West St Leonards area applied to establish a Neighbourhood Forum and Neighbourhood Area for the West St Leonards ward and parts of the adjoining Maze Hill and Central St Leonards wards.
- 5.10 We have run 2 consultations on the proposed Neighbourhood Forum and Area. The latest closed on 05 January 2024 and the Neighbourhood Forum and Neighbourhood Area were both designated under delegated authority on 06 February 2024. This means the Neighbourhood Forum can begin preparing a Neighbourhood Plan for their Neighbourhood Area.
- 5.11 More information about the consultations and neighbourhood planning can be found on our website [St Leonards plan and forum \(hastings.gov.uk\)](https://www.hastings.gov.uk/st-leonards-plan-and-forum)
- 5.12 As the work of the West St Leonards Neighbourhood Forum progresses to produce their Neighbourhood Plan we will update our website accordingly. We are supporting this local group within the guidelines of the Neighbourhood Planning regulations.

6.0 Appendices

Appendix 1 – Completions by bedspace

Appendix 2 – Small windfall sites (position at December 2023)

Appendix 1 - Completions by bedspace 2011/2012 to 2022/2023 monitoring year

Type - Flats & Maisonettes

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Gross total
1 bedroom/bedsit	60	16	40	42	52	44	40	6	31	34	37	26	428
2 bedroom	76	54	25	42	66	39	75	63	29	10	33	17	529
3 bedroom	11	6	1	3	12	4	4	68	7	5	5	3	129
4 bedroom	2	0	0	3	2	0	1	9	2	1	0	3	23
5 bedroom	0	0	0	0	0	0	4	4	0	3	0	0	11
6 bedroom or more	0	0	0	0	0	0	3	1	1	2	0	0	7
Gross total	149	76	66	90	132	87	127	151	70	55	75	49	1127

Houses/bungalows/Cottages

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Gross total
1 bedroom	2	8	1	1	1	1	3	2	0	13	0	0	32
2 bedroom	23	16	22	38	28	47	29	33	18	13	31	30	328
3 bedroom	27	38	51	42	85	39	32	31	25	19	47	22	458
4 bedroom	24	28	12	26	26	34	31	14	17	39	26	20	297
5 bedroom	4	0	0	7	4	5	12	1	3	0	6	4	46
6 bedroom or more	0	1	1	0	2	0	9	6	8	1	7	2	37
unknown	0	0	0	0	0	0	1	0	0	0	0	1	2
Gross total	80	91	87	114	146	126	117	87	71	85	117	79	1200

Appendix 2 - SMALL HOUSING SITES WITH PLANNING PERMISSION (FULL CONSENT) as at December 2023

Focus Area/WARD	Application number	Date approved	Site name	Development type	Description	Number of bedrooms
Under construction						
5/SILVERHILL 2018	HS/FA/18/00796	18.05.10	1st & 2nd Floor, Barclays Bank, 2-6 Sedlescombe Road North, TN37 7DQ	cou	cou from bank storage into 2 flats (2018 permission for a 2 bed maisonette)	1 x 2 bed
10/TRESSELL	HS/FA/18/00873 (see notes)	01.03.19 (originally 20.06.13)	Land rear of 207-219 Priory Road, TN34 (now known as 217a Priory Road)	new build	New bungalow	1 x 3 bed
12/ORE	HS/FA/17/00095	22.06.17	1st & 2nd floor, 468 Old London Road (above Pizza Hut)	cou	Cou of first and second floors to a self-contained maisonette including addition of a rear dormer	1 x 2 bed
7/CENTRAL ST L	HS/FA/19/00414	19.09.19	21 Grand Parade, TN37 6DN (upper floors above Smiths bar)	conv.	Single occupancy house to 3 x apartments and 1 x 4 bed HMO with shared entrance and internal modifications as required. Commercial use at ground floor retained	3 x 1 bed flats & 1 x 4 bed HMO
7/CENTRAL ST L	HS/FA/20/00844	11.01.21	21 Grand Parade, TN37 6DN (upper floors above Smiths bar)	conv.	Change of use from single-occupancy house to 4x apartments with a shared entrance and internal modifications as required. Commercial use at ground floor retained.	3 1 bed & 1 x 4 bed flats
5/BRAYBROOKE	HS/FA/20/00833	15.02.21	25 Priory Avenue, Hastings, TN34 1UH	HMO	Alteration and improvement of existing 9-bedroom HMO to 8-bedroom HMO with en-suite provision throughout, kitchen enlargement, new lounge and laundry.	loss of 1 bedroom from existing HMO
4/ST HELENS	HS/FA/20/00730	11.03.21	Garages adjacent 12, Watermans Close, Hastings, TN34 2JP	redevelopment	Redevelopment of existing garage to provide a pair of semi-detached 2 bed dwellings	2 x 2 bed
8/CASTLE	HS/FA/14/00723	28.11.14	5 Trinity Street, TN34 1HG (143RET)	cou	Alterations & cou of upper floors into 1 maisonette & 1 flat (2 dwellings)	1 x 1 bed & 1 x 2 bed
7/GENSING	HS/FA/18/00942	04.02.19	105 & 107 Bohemia Road, TN37 6RL (152RET)	cou	cou 2 ground floor retail units into 2 x self contained 1 bed flats	2 x 1 bed
5/SILVERHILL	HS/FA/17/00016 and later HS/FA/21/00064	16.05.17 & 10.06.21	Land adj. 22 Springfield Valley Road, Springfield Valley, TN38 0RP (23 Springfield Valley)	redevelopment	Removal of existing concrete slab and erection of single dwelling with garage & roof garden. Changed to Construction of single two storey detached dwelling with garage (Amendments to existing approved scheme HS/FA/17/00016 with variation to HS/FA/17/00932)	1 x 2 bed changed to 1 x 1 bed
6/CENTRAL ST L	HS/FA/18/00868 & HS/LB/18/00869	22.09.20	37 Marina, St Leonards-on-sea, TN38 0BU (389RET)	cou	Change of Use of first, ground and lower ground floors of 37 Marina into a live work unit and installation of original shopfront. As amended	1 x 2 bed (60/40 split live/work)
9/OLD HASTINGS	HS/FA/17/00092	13.11.17	Basement, 79 High Street, TN34 3EL	cou	cou lower ground floor to self contained dwelling	1 x 1 bed
9/OLD HASTINGS	HS/FA/20/00827	18.03.21	8 Winding Street, Hastings, East Sussex, TN34 3AT (not added to retail database as upper floor)	cou	Change of use of first floor store room used in conjunction with existing DIY shop (Class E(a) formerly known as A1) into one three bedroom flat (C3). External alterations to include new timber wall, window, roof lantern and entrance door.	1 x 3 bed
9/OLD HASTINGS	HS/FA/17/00534	06.12.17	Sturdee Place (2-10), Hastings	cou	cou of top floor (4th floor of building) from storage/sml workshop last used over 50 years ago to 2 x 1 bed flats	2 x 1 bed
3/MAZE HILL	HS/FA/13/00008	04.03.13	Land at 3 Fern Road, TN38 0UH	new build	Erection of a pair of semi-detached dwellings	2 x 3 bed
9/OLD HASTINGS	HS/FA/18/00144 & HS/LB/18/00145	31.01.19	Croft House, The Croft, TN34 3HH	cou	change of use from C3 to C1 (single 9 bed dwelling to C1 hotel with 1 bed managers flat)	loss of dwelling to B&B
2/WISHING TREE	HS/FA/18/00809	24.12.18	248 Wishing Tree Road (land rear of)	new build	Erection of a pair of semi-detached dwellings on land rear of 248 (garden)	2 x 3 bed
7/CENTRAL ST L	HS/FA/20/00251 GTD 25.09.20	25.09.20	69 London Road, St Leonards-on-sea, TN37 6AR (390EMP)	cou	Change of use of an existing Four Storey property from an Architects Practice (A2 or B1) use to Mixed-use (A2 or B1 at ground floor front level). Conversion to 3 flats (total) at basement, ground and first floor. Formation of roof with dormer windows at 3rd floor to create a maisonette at second and third floor. Erection of a two storey and three storey rear extension. Replacement of some timber sliding sash windows with UPVC sliding sash windows and doors on the rear elevation and overhaul of existing timber sliding sash windows, removal of first floor window and replacement with timber sliding sash on the front elevation, formation of Juliette balcony on rear elevation at ground floor (above basement level), replacement of concrete tile inverted roof with slate and new wall/pillars to front elevation' (amended description).	3 x 1 bed & 1 x 2 bed

7/CENTRAL ST L	HS/FA/20/00971 GTD 28.04.21	28.04.21	69 London Road, St Leonards on Sea, TN37 6AR (390EMP)	cou	Change of use of an existing four storey property from an Architects Practice (Class E) to 3 flats (C3). Formation of roof with dormer windows at 3rd floor to create a maisonette at second and third floor. Erection of a two storey and three storey rear extension. Replacement of some timber sliding sash windows with UPVC sliding sash windows and doors on the rear elevation and overhaul of existing timber sliding sash windows, removal of first floor window and replacement with timber sliding sash on the front elevation and the formation of Juliette balcony on rear elevation at ground floor (above basement level), replacement of concrete tile inverted roof with slate and new wall/pillars to front elevation.	3 x 1 bedroom flats at lower ground, ground and first floor and a 1 x 2 bedroom maisonette at second and loft (third) level.
1/ASHDOWN	HS/FA/18/00639	06.11.18	Ashbrooke Lodge, 268 Sedlescombe Road North, TN37 7JL	regularise use - conv.	Regularise use of building as 4 flats plus extension to provide additional 2 bed house	1 x 2 bed
1/ASHDOWN	HS/FA/19/00277	06.11.18	Ashbrooke Lodge, 268 Sedlescombe Road North, TN37 7JL	redevelopment	Erection of a pair of semi-detached dwellings and associated landscaping (garages to be demolished)	2 x 3 bed
9/OLD HASTINGS	HS/FA/21/00139 & later variations	01.04.21	Site of former 59 High Street, TN34 3EN	new build	New dwelling in gap between no.58a&b and no.60	1 x 4 bed plus 2 studies which could be bedrooms
2/WISHING TREE	HS/FA/21/00172	15.04.21	6A Sedlescombe Road South, St Leonards-on-sea, TN38 0TA (401EMP)	cou	Proposed conversion of redundant building to form office suite at ground floor and roof extension to include dormers to create first floor self-contained flat/maisonette over.	1 x 1 bed
2/WISHING TREE	HS/FA/22/00326	01.07.22	6A Sedlescombe Road South, St Leonards-on-sea, TN38 0TA (401EMP)	cou	Proposed conversion of redundant building to form self-contained flat at ground floor and roof extension with dormers to create first floor office suite over (alternative to planning permission HS/FA/21/00172)	1 x 1 bed
1/SILVERHILL	HS/FA/19/00827 & HS/FA/21/00425	10.06.20 & 05.07.21	10 Hollinghurst Road, St Leonards-on-sea, TN37 7JP	redevelopment	Proposed removal of storage shed. Proposed new dwelling on land adjacent to 10 Hollinghurst Road, with new vehicular entrance to serve the same. Later permission: Variation of condition 4 (approved plans) of Planning Permission HS/FA/19/00827 (Proposed removal of storage shed. Proposed new dwelling on land adjacent to 10 Hollinghurst Road, with new vehicular entrance to serve the same.) Amendments to the siting of the dwelling so as to provide additional amenity area.	1 x 3 bed
7/CENTRAL ST L	HS/FA/21/00609	18.10.21	Eversfield Mews, Western Road, St Leonards-on-sea, TN37 6DS	new build	Proposed second-floor roof extension to provide additional floorspace for flats 7 and 8, and creation of a new one-bedroom flat at second floor level.	1 x 1 bed for new unit
5/BRAYBROOKE	I/212/1152 AI initial notice 22.02.22 pre planning permission. HS/FA/22/00034	09.05.2022	Fabee Nursing Home, 35 Fearon Road, & 36 St Helens Park Road, Hastings, TN34 2DL (Approved Inspector address site as: 35 Fearon Road, Hastings, East Sussex, TN34 2DL	cou	Proposed change of use of former residential care home (C2) to 2no. detached dwellings (C3). Demolition of modern link structure and single storey rear extension. Recreation of hipped roof slope to No.35. Internal and external alterations to original buildings including replacement external joinery/windows. Demolition of part boundary wall and creation of revised parking areas to serve new detached properties. Modification of existing vehicular access point to form 2 separate vehicular access points.	1 x 5 bed
13/ORE	HS/FA/20/00132	28.04.2021	Land adj. Lidham Farmhouse, Rye Road, TN35 4LL	new build	erection of new dwelling	1 x 4 bed
11/TRESSELL	HS/FA/19/00393 & HS/FA/20/00555	17.09.19 & 02.10.20	Land adj.45 Hardwicke Road	new build	Erection of 3 storey dwelling	1 x 3 bed
12/TRESSELL	HS/FA/21/00789	02.03.22	Site of former, 46-54 North Terrace, Hastings, TN34 3NR	new build	Proposed erection of a new 3 bedroom property, including bin and cycle storage.	1 x 3 bed
12/OLD HASTINGS	HS/FA/21/00586	24.08.21	77-79 Mount Road, Hastings, TN35 5LA (412RET)	new build	Proposed part two storey part single storey rear extension to <u>extend</u> shop and to provide one additional self contained flat.	1 x 1 bed
4/BAIRD	HS/FA/22/00144	01.06.22	19 Ochiltree Road, Hastings, TN34 2AJ	redevelopment	Proposed demolition of existing bungalow and garage and construction of a new four bedroom dwelling.	1 x 4 bed
5/BRAYBROOKE	HS/FA/21/00916	28.01.22	Land adj 1A Wykeham Road, Hastings, TN34 1UA (Approved Inspector address as land rear of 1A Wykeham Road)	new build	Proposed single family dwelling with new highways access and associated landscaping.	1 x 4 bed

7/CENTRAL ST L	HS/FA/22/00152	06.01.23	59 London Road, Hastings, TN37 6AY (445RET)	cou	Proposed rear extension and Change of use and conversion of the building from offices with use class E (c)(ii) to 3 x flats C3 residential accommodation at lower ground floor, first and second floor. Ground floor use to remain within use class E. Proposed new ground floor shop front, a rear extension (at lower ground floor and ground floor level), and window repair and replacement. Front excavation and reinstatement of light pavers. The proposed works also include renovation and internal alterations to the building. (amended description)	3 x 1 bed
7/GENSING	HS/FA/21/00158 & HS/LB/21/00159	21.05.21 & 20.05.21	St Peters Church Hall, Cornfield Terrace, St Leonards-on-sea, TN37 6JD	cou	Change of use from Church Hall and annex (D1) to single dwelling (C3)	1 x 4 bed
8/CASTLE	HS/FA/20/00814	16.02.21	Second and Third Floor Flat, 25 Queens Road, Hastings, TN34 1QY	cou	Change of use from dwellinghouse (C3) to dental clinic (class E(e) formerly D1 use)	loss of 1 bed flat, but not self contained
1/ASHDOWN	HS/FA/21/00971	17.02.2022	1 & 2 Wayside, 490-492 Sedlescombe Road North, St Leonards-on-sea, TN37 7PH	redevelopment	Proposed demolition of two chalet bungalows and the construction of three detached houses, with associated landscaping and access widening.	3 x 4 bed
5/BRAYBROOKE	HS/FA/21/00709	12.10.2021	8 Linton Crescent, Hastings, TN34 1TJ	conversion	Proposed rear extension with balcony(ground floor) and change of use from three dwellings to two. Internal alterations.	loss of 1 flat to leave 2 in the building overall
5/BRAYBROOKE	HS/FA/22/00017	18.05.22	St Marks United Reformed Church, Hughenden Place, Hastings, TN34 3TB	cou	Change of use from church to residential unit and to maintain rear community space. Works to include new brickwork wall to surround to new terrace to west elevation and installation of clear glazing to existing curved bay window.	1 x 3 bed
7/GENSING	HS/FA/06/00957 or HS/FA/08/00584	06.02.2007 & 29.09.2008	148 Bohemia Road, St Leonards on Sea, East Sussex, TN37 6RP	conv.	06 pp = Change of use from shops and maisonette to 4 x flats. External alterations including new upvc windows together with french doors and new rooflight at rear. 08 pp = Proposed amendment to application HS/FA/06/957 from 2 x one bed flats into 1 x two bed flat (BC commenced Conversion of 3 floor residential to 4 flats, 2 x one bed and 2 x two bed)	1 x 1 or 2 bed TBC
4/CONQUEST	HS/PR/22/00256	21.06.22	Land Adjacent, 22 Copper Beeches, St Leonards-on-sea	new build	certificate of proposed Lawful development for Material commencement on site of approved planning permission reference HS/FA/05/00655 dated 15 March 2011, for a detached dwelling with integral garage, access and area of open space, lawfully begun before the expiration of five years from the date of permission.	1 x 3 bed
7/GENSING	HS/FA/22/00039 GTD 18.11.22	18.11.2022	130 Bohemia Road, St Leonards-on-sea, TN37 6RP	new build	Extensions & alterations to 2 bed house	1 x 2 bed
8/CASTLE	HS/FA/21/00982	07.02.2022	Ground & Lower Ground Floors, 35 Cambridge Road, Hastings, TN34 1DJ (421RET)	change of use	Proposed change of use from Shop and Office (Use Class E) to 2 no. residential dwellings (Use Class C3) with associated external alterations	2 x 1 bed
8/CASTLE	HS/FA/19/00730	09.12.19	The Tubman, 57 Cambridge Road	cou	redundant public house to 3 x self contained residential units	3 x 1 bed
7/CENTRAL ST L	HS/FA/20/00562	15.10.20	49-53 Warrior Square, St Leonards-on-sea (Clevedon Hotel/hostel)	redevelopment	Internal changes to layout of HMO to provide improvement to accommodation and additional 13 rooms. Repositioning of windows in 2nd floor rear returns (existing size and design of windows retained).	additional 13

12/ORE	HS/FA/22/00534	19.10.2022	Land rear of 381 Old London Road, (adjacent to garage rear of 12 Saxon Road), Hastings	new build	Proposed dwelling on the site of former garages	1 x 2 bed
11/TRESSELL	HS/FA/20/00429 (also HS/FA/22/00484 GTD 11.08.22)	23.09.20	Land between 6 and 12, Broomgrove Road, Hastings, TN34 3PL	redevelopment	construction of a terrace of three, two storey dwellings. (later permission varies the plans & design of dwellings)	2 x 3 bed & 1 x 2 bed
12/OLD HASTINGS	HS/FA/22/00568	25.10.2022	9 Tillington Terrace, Hastings, TN35 5JS	cou	Change of use from HMO to single family dwelling house. New rear side extension. New conservation roof lights in existing extension. Internal alterations. New garden room on footprint of existing workshop at back of rear garden (amended description).	1 x 4 bed
10/CASTLE	HS/FA/20/00687	22.06.22 on appeal	29 Nelson Road, Hastings TN34 3RX	conversion	The development proposed is conversion of existing single dwelling to a lower ground floor self contained flat and an 8 bedroom HMO on the upper floors.	loss of house to form 8 bed HMO on upper floors & s/c flat below
7/CENTRAL ST L	HS/FA/22/00407	18.07.22	1 & 2 Kings Road Mews, Kings Road, St Leonards-on-sea, TN37 6DY	conv.	Conversion of a detached Victorian double fronted building from existing 2 bed upstairs flat and 2 bed downstairs flat to a pair of 2 bed houses. Internal works including a new second staircase, changing a bedroom to a kitchen, changing a kitchen to a bathroom, as well as alterations to walls and doorways.	loss of 2 x 2 bed flats to create 2 x 2 bed houses
7/CENTRAL ST L	HS/FA/19/00965 & HS/FA/21/00668 to vary	10.03.20 & 09.12.2021	4 Park Lodge Court, Kenilworth Road, TN38 0JQ	conv.	change of use & conversion of 3 storey house into one ground floor studio flat & 1 x 2 bed on the upper floors together with minor external alterations to the property to facilitate the conversion	loss of house to form 1 x studio & 1 x 2 bed flats
4/ST HELENS	HS/FA/20/00716	30.11.20	Capdown House, 40 Downs Road, Hastings, TN34 2DX	conv.	Existing main house converted to form 1 bedroom self contained flat to ground floor, and self contained 3 bedroom maisonette to the 1st / 2nd floors, works to include new roof light to rear	loss of 5 bed house to form 1 x 1 bed flat & 1 x 3 bed maisonette
5/SILVERHILL	HS/FA/21/00339	26.05.21	381 London Road, St Leonards-on-sea, TN37 6PA (438RET former PA Fisher butchers)	cou	Conversion of existing first floor accommodation and roof space above 'P A Fishers & Son Family Butcher' into a one bedroom self-contained maisonette. Creation of access to the maisonette by relocating the existing front entrance to the northside of the front elevation, to create a shared entrance between the shop and the proposed maisonette. The application also seeks permission to change the use class of the first floor and roof space to C3 Dwellinghouses.	1 x 1 bed
12/ORE	HS/PA/21/00183	20.07.21	Ground Floor Shop and Premises, 325 Old London Road, Hastings, TN35 5BD (410RET)	Prior approval - cou	Notification for prior approval for proposed change of use from hairdressers (Class E(a) formerly A1) to a self contained studio flat (C3)	1 x 1 bed
7/GENSING	HS/FA/22/00399	14.11.2022	The Tower Hotel, 251 London Road, St Leonards-on-sea, TN37 6NB	cou	Proposed change of use from Hotel at first and second floor level to residential (2x 1 bed flats) and associated works.	2 x 1 bed
4/CONQUEST	HS/FA/21/00774 (allowed on appeal APP/B1415/W/22/3300656)	27.02.23	Land adjoining 115 Ghyllside Avenue, Hastings TN34 2QB	new build	erection of a single storey dwelling with car parking	1 x 2 bed
11/TRESSELL	HS/DS/23/00181	28.06.2023	Land adj.24 Broomgrove Road	new build	Approval of Reserved Matters relating to access, appearance, landscaping, layout and scale of Outline Planning Permission HS/OA/21/00587 (Outline Planning Permission with all matters reserved for Proposed residential development-2 semi detached family dwellings)	greenfield
12/OLD HASTINGS	HS/FA/22/00054	14.06.22	Arden House, 14 Godwin Road, Hastings, TN35 5JR	cou	Change of use from Supported Housing (Class C2) to single dwellinghouse (Class C3) and associated development including removal of lean-to conservatory, addition of juliet balcony to the rear and new vertical metal railing guarding to rear terrace.	1 x 6 bed
7/GENSING	HS/PA/22/00989	01.02.23	Shop and Premises, 82 Bohemia Road, St Leonards-on-sea, TN37 6RN (452RET)	prior approval - Class MA	Notification for prior approval for proposed change of use of shop from commercial, business and service (Class E) to a 2 bedroom dwelling (C3) CHECK WHAT IS IMPLEMENTED BEFORE COMPLETING - the street naming indicates 3 flats here!	1 x 2 bed
7/GENSING	HS/PA/22/01007	06.02.23	Shop and Premises, 82 Bohemia Road, St Leonards-on-sea, TN37 6RN (452RET)	prior approval - Class MA	Notification for prior approval for proposed change of use of shop from commercial, business and service (Class E) to a 2x 1 bedroom 1 person flats (C3) CHECK WHAT IS IMPLEMENTED BEFORE COMPLETING - the street naming indicates 3 flats here!	2 x 1 bed

7/CENTRAL ST L	HS/FA/20/00384 (associated LB application WITHDRAWN). See also HS/FA/23/00291 to vary design	04.09.20	Land Adjacent, 74 Kenilworth Road, St Leonards-on-sea	new build	Proposed detached dwelling and associated landscaping.	1 x 4 bed - plans now show 6 bedrooms!
1/ASHDOWN	HS/DS/22/01013	14.03.2023	440 Battle Road, TN37 7NY	new build/redevelopment	Approval of reserved matters relating to appearance and landscaping of Planning Permission HS/OA/21/01050 (Outline Permission (seeking approval for access, layout and scale) for 2 x two storey dwellings with room in roof with associated parking and access)	2 x 3 bed
1/ASHDOWN	HS/DS/23/00729	15.01.2024	440 Battle Road, TN37 7NY	new build/redevelopment	Approval of reserved matters relating to appearance and landscaping of Planning Permission HS/OA/21/01050 (Outline Permission (seeking approval for access, layout and scale) for 2 x two storey dwellings with room in roof with associated parking and access) Alternative scheme to HS/DS/22/01013 - formation of a dormer extension to the rear and widening of ground floor rear projection by 0.35m.	2 x 3 bed
5/SILVERHILL	HS/FA/23/00386	04.08.23	107 Sedlescombe Road North, St Leonards on Sea, TN37 7EJ (permission relates to 1st floor)	cou	Proposed Change of Use of first floor dis-used office space to a three bedroom self-contained flat.	1 x 3 bed
5/SILVERHILL	HS/FA/20/00820	22.12.20	First Floor Flat, 9A Sedlescombe Road North, St Leonards-on-sea, TN37 7DA	conv.	Proposed sub-division of an existing flat into 2 x studio flats	1 x 2 bed into 2 x 1 bed
8/CASTLE	HS/PA/21/00527	06.10.21	NatWest Bank, Bank Chambers, 28 Havelock Road, Hastings, TN34 1GW (H78/HL122)		Notification for prior approval for proposed change of use second and third floors from offices (B1(a)) to 5 self contained flats (C3)	2 x 1 bed flats and 1x2 bed flat on 2nd Floor and 2 x 2 bed flats on 3rd Floor.
8/CASTLE	HS/PA/23/00624 (Schedule 2, Part 3, Class MA)	12.10.2023	41 Cambridge Road, Hastings, TN34 1DJ (463RET)	prior approval - cou	Notification for prior approval for change of use of Lower Ground, Part of the Ground Floor, First, Second and Third floors from Commercial, Business and Services (Use Class E) to provide three self-contained dwellings (C3)	Officer report confirms first unit (Unit 1) on Lower Ground and part of the Ground Floor = 1 x 2 bed. The second unit (Unit 2) occupies the First Floor = 1 x 1 bed plus study. The third unit (Unit 3) occupies the Second and Third Floors = 1 x 1 bed plus study.
8/CASTLE	HS/FA/23/00351	06.12.2023	177 Queens Road, Hastings, East Sussex, TN34 1RN (464RET)	cou	Proposed Change of Use of Lower Ground Floor (dis-used storage area) into a two bedroom self-contained flat with internal alterations and a proposed window at ground floor level within existing stall-riser to front elevation.	2 bed
Focus Area/WARD	Permissions due to lapse between 01.04.24 - 31.03.25					
10/CASTLE	HS/FA/21/00232	28.05.21	1 Wellington Gardens, Hastings, TN34 3RL	conv.	Change of use from 2 no. flats to a single family dwelling, loft conversion and installation of rear dormer window.	1 x 4 bed
5/SILVERHILL	HS/PA/21/00301	04.05.21	Offices, 389A London Road, St Leonards-on-sea, TN37 6PA (405EMP)	Prior approval - cou	Notification for prior approval for proposed change of use from first floor office space (B1(a)) to a self contained flat (C3)	1 x 3 bed
1/CONQUEST	HS/FA/20/00783	03.06.21	The Knoll, 129 Old Roar Road, St Leonards-on-sea, TN37 7HD	redevelopment	Demolition of existing dwelling and erection of new dwelling, reconstruction of brick piers and gates and extension of brick piers and close boarded fencing along the boundary with Old Roar Road (amended description).	
8/CASTLE	HS/FA/21/00271	04.08.21	13 Queens Road, Hastings, TN34 1QY	cou	Proposed extension at first, second and third floor over shop fronting Queens Road to form three flats and conversion of upper floors to rear fronting Russell Street to form maisonette with first floor roof-top walkway between.	4 x 1 bed
9/OLD HASTINGS	HS/FA/21/00418 & HS/LB/21/00419	25.08.21 & 06.08.21	Site of former 20 High Street, TN34 3EY	new build	Erection of a new 2 bedroom 3 storey terraced dwelling. The new building will be attached to the sides of 19 High Street and 21 High Street. Internally the building will be separated by a cavity wall from 19 and 21.	1 x 2 bed
1/ASHDOWN	HS/FA/20/00695	10.09.21	land rear of 825 The Ridge, TN37 7PX	new build	Construction of a new build single storey two bedroom dwelling with new driveway treatments to provide direct site access.	1 x 2 bed
7/CENTRAL ST L	HS/PA/21/00595	09.09.21	Office and Premises, 14 Cross Street, St Leonards-on-sea (254EMP)	Prior approval - cou	Notification for prior approval for proposed change of use from offices (B1(a)) to a flat(C3)	1 x 1 bed
5/SILVERHILL	HS/FA/20/00631	21.12.21 on appeal	Office and Land, 46A Battle Road, St Leonards-on-Sea TN37 7AD (part of SAP7)	redevelopment	Demolition of existing office unit. Proposed development to form 1 x 2 bedroom maisonette, 1 x 2 bedroom flat and 1 x 1 bedroom flat including allocated under-croft parking and visitor parking	1 x 2 bed maisonette and 1 x 2 & 1 x 1 bed flats

1/ASHDOWN	HS/PA/20/00969	03.02.22 on appeal	21 Sedlescombe Road North, St Leonards-on-Sea TN37 7DA	Prior approval - cou	change of use of part of a betting office to a residential dwelling	1 x 1 bed
11/ORE	HS/FA/21/00564	15.11.2021	Builders Yard rear of 41 The Ridge, Coghurst Road, Hastings	new build	Existing builders yard to be replaced with two semi-detached dwellings	1 x 2 bed & 1 x 3 bed
7/GENSING (central area)	HS/PA/21/00736	19.11.21	Office at rear of 91-97 Bohemia Road (Located on Land to the rear of 28 and 29 Salisbury Road), St Leonards-on-sea, TN37 6RX (378EMP)	Prior approval - cou	Notification for prior approval for proposed change of use from offices (B1(a)) to a flat(C3)	1 x 1 bed
9/OLD HASTINGS	HS/FA/21/00871	08.11.2021	38 George Street, TN34 3EA	redevelopment	Proposed demolition of stairwell enclosure on the roof and construction of a third and fourth floor maisonette (Previously approved under HS/FA/13/00645 and HS/FA/17/00580).	1 x 2 bed
12/ORE	HS/PA/21/00911	15.11.2021	442 Old London Road,(Ground floor), Hastings, TN35 5BB 417RET	Prior approval - cou	Proposed change of use of ground floor shop/cafe (Use Class E) to one bed flat (Use Class C3)	1 x 1 bed
1/ASHDOWN	HS/FA/21/00583	12.01.2022	Site of former, 42 Beauharrow Road, St Leonards-on-sea	new build	Erection of a two-storey detached dwelling with associated parking and vehicular access.	1 x 4 bed
8/CASTLE	HS/FA/21/01062	07.02.2022	First Floor And Second Floor Flat, 86 Queens Road, Hastings, TN34 1RL	change of use	Change of use from residential (C3) to office (E formally A2)	loss of flat
8/CASTLE	HS/PA/22/00043	28.02.2022	Third Floor Offices(Top), 34 Robertson Street, Hastings, TN34 1HT	Prior approval - cou	Notification for prior approval for proposed change of use from commercial, business and service (Use class E) to Dwellinghouse (Class C3)	1 x 1 bed
Focus Area/WARD	Permissions due to lapse between 01.04.25 - 31.03.26					
12/OLD HASTINGS	HS/FA/21/00512	26.04.22 on appeal	16 Harold Road, Hastings, TN35 5NL	redevelopment	The development proposed is demolition of existing detached garage and erection of a new 3 bed end of terrace dwelling	1 x 3 bed
1/ASHDOWN	HS/FA/22/00050	27.04.22	9 Upper Glen Road, St Leonards-on-sea, TN37 7AX	new build	The erection of a detached dwelling with parking and associated landscaping on existing garden land to the rear of 9 Upper Glen Road.	1 x 2 bed
5/BRAYBROOKE	HS/FA/21/01105	05.05.22	20 St Helens Road, Hastings, TN34 2LG	conversion	Conversion of two flats into single dwelling house (retrospective). Proposal for the conversion of loft space with the addition of a dormer window to the rear. Addition of a single-storey rear extension with flat roof and roof lantern; internal adjustments to layout including access into new extension (amended description).	not known
3/WEST ST L	HS/FA/21/01127	11.05.22	Land adjacent 2 Filsham Road, St Leonards-on-sea, TN38 0AU	new build	The erection of a two-storey detached house with new access and associated parking and landscaping.	1 x 4 bed
5/BRAYBROOKE	HS/FA/22/00017	18.05.22	St Marks United Reformed Church, Hughenden Place, Hastings, TN34 3TB	cou	Change of use from church to residential unit and to maintain rear community space. Works to include new brickwork wall to surround to new terrace to west elevation and installation of clear glazing to existing curved bay window.	1 x 3 bed
7/CENTRAL ST L	HS/PA/22/00275	18.05.22	30-31 Western Road, St Leonards-on-sea (428EMP)	Prior approval - cou	Notification for prior approval for proposed change of use of ground floors from commercial, business and service (Class E) to two dwellings (C3)	2 x 1 bed
8/CASTLE	HS/PA/22/00110 Class O	08.06.22	Offices and Premises, 33 Cambridge Gardens, Hastings (434EMP)	Prior approval - cou	Notification for prior approval for proposed change of use from offices (B1(a)) to a four dwellings (C3)	2 x 1 bed & 2 x 2 bed
8/CASTLE	HS/PA/22/00211 (Class M)	10.06.22	59 Queens Road, Hastings, TN34 1RE	Prior approval - cou PRIOR APPROVAL REQUIRED THIS PERMISSION REFUSED	Notification for prior approval for proposed change of use from rom associated first floor accommodation and basement storeroom to self-contained dwellinghouse.	2 bed
7/CENTRAL ST L	HS/FA/22/00305	27.06.22	Flats 3 & 4, 22 Warrior Gardens, St Leonards-on-sea, TN37 6EB	conv.	Proposed alterations to form one large flat (flat 3) from two smaller flats (flats 3 and 4)	1 x 2 bed flat
9/OLD HASTINGS	HS/FA/22/00007	13.07.22	Flat, 30A George Street, Hastings, TN34 3EA	cou	Change of use of upper floors from C3 (residential) to Sui Generis (Tattoo studio)	application form confirms 2 bed flat to be lost
1/CONQUEST	HS/FA/22/00099 & later variation	13.07.22	The Knoll, 129 Old Roar Road, St Leonards-on-sea, TN37 7HD	redevelopment	Demolition of existing dwelling and garage. Construction of proposed three storey dwellinghouse with associated hard and soft landscaping and integrated double garage.	1 x 4 bed
6/GENSING	HS/FA/22/00195	15.07.22	17 Tower Road West, St Leonards-on-sea, TN38 0RJ	cou	Change of use from a guest house to revert to a single residential dwelling	1 x 6 bed with ancillary annex
6/MAZE HILL	HS/FA/22/00226	21.07.22	Land Adjoining 5, Essenden Road, TN38 0NN	redevelopment	Removal of prefabricated concrete garages, creation of one dwelling with parking	1 x 2 bed
1/CONQUEST	HS/FA/22/00459	25.07.22	Land Adj. to 237 Little Ridge Avenue, TN37 7HN	new build	Proposed dwelling (Renewal of HS/FA/19/00555)	1 x 3 bed
6/CENTRAL ST L	HS/FA/22/00004	25.08.22	21a Caves Road, TN38 0BY	redevelopment	Demolition of existing garage. Proposed two-storey 3 bedroom house with undercroft parking and accommodation in the roof.	1 x 3 bed

5/SILVERHILL	HS/PA/22/00545	18.08.22	381 London Road (Lower Ground Floor & Upper Ground Floor), St Leonards-on-sea, TN37 6PA (formerly PA Fisher butchers) (43BRET)	prior approval - change of use (Class MA)	Notification for Prior Approval for a proposed Change of use (on Lower Ground Floor & Upper Ground Floor) from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)	1 x 2 bed
12/ORE	HS/FA/22/00564	31.08.22	442 Old London Road,(Ground floor), Hastings, TN35 5BB 417RET	cou	Proposed conversion of the existing ground floor shop/cafe and first floor flat into one single dwellinghouse	1 x 2 bed (loss of 1 x 1 bed flat)
2/HOLLINGTON	HS/FA/21/01036	22.09.22	Land at rear of 401 Battle Road, (Adjacent 41 Willingdon Close), St Leonards on Sea, TN37 7BE	new build	Proposed construction of 3 bedroom dwelling and associated parking / garden areas.	1 x 3 bed
3/MAZE HILL	HS/FA/21/01027	04.10.2022	55A Filsham Road, St Leonards-on-sea, TN38 0PA	cou	Change of use from dayroom, garage and store to self-contained single storey one bedroom house	1 x 1 bed
1/ASHDOWN	HS/FA/22/00302	28.10.2022	Land Adjacent to 1 Westfield Lane, St Leonards-on-sea, TN37 7NE	new build	Proposed construction of one detached dwelling (amended description)	1 x 4 bed
5/SILVERHILL	HS/FA/22/00611	04.10.2022	Garage and Premises, 37 Strood Road, St Leonards-on-sea, TN37 6PN (441EMP)	cou	Proposed change of use from Commercial storage (B8) to Studio Apartment (C3) including changes to front elevation with windows and doors, installation of vents within front and side elevations and addition of roof lights (amended description).	1 x 1 bed studio apt
10/CASTLE	HS/FA/21/00548	30.11.2022	Site of former, 61 St Marys Road, Hastings, TN34 3LW	new build	Erection of a Zero carbon new build comprising four self-contained apartments. (Amended description).	4 x 1 bed
6/CENTRAL ST L	HS/FA/22/00621	09.12.2022	Land opposite, 56-58 West Hill Road (Adjacent to Sussex Steps & 71 West Hill Road)	new build	Construction of a single detached two-storey dwelling and associated landscaping works. The house is built into the land and is visible above ground level by no more than 1.6 metres on the northern West Hill Road roadside.	1 x 4 bed
7/CENTRAL ST L	HS/PA/22/00826	15.12.2022	Workshop and Premises, 4 South Street, St Leonards-on-sea, TN37 6AP (442EMP)	cou	Notification for prior approval for proposed change of use from commercial/business/services (Class E) to create a single dwelling house (C3)	1 x 2 bed
8/CASTLE	HS/PA/22/00850	15.12.2022	69 Queens Road, Hastings, TN34 1RE (443RET)	cou	Notification for prior approval for proposed change of use of rear shop from commercial, business and service (Class E) to one studio flat (C3)	1 x studio
12/OLD HASTINGS	HS/FA/22/00679	26.01.2023	Land rear of 77-79 Mount Road, Hastings, TN35 5LA (412RET)	new build	Proposed new dwelling to the rear of 77-79 Mount Road with access from Mount Road with associated parking.	1 x 4 bed
8/CASTLE	HS/FA/22/00705	27.01.2023	209-210 Queens Road, Hastings, TN34 1QP	conv or cou	Conversion of first and second floors to provide 4 self-contained flats together with integrated refuse, recycling and cycle storage. Alterations to the existing rear elevation windows and provision of new residential access door.	3 x 1 bed & 1 x 2 bed
6/MAZE HILL	HS/FA/22/00866	26.01.2023	West Lodge, Maze Hill, St Leonards-on-sea, TN38 0BA	cou	Change of use from Visitor and Interpretative Centre (Class F1.e) to one residential unit (Class C3) with no external alterations proposed (amended description)	unknown - to be determined prior to occupation
8/CASTLE	HS/FA/21/00893	07.03.22	2 Cambridge Road, Hastings, TN34 1DJ (425EMP)	cou	Change of use of 1st, 2nd & 3rd floors from residential (C3) to offices (E(c) & E(g)(i))	loss of 3 bed maisonette
4/ST HELENS	HS/FA/22/00205 (allowed on appeal APP/B1415/W/22/3303204)	22.02.23	Land at 19 The Byeway, Hastings, TN34 2AY	redevelopment	chalet style dwelling to replace existing detached garage together with alteration to front elevation of existing dwelling.	1 x 3 bed
10/TRESSELL	HS/FA/22/00087	17.02.23	Vehicle Repair Workshop, 23 Calvert Road, Hastings, TN34 3NG (448EMP)	redevelopment	Redevelopment and conversion of the existing mixed residential and commercial site to create 7 no dwellings in total	amended to 3 x 2 bed, 1 x 3 bed and 1 x 1 bed and 2 x 1 bed with study
1/ASHDOWN	HS/FA/22/00737	21.02.23	The Coach House High Beech, Washington Avenue, St Leonards-on-sea, TN37 7TG	conv.	Subdivision of existing dwelling to form a total of two dwellings, together with associated extensions and alterations and extension to hardstanding area to form additional parking spaces.[amended description]	1 x 4 bed & 1 x 3 bed
5/GENSING	HS/FA/22/00998	07.02.23	6 Springfield Road, St Leonards-on-sea, TN38 0TU	cou	Change of use of basement from a self contained flat (C3) to Provision of Medical or Health services (Class E(e))	loss of 1 bed flat
1/ASHDOWN	HS/FA/22/01004	21.02.23	21 Sedlescombe Road North, St Leonards-on-Sea TN37 7DA	conv.	Conversion of an existing two bedroomed maisonette in to two, one bedroomed flats. Erection of first floor extension above existing rear single storey rear projection, front and rear dormers and new first floor window to side elevation.	2 x 1 bed
12/ORE	HS/PA/23/00007	28.02.23	Offices and Premises, 460 Old London Road, Hastings, TN35 5BG	prior approval - cou (Class G)	Notification for prior approval for proposed change of use of first and second floors commercial, business and service (Class E) to 2 self-contained flats (C3)	2 x 1 bed
Focus Area/WARD	Permissions due to lapse between 01.04.26 - 31.03.27					

7/CENTRAL ST L	HS/FA/22/00794	05.04.23	47 Western Road, St Leonards on Sea, TN37 6DJ	cou	Change of use from vehicle workshop to a mixed use of studio space and residential space (live-work unit). External works to include raising the roof and chimney with rear dormer to create first floor, installation of roof lights within front and rear, alterations to windows and doors and the creation of an external amenity space within front with privacy screen (description amended).	live/work - 1 bed
7/GENSING	HS/FA/22/00889	25.04.23	Surgery and premises, Basement, 6 Anglesea Terrace, St Leonards-on-sea, TN38 0QS	cou	Change of Use of basement from Dental Practice (Class E) to Residential (Class C3)	1 x 1 bed
3/WEST ST L	HS/FA/22/00938	14.04.23	Land south of, 131 Edinburgh Road, St Leonards-on-sea	new build	Proposed 3 storey dwelling with improved vehicular access, off road parking, and associated landscaping works	1 x 3 bed
5/BRAYBROOKE	HS/DS/22/00347	07.03.2023	87 Lower Park Road, Hastings, TN34 2LE (land rear of)	new build	Approval of reserved matters relating to layout, scale, landscaping and external appearance of the new dwelling of Planning Permission HS/OA/19/00795 (Outline Permission (seeking approval for access) for construction of new single dwelling and access driveway to land to rear of 87 Lower Park Road)	1 x 2 bed
9/OLD HASTINGS	HS/FA/22/00920	17.03.2023	First Floor Store and Premises, 19 Hill Street, Hastings, TN34 3HU (454EMP)	cou	Change of use from garage and store to a 3 bedroom dwelling (C3) with integrated parking for one vehicle. Rear extension. Installation of an external glass panel to the existing first floor double doors.	1 x 3 bed
8/CASTLE	HS/FA/22/00924 (HS/LB/22/00925)	13.03.23 (09.05.23)	19 & 20 Wellington Square, Hastings, TN34 1PB	cou	Proposed change of the use from Office Use (A2 or E(c) to 2 x residential properties (C3) including the infill of 6 doorways	TBC - unknown at the moment until layout confirmed by condition & further LB application
8/CASTLE	HS/FA/22/01008	23.03.23	18 Queens Apartments, Robertson Terrace, Hastings, TN34 1JN	conv. (1 unit into 2)	Proposed conversion of top floor flat into two self-contained flats.	2 x 2 bed flats
7/CENTRAL ST L	HS/FA/22/00672	26.05.23	30-31 Western Road, St Leonards-on-sea (428EMP)	change of use	Change of use of no.30 and 31 to create 2 x 2 bedroom dwellings and associated external works. Gardens and bin/cycle storage and use of existing access to Warrior Gardens .	2 x 2 bed
9/OLD HASTINGS	HS/FA/21/0101. Allowed on appeal - APP/B1415/W/22/3306171	22.06.23	Land Between 42 & 45 Tackleway, Hastings, East Sussex TN34 3BU (rear of Zion Cottage)	new build	The development proposed is a two bedroom infill dwelling & associated parking on land between no.42 & 45 Tackleway	1 x 2 bed
9/OLD HASTINGS	HS/FA/23/00522	23.11.23	Land Between 42 & 45 Tackleway, Hastings, East Sussex TN34 3BU (rear of Zion Cottage)	new build	Proposal development for a two bedroom infill dwelling and associated landscaping on land between no.42 & 45 Tackleway.(amended description)	1 x 2 bed
4/ST HELENS	HS/FA/22/00796	16.06.23	The Orchard, 72 Downs Road, Hastings, TN34 2DZ	conv.	Subdivision of main dwelling house and existing annex. Annex to form separate one-bedroom residential unit and garden space with allocated parking space to front. Alterations to unit and garden re-landscaped. Existing side window to main dwelling house removed and blocked up and re-located within rear (amended description).	1 x 1 bed & main house existing
6/GENSING	HS/FA/22/00846 GTD 09.06.23	09.06.23	Land rear of 5-7 Combermere Road, TN38 0RR	new build	Proposed erection of three storey house, including basement and formation of vehicular access onto Clinton Crescent.	1 x 3 bed
2/HOLLINGTON	HS/FA/23/00230 GTD 20.06.23	20.06.23	253 Battle Road, St Leonards-on-sea, TN37 7AN	conv.	Rear extension and part conversion of lower ground floor to form 2 No. bed flat. Internal alterations at ground floor and extension to form new staircase to existing flat at first floor level and internal alterations to the same.	2 x 2 bed
8/CASTLE	HS/FA/23/00298 GTD 06.07.23	06.07.23	(former) Millifont Guest House, 8-9 Cambridge Gardens, Hastings, TN34 1EH	cou	Proposed change of use from guest house to 2 no. self-contained flats and 1 no. dwellinghouse	1 x 1 bed & 1 x 2 bed flats & 1 x 5 bed house
8/CASTLE	HS/EX/23/00338 GTD 04.07.23	04.07.23	Basement, 8 Cambridge Gardens, Hastings, TN34 1EH (former) Millifont Guest House)	cou	Application for a Certificate of Lawful development for existing use of the lower ground floor of 8 Cambridge Gardens as a single self-contained dwelling known as Basement Flat, 8-9 Cambridge Gardens (amended description)	1 x 1 bed
5/SILVERHILL	HS/FA/23/00309	04.08.23	Garages to the rear of 270, St Helens Road, Hastings, TN34 2NF (457EMP)	redevelopment	The proposed removal of 9 garages and replacement with 1 detached dwelling. Change of use from Garages (B8) to Dwellinghouses (C3)	1 x 2 bed
12/TRESSELL	HS/FA/23/00445	21.09.2023	38 Oakfield Road, Hastings, TN35 5AX	conv.	Subdivision of existing residential unit to create additional one bedroom, one person dwelling (amended description)	additional 1 x 1 bed (3 bed house reduces to 2 bed house & a s/c mais created in part of existing extension)
7/GENSING	HS/FA/23/00451	07.09.2023	94 Bohemia Road, St Leonards-on-sea, TN37 6RN (garage rear of)	redevelopment	Demolition of an existing garage to be redeveloped into a new-build 2-storey dwelling (1 bedroom 1 person). Outdoor amenity space in the form of a rear garden is proposed.	1 x 1 bed
8/CASTLE	HS/FA/23/00013	23.10.2023	20-23 Castle Street, Hastings, TN34 3DY (461RET)	cou	Proposed change of use of upper Argos storage and office spaces (first and second floors) to 4 x residential flats. No changes to ground floor commercial unit.	4 x 2 bed

6/CENTRAL ST L	HS/FA/23/00453 & HS/LB/23/00454	18.10.2023	10 Stanhope Place, St Leonards-on-sea, TN38 0ED	conv.	Conversion into single dwelling from current three independent flats . Internal alterations. Change in rear windows from UPVC to timber. Partial roof demolition to outrigger and new extension at first floor with roof terrace.	2 x 1 bed & 1 x 2 bed flats into 1 x 3 bed house
1/SILVERHILL	HS/FA/23/00640	26.10.2023	Somerset House, 10 Upper Church Road, St Leonards-on-sea, TN37 7AT	cou - HMO to SG	Change of Use of building and associated grounds from Use Class C3(b) (occupation by 5 individuals (together with 1 resident care worker) living as a single household and receiving care/support) to a Sui Generis hostel use (use as hostel accommodation with support for up to 7 individuals) with internal works to facilitate.	HMO - 5 person plus care worker. SG - 7 persons
9/OLD HASTINGS	HS/FA/22/00467 & HS/LB/22/00743	13.11.2023	108-109 High Street, Hastings, TN34 3ET	conv.	Change of use of 108 & 109 High Street from 1 dwelling house into its original layout of two dwelling houses. Demolition of single storey rear extensions. Erection of a single story extension to the rear and roof replacement from concrete to clay tiles, including existing and proposed dormer windows.	To become: Cottage 1 at 108 High Street – 3 bedrooms & Cottage 2 at 109 High Street - 3 bedrooms
9/OLD HASTINGS	HS/FA/23/00287 & HS/LB/23/00288	27.11.2023 & 23.11.2023	Restaurant and Premises, 15A-18A East Parade, Hastings, TN34 3AL	cou	Change of Use from part of Italian Restaurant for conversion of No.15 A back to a single dwelling house, replacement windows from UPVC to timber sliding sash, new entrance door and removal of timber cladding panel (amended description).	1 x 1 bed
7/GENSING	HS/FA/22/00941	28.11.2023	Undercroft Area Below Flat Nos. 10 - 27 The Sycamores, Woodland Vale Road, St Leonards-On-Sea, TN37 6JLProposed	cou	Proposed use of disused undercroft area to provide 4 residential flats	4 x 1 bed
8/CASTLE	HS/PA/23/00450	06.11.2023	Second floor, Costa Coffee, 14-15 York Buildings, Wellington Place, Hastings, TN34 1NY	prior approval - cou	Notification for prior approval for change of use from Commercial, Business and Services (Use Class E) to provide two self-contained one bedroom flats (Use Class C3)	2 x 1 bed
8/CASTLE	HS/FA/23/00512 & HS/LB/23/00513	16.11.23 & 15.11.23	NatWest Bank, Bank Chambers, 28 Havelock Road, Hastings, TN34 1GW (H7/HL122)	cou	Change of use of second and third floor office to 4 flats (C3). Formation of a roof terrace with decking and creation of windows to rear elevation.	2 x 1 bed, 1 x 2 bed & 1 x 4 bed
7/GENSING	HS/FA/22/00809	GTD 19.12.23	Beaufort House, 25 St Johns Road, (Land at rear), St Leonards-on-sea, TN37 6HN	new build	Erection of 2no (3 storey) dwellings at land at the rear of Beaufort House (alternative to HS/FA/20/00139)	changed from 2 x 3 bed to 2 x 4 bed houses
4/CONQUEST	HS/FA/23/00347	GTD 06.12.23	444 The Ridge, Hastings, TN34 2RY	conversion	The extension and conversion of a single residential property to form a pair of semi-detached properties	Plot 1 – 89.6sqm (3 bed 5 person 2 storey dwelling) & Plot 2 – 75.5sqm (2 bed 4 person 2 storey dwelling)
8/CASTLE	HS/FA/23/00368	GTD 11.12.23	Jempsons Bakers Ltd, 18-21 Wellington Place, Hastings, TN34 1NY (1st,2nd,3rd floor with new access at ground floor level)	cou	Proposed conversion of upper floors from office space to residential to provide 4 residential units	3 x 2 bed & 1 x 1 bed
8/CASTLE	HS/FA/23/00614	GTD 04.12.23	22 Robertson Street, Hastings, TN34 1HL	cou	Conversion of first, second and third floors from Class E (Offices) to Sui Generis (HMO) with access from existing ground floor staircase. External alterations within rear elevation of building with the enlargement of the existing doorway to the courtyard to fit a pair of new doors to serve as refuse area (amended description).	8 bed HMO to be created
5/SILVERHILL	HS/PA/23/00796	GTD 22.12.23	25 Sedlescombe Road North, St Leonards on Sea, TN37	prior approval - cou	Notification for prior approval for change of use of upper floors from Commercial, Business and Services (Use Class E) to provide 1 self contained flat (C3)	1 x 3 bed maisonette