

Hastings Borough Council Local Plan Monitoring Report (LPMR)

Monitoring year: 2016-2017

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1.0 Introduction

- 1.1 Monitoring is a key element of the current planning regime and a requirement under the 2004 Planning and Compulsory Purchase Act (section 35).
- 1.2 The Localism Act 2011 requires local planning authorities to 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
- 1.3 Monitoring reports provide a regular update on the achievement of targets and deadlines, and for example, action taken under the duty to co-operate. Now that Hastings has a Local Plan in place, over time it should be possible to use monitoring data to answer questions such as:
 - are policies achieving their objectives?
 - are policies delivering sustainable development?
 - have policies had unintended consequences?
- 1.4 The 'Monitoring & Implementation' sections of both the Hastings Planning Strategy (HPS) (adopted 2014) and the Development Management Plan (DMP) (adopted 2015) have been devised to assess the performance of the Local Plan over its lifetime to 2028. Over time, those indicators and targets set out in the HPS and DMP will be incorporated into the Local Plan Monitoring Report (LPMR).
- 1.5 A critical area of monitoring and reporting at this early stage in the lifetime of the Local Plan is housing delivery. 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 a 5-year housing land supply.
- 1.6 This LPMR focuses on the delivery of new housing and employment floorspace for the period 1 April 2016 - 31 March 2017.
- 1.7 Future editions of the Monitoring Report will present monitoring information and assessment in terms of:
 - The Local Context
 - Analysis of Policy Implementation, comprising:
 - i. Housing
 - ii. Economic development including employment and retail development
 - iii. Environment
 - iv. Transport
 - Local Development Scheme Implementation
 - Duty to Cooperate

2.0 Analysis of Policy Performance - Housing

Housing Delivery – context

- 2.1 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.
- 2.2 Objective 2 of the 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 and 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.
- 2.3 There are a number of Planning Strategy Policies (HPS) which will help us to meet this objective. These include the overall housing target contained in the Strategy (Policy DS1). But there are also policies relating to housing density (H1), which will help ensure housing land is developed as efficiently as possible aiding regeneration and helping reduce the demand for greenfield land. The HPS Housing Mix Policy (H2) will help provide a range of housing types in relation to household sizes, incomes and ages. Affordable housing Policy requirements (H3) will help us to assist those families who are unable to afford open market housing.
- 2.4 Other relevant Planning Strategy policies include the Spatial Areas Policies FA1, FA2, and FA5. These policies 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.

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

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

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?

2.6 There were 191 net new housing completions in 2016/2017 (table 2). Since the start of the Plan period (2011/2012) 1,078 net new homes have been delivered. This equates to an average of 180 units which is less than the annualised requirement of ‘at least’ 200 net new dwellings per year. However, the period 2011-2017 includes a number of years when housebuilding in England was depressed as a result of the impact of the global financial crisis on lending for development and on mortgage lending. It is not surprising that then that we are not meeting in full our planned Local Plan housing requirement. As part of the monitoring process we are continuing to examine and explore issues arising around site delivery. As a first step the Council has recently been awarded a ‘housing business ready’ award from the Housing & Finance Institute.

Year	Net new dwellings
2004/05	210
2005/06	338
2006/07	203
2007/08	283
2008/09	241
2009/10	155
2010/11	77
2011/12	195
2012/13	148
2013/14	133
2014/15	167
2015/16	244
2016/17	191

Source: Planning Policy

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

Table 3: Net additional dwellings in previous years and for the reporting year					
Year	New Build	Change of use¹ (net gain)	Conversion² (net gain)	Redevelopment³	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
2015/16	10	51	13	170	244
2016/17	21	65	4	101	191

Source: Planning Policy

2.8 It is useful to look at the characteristics of new homes that have been built in Hastings. New homes have been delivered from a variety of site types (Table 3). These include construction on cleared or undeveloped sites (New Build); the redevelopment of existing uses (demolition and redevelopment); housing arising from changes of use, and finally conversion of existing dwellings that generate additional housing units by means of sub-division. The majority of new homes in Hastings in recent years (2011/12 – to-date) have been delivered through the redevelopment of sites (500 net new units) though the combined delivery arising from new build and change of use is also strong (258 + 279 respectively). The key point here is that new homes are being delivered within the existing urban area and this will have implications in terms of Local Plan objectives and Policies relating to the diversification of the existing built stock.

2.9 Table 4 shows housing completions arising from Local Plan allocations, as identified in the adopted Development Management Plan (DMP), together with completions arising from windfall sites⁴. The table also shows the gross number of affordable homes which we delivered as part of the overall development on individual sites.

¹ Change of use involves the conversion of a non-residential property, such as a pub or shop into a house(s) or a flat(s).

² Conversions involve developing an existing residential property such as a single family dwelling into flats for example, or vice versa.

³ Redevelopment involves demolition of an existing building(s) and redevelopment into houses or flats.

⁴ Windfall developments are sites which have not been specifically identified and allocated in the Local Plan

Table 4: Net housing completions by site 2016/2017		
Site Name and DMP reference where relevant	Total net completions	Gross affordable completions
Allocated Sites		
HOV4: Land East of Pennine Rise (Site of Former 2-28 evens, The Cheviots & Cotswold Close)	49	0
SH2: Land at Osborne House, 245 The Ridge	4	0
LRA5: Former Workplace health & fitness Centre, The Ridge West	3	0
GH5: Land at Redgeland Rise (Former Wishing Tree Nursery)	28	20
sub total	84	20
Other large sites		
Land rear of 57 Church Road (D36)	6	0
Kilncroft Nursing Home, 25-29 Ashburnham Road (H15)	12	0
Hastings Spiritualist Church, 8 Portland Place (H28)	6	0
1-3 Nelson Road (H18)	13	0
3-5 The Ridge (H30)	12	0
Land off Robert Tressell Close (D29)	2	0
sub total	51	0
Small site windfalls (<6 units) net total	56	0
Overall net total	191	20

Source: Planning Policy

- 2.10 56 net new homes were delivered on small windfall developments during the monitoring year. Small site windfall developments continue to make a significant contribution to the supply of new housing in the Borough. This completion figure continues to show that the projected allowance for small site windfall of 35 dwellings per annum remains robust and justified.
- 2.11 The HPS divides the town into spatial areas, and for 3 of these spatial areas provides a guide to the quantity of housing development that is likely to take place in each area. Table 5 shows the net new dwellings completed in 2016/17 together with the overall total since the start of the Plan period. The data is presented at both spatial area and planning focus area level.

Table 5: Net additional dwellings 2016/17 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	
				2016/17	2011-17
Western Area	FA1	PFA1: Little Ridge & Ashdown	220-280	7	40
		PFA2: Greater Hollington	250-310	29	117
		PFA3: Filsham Valley & Bulverhythe	630-700	8	104
Overall total Western Area				44	261
Central Area	FA2	PFA4: St Helens	210-250	6	136
		PFA5: Silverhill & Alexandra Park	300-360	6	42
		PFA6: Maze Hill & Burtons' St Leonards	220-280	13	42
		PFA7: Central St Leonards & Bohemia	240-300	10	92
		PFA8: Hastings Town Centre	200-240	10	104
		PFA10: West Hill	50-70	23	33
Overall total Central Area				68	449
Eastern Area	FA5	PFA9: Old Town	50-70	0	39
		PFA11: Hillcrest & Ore Valley	440-540	62	244
		PFA12: Clive Vale & Ore Village	250-310	3	68
		PFA13: Hastings Country Park	0	14	17
Overall total Eastern Area				79	368
Overall net total				191	1078

Source: Planning Policy

2.12 Monitoring of housing delivery and supply at planning focus area level will continue over the lifetime of the Plan. For the present we are confident that the housing allocations contained within the DMP are broadly in line with the estimated capacities set out in the Planning Strategy and are both realistic and deliverable over the Plan period.

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

How are we doing?

2.13 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 conveniently located close to shops, services and public transport. Table 6 shows that since 2005/06, gross housing completions on previously developed land has varied annually. Over the last 12 years, an average 74% of residential development has taken place on PDL annually. We do not expect this performance to significantly reduce over the Plan period, though some greenfield land has been identified for housing development.

	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%
Average (for the 12 years rounded)	243	180	74%

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

2.14 Affordable housing includes social rented, affordable rented and shared ownership housing which can now include help to buy schemes, and is provided to eligible households whose needs are not met by open market housing. Policy H3 of the HPS - Provision of Affordable Housing, requires the provision of affordable housing as part of the development of general housing market schemes.

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

2.15 Table 7 shows the gross number of affordable dwellings delivered during 2016/17 by affordable tenure type.

Shared Ownership (SO)	Affordable Rented (AR)	Social Rented (SR)	As a percentage of overall net housing delivery (rounded to nearest)
0	20	0	10%

Source: Planning Policy

2.16 20 affordable rented (AR) homes were delivered on one site in 2016/17. This was the former Wishing Tree Nursery site at Redgeland Rise (DMP site reference: GH5). The 20 units provided here were over and above the affordable housing policy requirement.

2.17 Table 8 shows affordable housing completions since 2006/07. There were 191 net new dwellings completed in 2016/17 and of these 20 were built as affordable homes. This equates to 10% of the total net number of new homes delivered in the (reporting) year.

Year	Number of dwellings completed (net)	Number of affordable dwellings completed (gross)	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%

Source: Planning Policy

HPS Policy H2 Housing Mix – how are we doing?

2.18 Over the last 6 years, 318 gross affordable new homes have been completed (table 8) which equates to almost 30% of the 1078 dwellings completed over this period. This percentage is based on gross completions so does not take account of losses to the affordable housing stock over the period. Over the last 6 years there has therefore been an average of 53 new affordable homes developed annually.

2.19 As table 9 shows of the 1078 net new dwellings built over the last 6 years there has been a slightly higher number of houses than flats. The majority being 3 bed houses with an average of 47 built per year and also 2 bed flats with an average of 50 per year. Since 2011/12 the number of flats built has decreased whilst the number of houses has increased. Given the predominance of flats in Hastings, new development, although modest in terms of volume, is helping to diversify the housing stock of the borough by increasing the stock of houses.

Table 9: Net completions by bedspace 2011/2012 to 2016/2017 monitoring year							
Type	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Gross total
Flats/maisonettes							
1 bedroom	60	16	40	42	52	44	254
2 bedroom	76	54	25	42	66	39	302
3 bedroom	11	6	1	3	12	4	37
4 bedroom	2	0	0	3	2	0	7
5 bedroom	0	0	0	0	0	0	0
Total	149	76	66	90	132	87	600
Houses/bungalows/Cottages							
1 bedroom	2	8	1	1	1	1	14
2 bedroom	23	16	22	38	28	47	174
3 bedroom	27	38	51	42	85	39	282
4 bedroom	24	28	12	26	26	34	150
5 bedroom	4	0	0	7	4	5	20
6 bedroom	0	0	0	0	1	0	1
7 bedroom	0	0	0	0	1	0	1
8 bedroom	0	1	1	0	0	0	2
Total	80	91	87	114	146	126	644

Source: Planning Policy

Future Supply

2.20 The Council is required to demonstrate and maintain a continuous rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against the overall housing requirement. In line with national guidance, our 5-year supply includes an additional allowance of 20% (brought forward from later in the Plan period).

2.21 The latest monitoring shows that there are sufficient sites to deliver 1,603 housing units over the 5-year period 2018/19 to 2022/23 (the 5-year supply period starts from the beginning of the next monitoring year and not the current monitoring year). This figure exceeds the 5-year supply target which is 1,248 (including the 20% buffer). This is shown in the housing trajectory at Figure 1. Critically, in order for sites to be considered deliverable and included in the 5-year supply, they should be:

- Available – the site is available for development now
- Suitable – the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities
- Achievable – there is a reasonable prospect that housing will be delivered on the site within 5 years

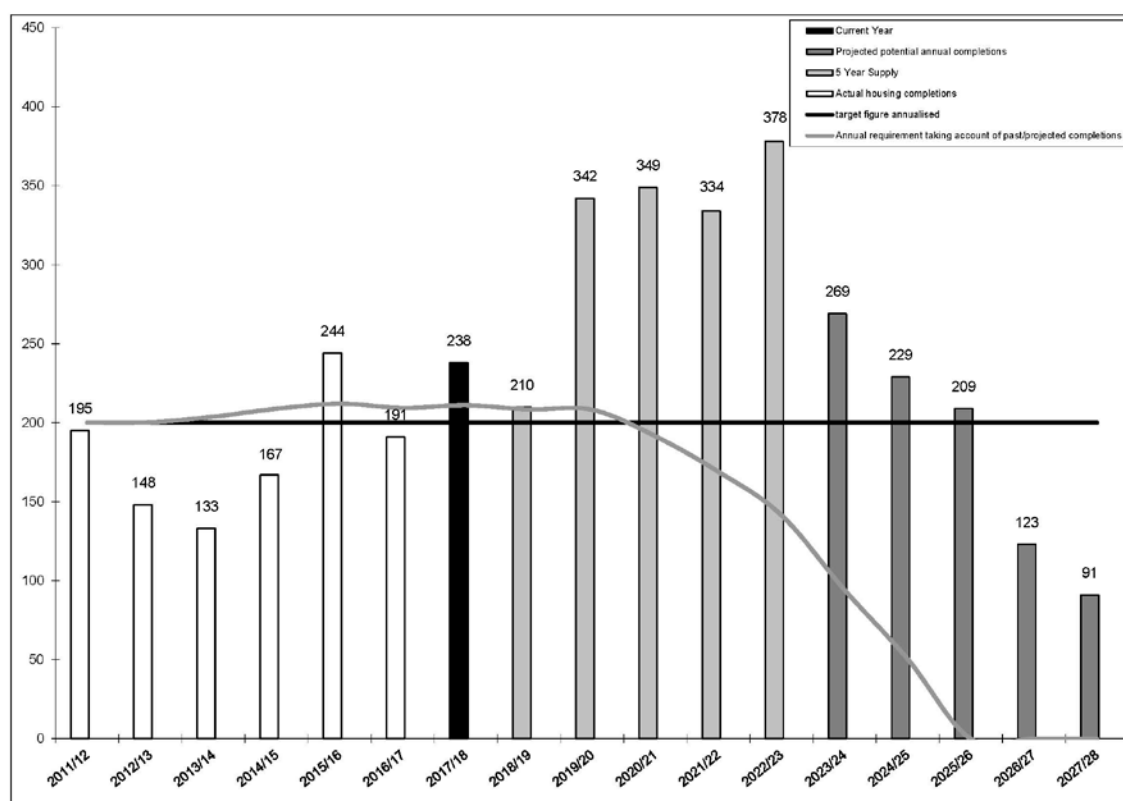


Figure 1: Housing Trajectory

2.22 The trajectory (2011-2028), in Figure 1 shows past annual dwelling completions and projected annual completions against the 3,400 net new dwellings requirement. It shows the expected rate of delivery year by year up to 2028 and is based on the latest information available from land owners and developers regarding site disposal and timescales for site build out. Regard is also had to pre-application discussions, monitoring of the discharging of pre-start planning conditions, progress on legal agreements (s106 agreements, and building control applications. Marketing and estate agent sales information where available, is also monitored.

- 2.23 The forward looking element of the graph takes account of the potential supply of housing arising from sites where construction activity is on-going, those with a current planning permission, and sites that are allocated in the Development Management Plan (DMP). However, it should be noted that housing market conditions, nationally as well as locally, remain uncertain and expected delivery rates will be subject to change, hence the importance of regular monitoring.
- 2.24 The site specific data that underpins the trajectory is set out in Appendix 1 of this report – Potential Developable sites 2018/19 – 2027/28. The trajectory includes data on sites allocated in the DMP, and small site (5 or less dwellings) windfalls projected over the Plan period. It also includes sites that have come forward for development since the DMP was adopted.
- 2.25 In compiling the 5-year supply figure, all sites have been assessed against the three factors: available; suitable and achievable within 5 years. Table 6 shows that we are meeting and in fact exceeding 1,248 dwellings required during 2018-2023. The table sets out how the 5-year supply is calculated.

Table 10: Five Year Housing Land Supply	
Housing Target	3,400
Residual target (after deducting 1,316 completions in 2011/12, 2012/13, 2013/14, 2014/15, 2015/16, 2016/17 and 2017/18*)	2,804
Annual residual target (residual divided by 10 years 2018/19 – 2027/28)	208
5-year target (annual residual x 5 years + 20%)	1,248
5-year housing land supply 2018/19 – 2022/23	1,613
5-year supply of housing expressed as a %	129%

Source: Planning Policy

*Completions for 2017/18 are an estimate

3.0 Analysis of Policy Performance – Employment

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

- 3.1 There are a number of Hastings Planning Strategy (HPS) Policies which help us 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 contains a number of related management policies for town centre and other shopping areas which also support this HPS objective.
- 3.2 HPS 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).
- 3.3 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 of the HPS: Existing Employment Land and Premises aims to safeguard and encourage the upgrading of the current employment/industrial estates.

Completed Employment Floorspace

- 3.4 During the monitoring period (2016/17), 3283.21m² (gross) of new employment floorspace was completed, the majority of which was for B8 purposes. This new floorspace arose from the intensification of existing employment premises, such as the insertion of mezzanine space and building extensions and 2 new units within existing industrial estates. 'Change of use' i.e. non B-class space to B-class space was also a factor.
- 3.5 In addition to new development, there have been changes within existing B-class premises. 5023m² arose from the conversion of one B-class use to another B-class use. These changes arose from class B1 being converted to class B8. Whilst this does not represent a net gain in employment space it demonstrates the importance of protecting existing B-class premises as afforded by HPS Policy E1.
- 3.6 However, in the same period there was a loss of 1619.59m² of employment floorspace (table 11) resulting in a net positive addition over the year of 1663.62m² (rounded up to 1664m²) as shown in table 10.

Year	Floorspace (m²)
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

Source: Planning Policy

- 3.7 Table 11 provides a breakdown of the type and quantity of floorspace that has been lost to other, non-employment (B use class) related development. The majority of this lost space (774.69m²) was office floorspace (B1a). The next largest loss was 484m² of warehouse/storage (B8 use class) which was lost to a gym (D2 use class).
- 3.8 Of the office space lost, 2 'office to residential' change of use schemes were completed in the monitoring period (under permitted development (the Town and Country Planning (General Permitted Development (England) Order 2015 (GPPO)) that resulted in the loss of 635.08m² of employment floorspace where Local Plan policy E1 could not be applied.

Type of loss	Category of B-class use lost					Total
	B1a	B1c	B1mix	B2	B8	
To Other uses	-139.61m ²	0	-260m ²	-65.9 m ²	-484m ²	-949.51m ²
To C3 use (residential)	-635.08m ²	-35m ²	0	0	0	-670.08m ²
						-1619.59m²

Source: Planning Policy

- 3.9 Local Plan policy E1 allows for changes in use class where there is evidence to demonstrate that the space is no longer fit for purpose i.e. it is redundant. Most of the employment floorspace lost in this monitoring year arose from permissions where this was the case. There were also some losses arising from permitted development to residential (C3 use class) which is continuing to have an impact on the stock of B-class space within the Borough.
- 3.10 Table 12 shows the floorspace completed in the monitoring year distributed across the 13 Planning Focus Areas (PFAs) as set out in the HPS. The table shows that PFA2 Greater Hollington recorded the highest amount of lost floorspace at 4000m², followed by PFA1 Little Ridge & Ashdown. These losses were offset by gains resulting in a positive addition of employment space in these areas overall of 1467m² and 157.5m² respectively. Losses are also shown in the PFAs covering Clive Vale & Ore Village, Central St Leonards & Bohemia, Hastings Town Centre, West Hill, Old Town and Hastings Country Park.

Table 12: Net additional floorspace (m²) completed in 2016/17 within the Hastings Planning Strategy (HPS) Planning Focus Areas				
Spatial Area	HPS Policy	Planning Focus Area (PFA)	B-use	Overall net Gain/Loss (m²)
Western Area	FA1	PFA1: Little Ridge & Ashdown	B1c B8	-865.5 1023
		PFA2: Greater Hollington	B1c B2 B8	-4000 1007 4460
		PFA3: Filsham & Bulverhythe	none	0
Central Area	FA2	PFA4: St Helens	none	0
		PFA5: Silverhill & Alexandra Park	B1c	146.9
		PFA6: Maze Hill & Burtons St Leonards	none	0
		PFA7: Central St Leonards & Bohemia	B1c	-35 172.9
		PFA8: Hastings Town Centre	B1a	-75
		PFA10: West Hill	B1a	-564
Eastern Area	FA5	PFA9: Old Town	B2	-65.9
		PFA11: Hillcrest & Ore Valley	B1a	72.38
			B1mix B8	-260 782.53
		PFA12: Clive Vale & Ore Village	B1a	-64.61
PFA13: Hastings Country Park	B1a	-71.08		
TOTAL				1663.62m² (rounded to 1664m ²)

Source: Planning Policy

Employment Space Development in the Pipeline (Commitments)

- 3.11 The Hastings Planning Strategy identifies a need for up to 70,000m² of new employment floorspace by 2028. A total of 23.34ha of land has been allocated in the Development Management Plan to help meet this target. Table 14 shows these allocations and the progress made.
- 3.12 Table 13 shows the amount of new proposed employment space the currently has planning permission. A gross total of 9,383m² of employment floorspace currently has planning permission. This includes a high portion of B8 and B2 floorspace, this is mostly as new build but also includes expansion of existing industrial units. For example at Haywood Way and Brook Way there is potential for new floorspace of 468m² and 270m² respectively from new units next to the existing. There is also a small amount of change (628m²) planned between the B use classes.

Table 13: Commitments – amount of employment development (m²) in the pipeline, as of November 2017 (rounded)				
Use Class	GAINS (including sites under construction)		LOSSES (including sites under construction)	
	New build / extensions / redevelopment	Change of use between B-uses	Permitted development B1a, B1c & B8 to C3 (residential)	Change of use to non-B class uses, including C3 requiring planning permission
B1a	582	0	-2333.6	-902
B1c	3439	0	0	-1517
B2	1644	278	n/a	-690
B8	2555	350	-160	-219
Mixed B uses	885	0	n/a	0
TOTAL	9015	628	-2493.6	-3328

Source: Planning Policy

- 3.13 There are also a large proportion of changes of use with permitted development and planning permission as shown in table 13 resulting in loss of floorspace totalling -5821.6m². The latter is to be expected and Policy E1 provides provision for this where sound evidence can be produced by the applicant that the employment space is indeed redundant. The loses of floorspace mainly arises from the loss of 1,517m² of B1c floorspace arising from the redevelopment of Ore Business park and changes of office space to residential including the permitted development of Queensbury House with a potential loss of 1804.6m². Despite the potential losses shown in table 13, there is potential for additional employment floorspace of 9105m² if all the relevant planning permissions are implemented.
- 3.14 Within this monitoring period the application for a new factory premises amounting to 2,818m² floorspace has been granted for the North Queensway site (DMP reference LRA6). In addition, as shown in table 14, there have been several small site completions including a new B2 unit owned by Hastings Borough Council on the Castleham Industrial Estate which is now occupied.

Table 14: Employment Land Allocations			
Development Management Plan (DMP) Allocated employment sites	Est. floorspace (m²)	Site area (ha)	Progress (as at October 2017)
LRA6 Queensway North Queensway	9,700	4.70	HS/FA/15/00817 granted 09.02.17 for 2,818m ² HS/FA/16/00330 granted 03.08.17 for 226m ²
LRA7 Land at junction of The Ridge West and Queensway	6,000	3.37	
LRA8 Land in Whitworth Road, The Ridge West	6,000	2.51	
LRA9 Marline Fields, Enviro21 Business Park, Land West of Queensway	5,600	1.48	
GH8 Sites PX and QX, Churchfields	6,900	1.61	
GH9 Site NX2 Sidney Little Road, Churchfields	770	0.32	
GH10 Site RX2, Sidney Little Road, Churchfields	910	0.22	
GH11 Site NX3 Sidney Little Road, Churchfields	920	0.17	
HTC6 Priory Quarter, Havelock Road	21,700	2.58	Part of site (2320m ²) completed 2014/15 – Havelock Place
HOV11 Ivyhouse Lane, northern extension	7,000	5.80	
HOV12 Land east of Burgess Road, Ivyhouse	885	0.51	HS/OA/16/00023 granted 14.12.16 for 4,601m ² of B1/B2/B8 floorspace on land in Hastings & Rother followed by discharge of some of the application conditions (885m ² in Hastings)

4.0 Duty to Co-operate

- 4.1 The regulations governing the contents of monitoring reports include a requirement to report on activity relating to the duty to co-operate. This involves a local planning authority demonstrating how it has co-operated with other authorities and statutory agencies to maximise the effectiveness of Local and Marine Plan preparation in relation to cross boundary strategic matters. This requirement has been supplemented by policy requirements in the NPPF (National Planning Policy Framework - paragraph 156) as well as a Planning Practice Guide 'Duty to Co-operate' published by the Department of Communities and Local Government on 6th March 2014.
- 4.2 The Council has continued to work with neighbouring Councils and other organisations on a variety of matters. A schedule is provided at Appendix 2 of this Monitoring Report which lists the meetings that have taken place in the monitoring period 2016/17 which shows the range and types of discussions which have taken place with key organisations regarding strategic matters defined by the Duty to Co-operate.

5.0 Local Development Scheme (LDS) and the Hastings Town Centre & Bohemia Area Action Plan (TC&BAAP)

- 5.1 The Local Development Scheme (LDS) is a public statement setting out details of which Local Plan documents will be produced over the next few years, in what order, and when. The Hastings Town Centre & Bohemia Area Action Plan (formerly known as the Town Centre & White Rock Area Action Plan) is the main document currently in production.
- 5.2 Following the completion of a retail & leisure assessment & urban design analysis document and a White Rock Masterplan, preparation of the Town Centre and Bohemia Area Action Plan (AAP) is well underway. Public consultation on the draft AAP is now expected to take place in mid-2018.
- 5.3 The Council has commissioned traffic modelling from East Sussex County Council (ESCC) which is currently being undertaken alongside the production of a Sustainability Appraisal and Habitats Regulation Assessment, a Flood Risk Assessment, and a housing needs assessment as part of the supporting documents for the AAP. The documents will be published along with the draft AAP in 2018.
- 5.4 Additional supporting information for the AAP includes the appraisal of a number of Conservation Areas. This has led to public consultation on the proposed Hastings Central Conservation Area, together with an Appraisal and Management Plan. Final modifications are currently being made to this document prior to its adoption. Work has commenced on the appraisal of the St Leonards Conservation Areas. Public consultation on a draft appraisal and management plan document is expected to take place in mid-2018.
- 5.5 Work around developing the Masterplan for the White Rock and Bohemia area has taken longer than expected and as a result the timescales set out for public consultation in the current 2016 LDS need to be updated. The LDS will be updated and published in April 2018 to reflect the revised timetable for the production of the AAP. When published the updated LDS will be available to view at:

https://www.hastings.gov.uk/planning/policy/emergingpolicy_guidance/localdevelopment/scheme/

6.0 Appendices

Appendix 1: Potential developable sites 2018/19 – 2027/28

Site No.*	Site Location	Relevant Planning Application	Date Decision Issued	Developer interest / owner	Site information last updated	Site is suitable ?	Site is available ?	Site is achievable within 5 years?	Deliverable within 5 yrs from 1 April 2018/19 – 31 March 2022/23	Deliverable between 1 April 2023/24 – 31 March 2027/28
Sites under construction, with planning permission or resolution to grant planning permission										
H11	14 Westfield Lane	No planning permission (HS/FA/13/00477 lapsed)	n/a	Known developer	September 2017	Yes	Yes	Yes	12	
B15/ GH3	Spyways School, Gillsmans Hill	No planning permission (HS/OA/15/00751 withdrawn). Later application pending determination for part of site	n/a	Known owner/ developer	September 2017	Yes	Yes		10	23
A05/ FB7	Former Malmesbury House, West Hill Road	HS/DS/89/00804 certificate of lawfulness HS/PR/05/00980 issued for material start	Certificate lawfulness issued 06.02.06	Known owner/ developer	September 2017	Yes	Yes		117	
B03/ FB8	Former Westerleigh School playing fields, Hollington Park Close	HS/FA/12/00615	Granted subject to S106 20.09.12	Known owner/ developer	September 2017	Yes	Yes	Yes	7	
D34/ FB9	190 Bexhill Road	No planning permission (HS/FA/12/00197 extension of time to implement HS/FA/08/00405 lapsed)	n/a	Known owner	September 2017	Yes	Yes	Yes		32
FB14	Land north of 31 Fern road	HS/FA/12/00187, HS/FA/14/00712, HS/FA/15/00763, HS/PR/16/00198 lawful development certificate for commencement of works HS/FA/17/00449 revised scheme	06.03.13, 06.11.14, 13.11.15, 19.05.16, 20.12.17	Known owner/ developer	December 2017	Yes	Yes	Yes	10	

Site No.*	Site Location	Relevant Planning Application	Date Decision Issued	Developer interest / owner	Site information last updated	Site is suitable ?	Site is available ?	Site is achievable within 5 years?	Deliverable within 5 yrs from 1 April 2018/19 – 31 March 2022/23	Deliverable between 1 April 2023/24 – 31 March 2027/28
B07/ FB15	Land north of 14 Fern Road	HS/FA/08/00797, HS/PR/15/00103 certificate of lawfulness for commencement of works, HS/FA/15/00819, Later application pending decision	19.10.11, 17.06.15, 21.01.16	Known owner/ developer	November 2017	Yes	Yes	Yes	16	
C04/ SAP1	Hornbye Park, Bohemia Road	HS/FA/11/00334, HS/FA/08/00296	25.06.13	Known owner/ developer	September 2017	Yes	Yes	Yes		115
D30/ SAP5	Silver Springs Medical Practice, Beaufort Road	Lapsed Planning Permission (HS/OA/10/00845)	06.01.11	Known owner existing medical practice needs to be relocated	September 2017	Yes	Yes			9
SAP8	4 Wykeham Road	HS/FA/11/00794 granted on appeal, HS/FA/16/00002	08.10.12, 15.12.17	Known owner/ developer	December 2017	Yes	Yes	Yes	8	
H26	56 Alma Terrace	HS/OA/15/00211, HS/DS/17/00507	09.10.15, 20.10.17	Known owner/ developer	October 2017	Yes	Yes	Yes	9	
B02/ MBL1	Former Hastings College, Archery Road	HS/FA/15/00175 approved subject to S106, HS/FA/17/00439, HS/LB/17/00561 Under construction	27.07.16, 22.11.17, 15.12.17	Known owner/ developer	December 2017	Yes	Yes	Yes	121	
D53/ MBL2	37 Charles Road West, Former Filsham Nurseries	HS/OA/06/00694, HS/FA/16/00412	06.12.06 subject to S106, 21.07.17	Known owner/ developer	October 2017	Yes	Yes	Yes	7	

Site No.*	Site Location	Relevant Planning Application	Date Decision Issued	Developer interest / owner	Site information last updated	Site is suitable ?	Site is available ?	Site is achievable within 5 years?	Deliverable within 5 yrs from 1 April 2018/19 – 31 March 2022/23	Deliverable between 1 April 2023/24 – 31 March 2027/28
D14/CLB4	4-5 Stockleigh Road	HS/FA/13/00386 extension of time to implement HS/FA/10/00344, HS/FA/07/00402	31.10.13, 25.08.10, 14.08.07	Known owner/ developer	May 2017	Yes	Yes	Yes		12
A14/HTC1	Hastings Station Yard (part) (now Station Plaza), Station Approach	Housing element not yet started. HS/FA/14/00083, HS/LA/16/00344 to alter S106	09.06.14 for student accommodation 15.12.16	Known owner	March 2017	Yes	Yes		103	
A15/HTC3	The Observer building (part), 53 Cambridge Road	HS/FA/05/00743, HS/FA/16/00367	08.11.06, 14.12.17 both subject to S106	known landowner	December 2017	Yes	Yes			39
D54	Surgery & premises, 45-46 Wellington square	HS/FA/12/00341 & HS/LB/12//0340 Under construction	13.04.12	Known owner/ developer	October 2017	Yes	Yes	Yes	6	
D11	155-157 Queens Road	HS/FA/12/00900, HS/FA/16/00525 Under construction	18.01.13, 21.10.16	Known owner/ developer	October 2017	Yes	Yes	Yes	12	
D28/HOV9	107 The Ridge (Simes & Sons)	HS/OA/12/00981 extension of time to implement HS/DS/10/00744	14.02.13	Known owner/ developer	September 2017	Yes	Yes	Yes		8
A24/CV02	Land West of Frederick Road (Little Acres Farm, Frederick Road)	HS/DS/10/00700, HS/PR/15/01013 lawful development certificate for start of HS/OA/08/00017 HS/FA/17/00003 Under construction	03.02.11, 01.03.16, 01.08.17	Known developer	October 2017	Yes	Yes	Yes	29	
CV04	Land at Church Street	HS/OA/14/00876, HS/DS/17/00194	05.02.15, 21.12.17	Homes & Communities Agency	December 2017	Yes	Yes	Yes	5	

Site No.*	Site Location	Relevant Planning Application	Date Decision Issued	Developer interest / owner	Site information last updated	Site is suitable ?	Site is available ?	Site is achievable within 5 years?	Deliverable within 5 yrs from 1 April 2018/19 – 31 March 2022/23	Deliverable between 1 April 2023/24 – 31 March 2027/28
D35/ CV05	309-311 Harold Road	HS/FA/13/00752 HS/DS/14/00635	19.06.14, 29.09.14	Known owner/ developer	May 2017	Yes	Yes	Yes		7
H29	91-93, 109 and to the rear of 103 Middle Road	HS/FA/15/00232 HS/FA/17/00715	23.12.15 21.12.17	Known owner/ developer	December 2017	Yes	Yes	Yes	10	
H31	24 and Land east of 16-24 Ironlatch Avenue	HS/FA/14/00431	22.01.16	Known owner/ developer	January 2016	Yes	Yes	Yes	7	
H34	42 Beauharrow Road	HS/OA/16/00321, HS/FA/17/00810	20.10.16, 10.01.18	Known owner/ developer	January 2018	Yes	Yes	Yes	7	
H36	12-13 York Buildings	HS/FA16/00660, HS/LB/16/00661	20.01.17, 20.01.17	Known owner/ developer	September 2017	Yes	Yes	Yes	6	
H39	62 London Road	HS/FA/17/00330	22.12.17	Known owner/ developer	December 2017	Yes	Yes	Yes	10	
H40	Castlemaine, 4 Avondale Road and Castlemaine Cottage, 5 Gillsmans Hill	HS/OA/17/00522	15.12.17	Known owner/ developer	December 2017	Yes	Yes	Yes	7	
H43	Former Kings Head Inn, Rye Road	HS/FA/17/00168	14.11.17	Known owner/ developer	November 2017	Yes	Yes	Yes	12	

Local Plan Allocations (DMP) excluding those with an extant planning permission

Site No.*	Site Location	Relevant Planning Application	Date Decision Issued	Developer interest / owner	Site information last updated	Site is suitable ?	Site is available ?	Site is achievable within 5 years?	Deliverable within 5 yrs from 1 April 2018/19 – 31 March 2022/23	Deliverable between 1 April 2023/24 – 31 March 2027/28
LRA1	Holmhurst St Mary, The Ridge	HS/OA/15/00077 approved subject S106, Later application to be determined	25.11.15	Known developer	October 2017	Yes	Yes	Yes	208	
LRA2	Harrow Lane Playing Fields	No Planning Permission – (HS/OA/17/00901 pending decision)	n/a	Hastings Borough Council	September 2017	Yes	Yes	Yes	84	56
LRA3	Land adjacent to 777 The Ridge	No Planning Permission – (HS/OA/17/00645 pending decision)	n/a	Known owner	October 2017	Yes	Yes	Yes	50	
GH2	Mayfield E, Bodiam Drive	Lapsed Planning Permission	08.01.04	Hastings Borough Council	September 2017	Yes	Yes	Yes	37	
GH6	Mayfield Farm, Mayfield Lane	Lapsed Planning Permission for 3 units (HS/FA/05/00157, HS/LB/05/00156)	22.04.05	Known owner	October 2017	Yes	Yes			8
FB1	The Grove School (Former St Leonards Academy), Darwell Close	HS/OA/15/00168	17.11.16 Approved subject to S106	East Sussex County Council	September 2017	Yes	Yes	Yes	200	10
FB2	Former West St Leonards Primary School, Bexhill Road	No planning permission (HS/FA/15/00076 withdrawn)	n/a	East Sussex County Council	September 2017	Yes	Yes	Yes	30	35
FB3	Seaside Road, West St Leonards	No Planning Permission	n/a	Hastings Borough Council	September 2017	Yes	Yes		60	60
FB4	Former Westerleigh School, Hollington Park Close	No planning permission	n/a	Known owner/agents	October 2017	Yes	Yes			60

Site No.*	Site Location	Relevant Planning Application	Date Decision Issued	Developer interest / owner	Site information last updated	Site is suitable ?	Site is available ?	Site is achievable within 5 years?	Deliverable within 5 yrs from 1 April 2018/19 – 31 March 2022/23	Deliverable between 1 April 2023/24 – 31 March 2027/28
FB6	Cinque Ports Way former Stamco Timber Yard and TA centre	No Planning Permission	n/a	Multiple ownership	October 2017	Yes - suitable for mixed use scheme	Yes			25
FB13	Hastings Garden Centre, Bexhill Road	No Planning Permission	n/a	Known owner	September 2016	Yes	Yes			12
SH1	Land adjacent to Sandrock Park, The Ridge	No Planning Permission	n/a	Multiple ownership, part owned by Hastings Borough Council	September 2017	Yes	Yes			80
SH4	Mount Denys, Pine Hill & Ridgeway, The Ridge	No Planning Permission	n/a	East Sussex County Council	September 2017	Yes	Yes			31
SAP2	Hollingsworth Garage, Braybrooke Road	No Planning Permission	n/a	Known owner/ developer	September 2017	Yes	Yes		30	
SAP3	12-19 Braybrooke Terrace	No Planning Permission	07.01.08	Developer interest	August 2017	Yes	Yes			25
MBL3	Gambier House, West Hill Road	HS/FA/14/00839	18.05.16	Known owner/ developer	August 2017	Yes	Yes		79	
MBL4	West Hill Road Reservoir	Lapsed Planning Permission H(S/FA/09/00663)	08.02.10	Known owner/ developer	May 2017	Yes	Yes		14	

Site No.*	Site Location	Relevant Planning Application	Date Decision Issued	Developer interest / owner	Site information last updated	Site is suitable ?	Site is available ?	Site is achievable within 5 years?	Deliverable within 5 yrs from 1 April 2018/19 – 31 March 2022/23	Deliverable between 1 April 2023/24 – 31 March 2027/28
MBL5	27 Dane Road	Lapsed Planning Permission (HS/FA/08/00527)	04.08.10	Known owner/ developer	September 2017	Yes	Yes			9
CLB2	Taxi office/site of former Social Club, St John's Road	No Planning Permission	n/a	Known owner	September 2015	Yes	Yes			30
HTC2	Cornwallis Street Car Park	No Planning Permission	n/a	Hastings Borough Council	September 2017	Yes	Yes			10
HOV1	Former Stills Factory (part), Fellows Road	Site part of original Millennium Communities outline scheme approved under HS/OA/06/00823, lapsed, later application to be determined	14.03.08	Known owner	October 2017	Yes	Yes		75	
HOV2	Broomgrove Redevelopment Area, Former Power Station, Ore Valley	Site part of original Millennium Communities outline scheme approved under HS/OA/06/00823, lapsed	14.03.08	Known owner	September 2017	Yes	Yes			50
HOV3	Site of Mount Pleasant Hospital, Frederick Road	Site part of original Millennium Communities outline scheme approved under HS/OA/06/00823, lapsed, later application to be determined	14.03.08	Known owner/ developer	December 2017	Yes	Yes		40	
Projected yield for small site (5 or less dwellings) windfalls									175	175
TOTALS									1,613	921

* in some instances the site reference number includes the original SHLAA reference number and the site reference number as shown in the Development Management Plan (DMP), 2015. Sites which have come forward since the adoption of the DMP are prefixed with an "H".

Appendix 2: Schedule of meetings / actions relevant to Duty to Co-Operate from January 2017

Date	Meeting / Action title	Attendees	Relevant Local Plan documents	Items discussed / actioned	Recorded minutes / Response
26.01.17	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority	All	Local & Neighbourhood Plan updates, Older People's Housing - Accommodation & Bedded Care Strategy, South Marine Plan Consultation, Duty to Co-operate	Yes
20.02.17	Response to the Rother District Council DASA	n/a	All	Response to consultation on the Rother District Council Development and Site Allocations Local Plan Option and Preferred Options document (DASA)	Yes
30.03.17	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority, 3SC Infrastructure Manager	All	Update on 3SC Infrastructure Strategy and Sub National Transport Body, Wealden Local Plan Changes, Local and Neighbourhood Plan updates, Housing White Paper, Duty to Co-operate	Yes
18.05.17	Quality Bus Partnership	Officers from Hastings Borough Council, Rother District Council, East Sussex County Council, Stagecoach South East, NSL	All	Local bus and parking issues and general updates on plan making and transport projects	Yes

Date	Meeting / Action title	Attendees	Relevant Local Plan documents	Items discussed / actioned	Recorded minutes / Response
25.05.17	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority	All	SELEP Strategic Economic Plan Refresh & Developer East Sussex (DES) Scheme Project Pipeline, Older People's Housing - Accommodation & Bedded Care Strategy, Local and Neighbourhood Plan updates, 3SC Infrastructure Strategy Data Request, , Duty to Co-operate - Ashdown Forest Working Group, West Sussex & Greater Brighton Strategic Planning Board	Yes
25.07.17	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority, Southern Water	All	Southern Water Resources Management Plan update, Local and Neighbourhood Plan updates, Assistance from Planning Environmental Service, 3SC Infrastructure Strategy Data Request, , Duty to Co-operate -Ashdown Forest Working Group	Yes
08.08.17	Waste & Minerals Plan review	Officers from East Sussex County Council, Hastings Borough Council, Rother District Council	All	Strategic and cross-boundary matters that are likely to arise during review of the Waste & Minerals Plan, Scoping note	No
19.09.17	East Sussex Gypsy & Traveller site provision	Officers from East Sussex County Council, Wealden District Council, Hastings Borough Council, Rother District Council, Lewes District Council & South Downs National Park (apologies from Eastbourne Borough Council)	All	National Statistics and Transit Site Provision in East Sussex, waiting list & referrals and planning policy for Gypsy & Travellers	Yes

Date	Meeting / Action title	Attendees	Relevant Local Plan documents	Items discussed / actioned	Recorded minutes / Response
28.09.17	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority	All	Older People's Housing - Accommodation & Bedded Care Strategy, DevMon Online Monitoring Tool Review, Local and Neighbourhood Plan updates, planning for the right homes in the right place: consultation proposals, Duty to Co-operate	Yes
09.11.17	Quality Bus Partnership	Officers from Hastings Borough Council, Rother District Council, East Sussex County Council, Stagecoach South East, NSL	All	Local bus and parking issues and general updates on plan making and transport projects	Yes