



Hastings Local Plan Draft Local Plan Preferred Options (Regulation 18) February 2026

Consultation Version

How to Comment

Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires the local planning authority (the Council) to consult on the contents of the draft local plan. This can include potential site allocations and policies.

At the Regulation 18 stage anybody can make representations ('comments'). People and organisations making representations are known as 'respondents'. The council will consider any representation we receive. Representations must be received by **11:59pm on 07 April 2026**.

Our online form will allow respondents to refer to a Policy, diagram, paragraph or supporting document and then tell us what they think the priorities should be and what the plan needs to address. Respondents will have the ability to provide attachments if relevant.

The form will also ask whether the respondent wishes to be kept informed of later stages of the plan making process including the Regulation 19 stage, submission, publication and adoption stage of the local plan process. Guidance will be made available so that everyone can understand how to participate. If respondents cannot get access to a computer, then we will help them find an alternative.

We cannot accept anonymous representations. You must provide your name and contact details. Your personal data will be processed in line with our Privacy Policy. Following the Regulation 18 consultation period, the council will use the representations to inform the next stage of plan making, Regulation 19.

There will be an opportunity at Regulation 19 to comment on the soundness and legal compliance of the plan prior to submission for examination. Once adopted, it will be part of the council's Development Plan and will carry full weight when determining planning applications.

To help with interpretation, the plan contains a Definition of key terms (Glossary).

Foreword

Cllr Glenn Haffenden, Leader of the Council

This draft Local Plan sets out how Hastings will grow and change over the next eighteen years. It addresses some of the most significant challenges facing our borough: the need for more homes, the urgency of tackling climate change, the importance of protecting our green spaces and historic character, and the need to strengthen our local economy.

Housing remains one of the most pressing issues for our community. Too many residents struggle to access secure and affordable homes. Through this Plan, and alongside our Housing Strategy, we are committed to increasing the supply of genuinely affordable, high-quality homes, including new council housing. Growth must deliver real benefits for local people — supporting families, improving wellbeing, and creating sustainable neighbourhoods.

As well as providing homes and jobs, the Plan makes sure that the right infrastructure is in place. This includes community facilities, schools, sports facilities and health centres. The Plan ensures that developers contribute towards the delivery of these and other types of infrastructure, such as parking improvements, open space, play spaces, public rights of way and public transport improvements.

At the same time, Hastings is a town with a unique identity and exceptional environmental assets. We are determined to protect and enhance our open spaces, sports facilities, heritage and landscape setting. Growth must be carefully managed so that it strengthens, rather than undermines, the character of our borough.

This draft Plan reflects difficult choices. We must respond to national requirements while ensuring that development happens in the right places and to the right standard. I encourage residents, businesses and community organisations to consider the proposals carefully and share their views. Your input is essential in shaping a Plan that supports a fairer, greener and more prosperous future for Hastings.

Foreword

Cllr Mark Etherington, Lead Councillor for Strategic Planning and Climate Adaptation

National planning policy requires councils to plan positively for growth and to meet identified housing need. The Local Plan must demonstrate how this housing need can be met, alongside provision for employment land, infrastructure and community facilities.

Hastings faces significant constraints. The borough is tightly bounded with the sea to the south and areas of high environmental value to the north, east and west, including the High Weald National Landscape and Hastings Country Park. As a result, land availability is limited and new development must therefore make efficient use of suitable sites, starting with previously developed land.

This draft Plan sets out proposed site allocations and development management policies to guide the scale, location and quality of development. It includes policies to promote energy efficiency, reduce carbon emissions, support sustainable transport, protect areas of environmental sensitivity, and strengthen the local economy. It also identifies land for employment growth to support investment and job creation within the wider Hastings and Rother Functional Economic Market Area.

Before adoption, the Plan will be subject to independent examination to assess whether it is legally compliant and sound. This consultation represents an important stage in that process. Responses received will inform the refinement of the strategy and policies before submission for examination.

Careful, evidence-based planning is key to ensuring that Hastings grows sustainably. It is equally important to balance these development needs with climate resilience and environmental protection. Your views will help ensure that the final Plan is robust, sustainable and deliverable.

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1. Introduction

- 1.1. The Hastings Draft Local Plan sets out how our town will grow and change up to 2041. It provides the framework for delivering new homes, jobs, infrastructure, and community facilities, while protecting Hastings' economy, iconic historic character and natural environment. The Plan is rooted in the council's vision of achieving the renaissance of Hastings through sustainable development — stabilising finances, tackling housing and inequality, delivering climate resilience, and fostering civic pride through regeneration and community wealth-building.
- 1.2. The Local Plan is not just about meeting government housing targets. It is about shaping Hastings in a way that reflects the town's distinctive character, community spirit, and extraordinary setting. It seeks to balance growth with protection, ensuring that new development contributes positively to health, wellbeing, climate action, and social cohesion.
- 1.3. Aligned with the Housing Strategy (2025–2030), policy throughout the Local Plan responds to acute housing pressures, rising deprivation, and the need for affordable, sustainable homes. It also sets out how Hastings can build a thriving, inclusive economy, improve transport and connectivity, and safeguard green spaces and heritage assets. Following the requirements of the National Planning Policy Framework (NPPF), the Council's Corporate Plan, Housing Strategy and the policies in the Local Plan provide a roadmap for a safer, healthier, more sustainable, and more prosperous Hastings.
- 1.4. The Local Plan once submitted to the Planning Inspectorate for examination effectively lives on until the successor authority adopts a replacement Local Plan as confirmed by the National Planning Policy Guidance¹:

As set out in Local Government (Structural Changes) (General) (Amendment) Regulations 2018, existing plans will remain in place for the areas set out in the plan. Plans that are being prepared, but not yet adopted, can also carry over and continue through to adoption in the new authority. However, the regulations state that new plans covering the whole of the new area must be adopted within 5 years of the reorganisation.
- 1.5. Drafting and adopting a new Local Plan now is one of the best ways to secure a positive outcome for residents, businesses and community organisations for years to come, in the context of Local Government Reorganisation.

2. Hastings in context

- 2.1. The Hastings Draft Local Plan is built around key policies that reflect the current challenges and the town's priorities for the future. Building a greener future focusing on sustainability and protecting the environment, ensuring that new homes are built and that they are affordable, energy efficient, and contribute to tackling climate change. Strengthening transport links, local services, and community connections so that neighbourhoods are healthy, inclusive, and well supported. Highlighting the importance of jobs, shops, and a strong, diverse economy, creating opportunities for local people and supporting Hastings' long-term prosperity.

A Greener Future

- 2.2. Hastings faces severe housing pressures, but growth must be balanced with environmental responsibility. The town is tightly constrained by the sea and protected landscapes, meaning new development must make efficient use of land and buildings.
- **Climate Action:** All new homes will be net zero ready or built to Passivhaus standards, requiring no retrofit, and neighbourhoods will be designed to encourage walking and cycling.
 - **Green Infrastructure:** Enhanced green spaces, sustainable transport, and energy efficient buildings will help reduce emissions and improve health.
 - **Protecting Assets:** Parks, coastline, countryside, and historic places are central to Hastings' identity and will be safeguarded as the town grows.
 - **Housing Delivery:** Meeting government housing targets will require creative solutions, higher density development, and bringing empty homes back into use.

Living Well Together

- 2.3. Many residents struggle with affordability, poor housing conditions, or insecure tenures.
- **Affordable Homes:** The Plan requires developers to build affordable, good quality homes.
 - **Neighbourhoods and Services:** New development must contribute to schools, health and leisure facilities, and community spaces, creating strong, connected neighbourhoods.

Opportunities For All

- **Jobs and Skills:** The plan sets out requirements for new employment floorspace to be delivered, supporting creative, high tech, green, and manufacturing industries.
- **Circular Economy:** The Plan encourages sustainable business models and investment that reduce waste and create long term opportunities.
- **Connected Communities:** Affordable, sustainable transport to link homes, workplaces, and leisure spaces, supporting social cohesion and economic growth.
- **Partnerships:** Developers, the council, and other organisations will contribute to infrastructure, ensuring Hastings benefits from investment in open space, sports, and cultural facilities.

2.4. The Hastings Draft Local Plan is both necessary and ambitious. It recognises the scale of local housing need, the importance of tackling inequality, and the necessity of planning within environmental limits. By delivering homes, supporting inclusive economic growth, improving transport and infrastructure, and safeguarding Hastings' unique environment, the Plan sets out a vision for a town where everyone can live well, work productively, and feel proud of their community.

3. Vision and objectives

Vision

- 3.1. Our vision is for Hastings by 2041 to be a town that is a great place to live, work and visit. Hastings will be a town which is taking responsibility for tackling the climate and nature crises; where housing is available, affordable, energy-efficient and secure; where everyone can live healthy, fulfilling lives; and which has a thriving, sustainable economy attracting greater investment from businesses and organisation as well as strengthening its cultural and destination offer. Hastings will protect and enhance its natural and historic environment.

Objectives

- 3.2. To improve the health and wellbeing of Hastings' communities and reduce deprivation by:
- Addressing climate change and supporting our carbon neutral ambition through reduced transport emissions, energy efficient buildings and expanded green infrastructure.
 - Providing a local plan that keeps our communities connected to all our places of work, leisure and services through affordable, sustainable transport methods.
 - Achieving and sustaining a thriving, inclusive and diverse economy, with a strong manufacturing sector including new creative, high tech and green industries with a focus on developing a circular economy creating jobs and skills opportunities for local people, delivering at least 51,297sqm of new employment floorspace.
 - Delivering the right volume of new homes that people can afford and want in well-designed existing, or new neighbourhoods that make it easier to lead a more active lifestyle.
 - Ensuring developers provide or contribute to the infrastructure needs arising from new development, such as open space, sports and play facilities.

4. Strategic Policies

Introduction

- 4.1. One of the principal functions of the Local Plan is to set out the amount of future development being planned for, where it is to be located, and what form it will take. This section presents both the overall development strategy, set out in Policy SP1, which identifies the spatial approach and broad distribution of development across the borough, and complementary 'strategic policies', which set out the overall approach in relation to key themes including the scale of housing and employment growth.
- 4.2. These borough-wide strategic policies form the basis of this Local Plan's policy framework and are the starting point for the more detailed policies and proposals in subsequent sections. It is these key strategic policies to which neighbourhood plans should generally conform. The strategic policies should be read alongside specific development potential and regeneration area policies, site allocation policies and detailed development management policies contained within Parts 5, 6 and 7 respectively, as well as any locally specific policies set out within future neighbourhood plans.

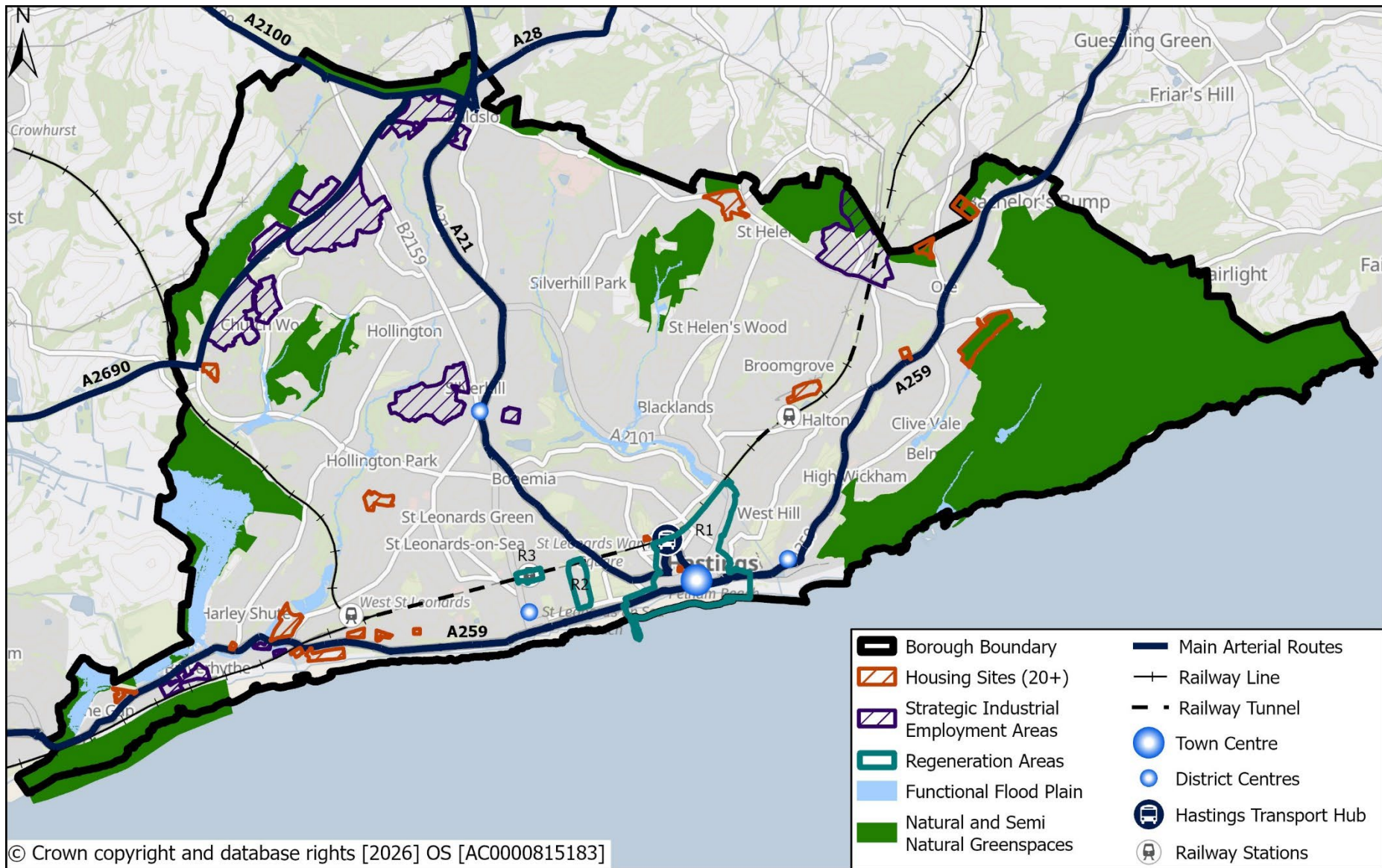


Figure 1: Key Diagram

Strategic Policy 1 (SP1): Directing Growth – a Spatial Strategy

- 4.3. At the heart of our spatial strategy is the need to promote sustainable development as the framework for growth and change in Hastings. The Local Plan provides an ambitious and positive framework for addressing local housing and economic needs and other social and environmental priorities to better enable the council and other stakeholders to invest in housing, jobs communities and places, making the most of investment opportunities as they arise to effectively address spatial planning challenges over the plan period.
- 4.4. Growth in the first instance is directed to locations which are well supported by existing or planned sustainable transport infrastructure and other services. This approach will help minimise carbon emissions from travel and allow significantly increased development densities in appropriate locations. This in turn can also help to deliver much needed housing, alongside spaces for businesses to grow. This increased demand from new occupants can help bolster local shops and services and may help justify greater investment in infrastructure such as increased bus services and other sustainable transport initiatives.
- 4.5. The council has set an ambitious target for the town to work towards becoming carbon neutral ahead of the UK target of 2050. This target is consistent with and informs our development strategy for accommodating growth and change. Managing the pattern of development in this way, ensures it is sustainable, will lessen encroachment on the natural environment - including protecting soil, water, and vegetation that have an important role in carbon mitigation.
- 4.6. Hastings also has significant levels of flood risk in different parts of the borough, and this risk will grow with climate change. We have sought to avoid allocating sites in areas with elevated flood risk where this cannot be mitigated. New Windfall development is not expected within these locations or in areas strictly protected for their natural environmental benefits, unless it can be evidenced that the use is compatible, risk can be mitigated and is aligned with other policies in the Local Plan.
- 4.7. Hastings is tightly constrained. To the north, east and west is largely bounded by the borough boundary, and nationally or sub-regionally important environmental designations with the English Channel to the south. There is therefore limited opportunity for outward growth and expansion of the Town as a whole.
- 4.8. As a result, our growth strategy must focus on prioritising development on Previously Developed Land (brownfield sites) within the urban area, through renewal, regeneration and densification and lastly through suitable greenfield site development in order to maximise the number of new homes which can be delivered.

- 4.9. To maximise housing delivery over the life of the plan, the Hastings
Densification and Capacity Study puts forward suggested minimum densities
at which new housing development sites should be built, with no identified
maximum density. Whilst these minimum densities are a guide, they are put
forward with the intention of ensuring that the very best use of land is made in
redevelopment. The Study divides the Borough into Density Zones according
to their appropriateness for increased density. A map showing these Density
Zones within Hastings Borough is included in Section 6 of the Plan.
- 4.10. The Density Zones are a starting point based on analysis of suitability only
with no account taken of potential individual site sensitivity arising from the
natural and built environment. Seven criteria have been combined and
analysed to provide an overview of the relative suitability of densification for
different parts of the Borough. Conclusions on the potential for increasing
densities can be drawn from where and how these criteria overlap, building a
case for how some areas are more suitable than others for significant
densification.
- 4.11. As well as using the Density Strategy to inform indicative capacity numbers at
individual site level, in some circumstances we have relied on other
information. This includes, for example, where a site has an existing planning
approval, or the capacity has been informed by design work from another
study, or the site is located in a highly sensitive location such as the High
Weald National Landscape. In addition, across all Density Zones, small sites
which might only involve one single building on a plot, might deliver densities
well in excess of the Density Zone within which they are located. This is
particularly so for small sites in the most sustainable and central locations.
- 4.12. As the sites allocated through the plan will not meet the Government's
Housing Target for Hastings, it is accepted that Windfall development will
need to play a role in augmenting housing delivery. A Small Site Windfall
housing projection is therefore included in the housing land supply figure.
- 4.13. In addition, over the lifetime of the Plan, the following have the potential to
increase housing delivery. These are:
- Housing renewal areas, of which three locations are identified in the
Plan (see Policy H6);
 - The greenfield development potential area on land known as
Breadsell. Working with Rother District Council, this would be a cross-
boundary site, which subject to ascertaining the suitability of the site
would form an urban extension to Hastings (see Policy D1);
 - Redevelopment of the former Convent of Holy Child Jesus, which
secures the repair, restoration and long-term sustainable future of the
Convent buildings. A Development Brief and Masterplan is in
preparation (see Policy R2); and,

- The regeneration potential offered by the 'Hastings Central Regeneration Area', which includes Hastings Town Centre (see Policy R1). Also, a smaller regeneration area around Warrior Square Station in St. Leonards (See Policy R3).

4.14. The Spatial Strategy seeks to achieve the right balance between planning positively to meet the town's development needs for homes, jobs, shops and services whilst continuing to protect and enhance the Town's environment recreational spaces and heritage assets. The core principles that will help to direct this are set out in strategic Policy SP1.

Strategic Policy 1 (SP1): Directing Growth

The Council will prioritise sites for development which are brownfield and offer regeneration opportunities. The Council will allocate greenfield sites where these are sustainably located and well-related to the existing urban area. The Council will require new residential developments to robustly justify that they have maximised delivery of housing within site constraints. The Council will resist development proposals on protected green, open and recreational spaces where this conflicts with other development plan policies.

To achieve this:

- 1. The delivery of 3,141 – 3,373 net new homes over the plan period will be focused upon a sustainable pattern of distribution across the Borough, with priority given to the regeneration of brownfield sites. Development proposals should deliver the maximum amount of development possible having regard to the minimum density within the ranges as identified within the Council's Density Zones, (as shown in Figure 8) whilst ensuring high quality design well related to the character of the area and surrounding uses, which enhances natural and historic assets, where relevant. The council will resist developments that underutilise land notwithstanding the Density Zones set out in Figure 8.**
- 2. Windfall schemes for residential development will be supported on appropriate sites where proposals are at a scale that does not unacceptably harm the character and appearance of the surrounding area; are in line with relevant policies in the Plan; and which have regard to paragraph 1 above.**
- 3. Development proposals should be appropriately supported by existing or planned sustainable transport infrastructure and other services.**
- 4. The Council will allocate land to meet the requirement for 51,297sqm of additional employment floorspace. The supply of industrial floorspace will be increased and delivered through the development of new floorspace on allocated sites and through the effective use of existing employment land and premises in our Strategic and Local Industrial Employment Areas. In these locations intensification and renewal of existing industrial premises will be promoted Borough-wide, the loss of any existing viable industrial floorspace will be resisted.**
- 5. The primary location for a range of uses including larger scale office functions, leisure offers, visitor accommodation, cultural and retail development, and appropriate education facilities should be Hastings Town Centre. Whilst smaller scale development, appropriate to its**

context and the character of area, are directed to District and Local Centres.

- 6. Visitor attractions should primarily be located in the resort area as identified on the Policies Map.**
- 7. Areas that have been designated for their natural environmental quality, landscape character, sporting, recreation and amenity value will be protected and enhanced.**
- 8. The special historic and architectural character of Hastings will be conserved, enhanced and sustained for the benefit of current and future generations.**
- 9. Development is primarily focused in areas of lowest flood risk. Compatible proposals in areas of higher flood risk will only be permitted where these risks can be effectively mitigated.**
- 10. Development across Hastings should meet high architectural standards and the Council will support innovative design that makes a positive contribution to the quality, accessibility, safety, character, local distinctiveness and sense of place in Hastings.**

Strategic Policy 2 (SP2): New and Affordable Housing

- 4.15. National planning policy, as set out in the NPPF (or the Framework), expects local plans to promote sustainable patterns of development. This includes meeting, as a minimum, the identified level of housing needs for their areas in full. National policy requires us to use a government-set methodology to calculate the housing needed in our area, and through the Local Plan meet or exceed this number. For Hastings, this requirement is currently (May 2025) 697 homes a year¹. This equates to a requirement for 12,546 net new homes over the lifetime of the Plan.
- 4.16. The Framework provides two exceptions to meeting development needs in full. First, where protecting areas or assets of particular importance provides a strong reason for restricting the scale, type or distribution of housing development within an area. Second, where the adverse impacts of meeting needs in full would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.
- 4.17. The scale and distribution of housing growth in the Borough aims to promote a sustainable pattern of housing development. A key aim has been to focus housing development in the most suitable and sustainable and least sensitive areas of the Borough in order to conserve and enhance the town's rich natural and historic environment. In this regard, the Sustainability Appraisal (SA) (ref), a process which provides an assessment of how different development options perform in environmental, social and economic terms, has informed the housing growth and spatial strategy set out in the Plan.
- 4.18. The Strategic Housing and Employment Land Availability Assessment (SHELAA) is an up-to-date and on-going data source in relation to housing land supply potential. All suitable, available and deliverable sites are included within the Plan's housing target in accordance with sustainable development objectives of the NPPF, between 2023 and 2041, the new housing target is 3,141 – 3,373 net new homes. This is inclusive of small site Windfall. Annualised, this equates to 175 - 187 net new homes per annum. This represents the baseline position in relation to housing delivery.
- 4.19. The SHELAA also identifies sites that do not yet meet all three tests (suitable, available, achievable) that would allow them to be included within the supply of deliverable sites in the Plan period. We recognise the potential for a number of these sites to deliver within the period in light of partnership working to promote housing delivery. We have therefore set out a policy framework to guide future proposals in the event that the status of these sites changes during the Plan period. These are:
- Regeneration Area Opportunity Sites. Areas that include these sites are identified by the prefix R in section 5
 - Development Potential. These sites are identified by the prefix D in section 5

¹ The annual housing need figure is subject to change on a yearly basis, and the Council will therefore monitor any updates to the standard method and its outputs as work on the plan progresses.

- Housing Renewal Sites. These sites are identified by the prefix H6 in section 7.

- 4.20. Policy HA1 of the Plan sets out proposed site allocations for housing development in accordance with Policy SP2. Every effort has been made to make as much use of previously developed or brownfield land as possible in an effort to meet housing needs. However, due to issues with viability, deliverability and limited supply, it has also been necessary to identify greenfield sites to help promote housing delivery within the Borough.
- 4.21. In addition, Windfall development has made a significant contribution to housing delivery in the past. Evidence shows that small site Windfalls (less than 5 dwellings) will continue to come forward in all years of the Plan up to 2041. An average of 45 Windfall dwellings per year has been assumed between 2023/24 and 2040/41.
- 4.22. The new homes will be delivered primarily through private development, but there will be considerable partnership working with Registered Providers (RPs) in the delivery of affordable housing. Table 1 below sets out how the sources of housing supply and how the target will be achieved. The table summarises the council's housing land supply position as at end of March 2025.

Table 1: sources of new homes to 2041

Sources of new homes to 2041	Net number of units
Units completed during Plan period to date: 2023/24 and 2024/25	529
Commitments – sites under construction and large site Windfalls with planning permission (5 or more dwellings)	768
Sites allocated for development in the Plan	1,124 – 1,356
Small site Windfall allowance 2025/26 – 2040/41 (16 years x 45 dwellings)	720
Total	3,141 – 3,373
Per annum	175 - 187

- 4.23. In addition to developing a housing target for the Plan, the NPPF states that ‘the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies’.
- 4.24. The council’s Housing and Economic Development Needs Assessment (HEDNA) Update is our key evidence source in relation to housing needs over the Plan period. The HEDNA provides an in-depth information in respect of overall housing need together with the size, type and tenure of housing required to meet the needs of different groups of current and future residents. Whilst Policy SP2 covers the tenure and size of affordable housing, we do expect all new homes to be well-designed, have reasonable space standards and be adaptable or accessible. Therefore, Policies SC1 and SC2 respectively will also be relevant when considering the provision of affordable homes. This also applies to specialist housing, such as homes targeted at specific age groups which include care or support, covered under Policy H1.
- 4.25. The level of need for Gypsy and Traveller accommodation in the Borough is set out within the latest Gypsy and Traveller Accommodation Assessment (GTAA). The council acknowledges that there is insufficient land identified through site allocations to meet this need, and therefore a proactive approach to ensuring sites are able to come forward during the plan period is required. In order to maximise land supply to meet traveller needs throughout the plan period, the council will require developers to investigate the potential for residential sites of sufficient size to accommodate permanent traveller pitches. Where a proposal is for self-build or custom housebuilding, is within an incompatible flood zone, or involves a change of use of an existing building, this policy requirement will not apply. The strategy for meeting the housing needs of Gypsies and Travellers is based on Windfall delivery. Policy H5 enables the council to determine planning applications for Gypsy and Traveller Windfall sites on a site-by-site basis, subject to individual circumstances and need.

Affordable Housing

- 4.26. Affordable housing is a national term defined in the Framework meaning housing available to those who are unable to access accommodation suitable for their families' needs, at a price that they can reasonably afford on the open market, whether for rent or home ownership. It should be available at a cost low enough to be afforded by eligible households and is determined with regard to local incomes and house prices. In Hastings, affordable housing is essential because:
- Local house prices and rents are much higher than local incomes.
 - Many households rely on benefits or low-paid work.
 - The private rented sector is large but often expensive and insecure.
 - There is strong demand for genuinely affordable homes.
- 4.27. Affordable housing is delivered by the planning system through open market schemes working in tandem with affordable housing providers (registered providers (RPs)). In these circumstances affordable homes are secured either by a planning condition or a planning obligation. However, increasingly specialist affordable housing providers are delivering development sites entirely as affordable homes.
- 4.28. There are a number of different types of affordable housing, including social and affordable rented housing, and affordable home ownership. In Hastings, social and affordable rented homes are typically provided by housing associations. Social Rents are set using a national formula and are typically around 50–60% of local market rents. These are the lowest cost rented homes. Affordable rented homes can be up to 80% of local market rents. However, in Hastings we have worked with key partners to cap rents at the Local Housing Allowance (LHA) rates—the maximum rent level that can be covered by Housing Benefit or Universal Credit. This ensures that people on lower incomes can realistically afford them. Affordable home ownership includes shared ownership, rent-to-buy and discounted market homes for example. These tenure options provide different routes into affordable housing, helping meet a range of needs from those requiring long-term rented homes to households looking to move towards ownership.
- 4.29. The council's Housing Strategy recognises that Affordable rent homes are not always affordable to everyone locally, which is why the council works with providers to cap rents at LHA rates. We will seek to prioritise social rented homes where we can, however if agreeing to affordable rent homes (capped at LHA) results in more affordable homes being developed on a site we will support this.
- 4.30. The HEDNA Assessment follows the approach outlined in the Planning Practice Guidance (NPPG) to model net affordable housing needs, based on relative costs and incomes. It takes account of current unmet needs, newly arising needs and the current annual supply of affordable housing. As of February 2024, this translates into a net requirement for 432 affordable homes per annum over the Plan period.
- 4.31. National guidance does not require planning authorities to meet the full extent of this need. For Hastings, meeting this need in full is not a realistic prospect in view of the constraints and difficulties in meeting housing requirements in

general. The circumstances do, however, demonstrate the pressing need to secure as much affordable housing through the planning system as development viability will allow. The policy approach set out here supports and complements the council's Housing Strategy which also includes council-led projects relating to the acquisition and return of empty homes back into residential use, or the conversion of other premises for residential use. All of these initiatives are part of the drive to increase the supply of affordable homes.

- 4.32. The council must have regard to national planning policy which makes clear that the viability considerations of the policy requirement for affordable housing should be considered as a whole, with other policy requirements, such as infrastructure contributions. This is the job of the council's Whole Plan Viability Assessment which has informed both the threshold and percentage requirement for affordable housing contained within our Policy. This work will be subject to further updating for the next iteration of the draft Plan. This will include the identification of a percentage requirement on sites yielding fewer than 10 homes.
- 4.33. Homes England provides funding to help build new affordable homes. Current funding processes mean that it is often more viable for housing associations to deliver developments for 100% affordable housing rather than secure homes on a private development through the use of planning conditions or a planning obligation. Increasingly specialist affordable housing providers are delivering housing schemes which are entirely made up of a mix of affordable tenures. The council's affordable housing policy supports this potential.
- 4.34. Whilst the policy thresholds have also been designed to support the economic viability of development, a five-year review of the Plan, from the date of adoption, will reassess the affordable housing policy thresholds in the light of their effectiveness and taking account of market circumstances at that time.
- 4.35. The Policy includes other measures intended to ensure affordable housing delivery is maximised. Regard will be had to a proposal site as a whole, to avoid it being subdivided or artificially developed in phases as a way of reducing the policy requirement for affordable housing. For Windfall sites, it will be assumed as a starting point that sites are capable of providing at least 45 dwellings per hectare. Developments of apartments are likely to be capable of providing significantly higher levels of dwellings per hectare.
- 4.36. Where applicants seek to reduce affordable housing provision for viability reasons, they will be expected to submit a viability report as a basis for negotiation. The council will require independent verification of viability reports, and the costs associated with this will be recouped from the applicant. Where agreement has been reached during the planning application stage on providing less than the full on-site affordable requirement, any reduced affordable housing contributions will be subject to a review mechanism. Property markets do experience change at both the local and national level. The viability of a scheme may therefore be notably different by the time of implementation due to changes in market conditions; and uncertainties in relation to aspects of a viability assessment at the application stage. In considering viability matters, regard will be had to best practice, particularly as set out in NPPG.

- 4.37. In order therefore, to ensure that the maximum reasonable level of affordable housing is provided in line with Policy SP2, and that other plan requirements are met, the council will require a viability review through planning condition/obligations on all residential / mixed use schemes which do not meet the affordable housing requirement and / or policy requirements in full at the time permission is granted. A viability review will determine whether a development is capable of providing additional affordable housing or meeting other unmet policy requirements.
- 4.38. A key pillar of increasing housing affordability, supporting development viability, and supporting sustainable development is to ensure developers maximise opportunities to procure labour, skills and materials locally, either within Hastings or within the Functional Economic Market Area through Local labour and procurement agreements. Seeking local procurement opportunities for goods and services contributes to Sustainable Development Goal 12 'Ensure sustainable consumption and production patterns'.
- 4.39. Development also provides an opportunity to resolve critical barriers to upskilling experienced by local working age people that serve to widen the affordability gap by limiting employment potential, including cost and access to opportunities. Through provision of a local skills development plan, developers or employers where the occupier is the developer can engage with existing initiatives or highlight the benefits of their own skills development programming. A completion statement outlining the key outcomes should be provided upon completion of the local skills development plan commitments.
- 4.40. Where land in the council's ownership is suitable for housing development, the council's priority is to secure the building of 100% affordable housing. The council has an ambition to see 100% affordable housing delivered on greenfield housing sites. Our evidence to-date supports a minimum viable delivery of 40%. The Plan provides explicit encouragement to the provision of greater levels of affordable housing on sites. We will continue to monitor development viability and seek to increase this percentage requirement over the lifetime of the Plan. Any such changes will be made through a Local Plan review process.

Strategic Policy 2 (SP2): New and Affordable Housing

1. The Plan will deliver 3,141 – 3,373 net new homes over the Plan period on housing allocations. This is inclusive of Windfall. There is potential for additional new homes to be delivered through Regeneration Areas, areas with development potential and Housing Renewal Areas.
2. Ten permanent pitches for Gypsy and Travellers are required over the Plan period. To ensure that enough permanent accommodation for Gypsies and Travellers is delivered to meet identified needs, the council requires that on-site provision is investigated as part of Windfall residential development proposals to contribute to meeting overall need. Exceptions to this Policy are as follows:
 - a. Sites of less than 0.25ha;
 - b. Site exclusively proposed for provision of self-build and custom housebuilding;
 - c. Sites entirely in flood zone 3, or with equivalent surface water flooding risk;
 - d. Change of use applications (existing buildings).
3. Windfall housing development will be supported where it is consistent with other policies of this Local Plan.
4. Proposals will be expected to maximise site potential having regard to the Density Zones set out in Figure 8 as a minimum with no maximum density, unless it can be shown that there are strong reasons why this would be inappropriate. Under development of sites will be resisted.
5. The council will require affordable housing as part of new residential developments as set out in Table 2.

Table 2: *Percentage of affordable housing required.*

Size of development	Brownfield site	Greenfield site
0-9 units	% requirement to be confirmed	% requirement to be confirmed
10-19 units	% requirement to be confirmed	40%
20 or more units	25%	40%

6. Affordable housing will be calculated on a per site basis. A site's overall capacity to accommodate dwellings will be taken into account when calculating an affordable housing requirement, any artificial sub-division or under-development of sites will be resisted.
7. All proposals will be expected to meet their full affordable housing requirement on-site except where:

- a. the council determines off site provision can provide a better housing solution, in which case a financial contribution in lieu of on-site provision, will be required, or
 - b. a viability report has been submitted, and subject to independent verification, (the costs of which will need to be met by the applicant) agreed by the council. In these circumstances, the council will consider flexibility in the provision of affordable housing taking into account the following options individually or in combination:
 - Changes in the affordable tenure mix
 - Reductions in the overall proportion of affordable housing
 - Provision of an off-site financial contribution (commuted sum)
8. Where agreement is reached on providing less than the full policy compliant requirement or a commuted sum, the council will require the applicant to enter into a review mechanism, secured via a planning condition and/or a planning obligation.
9. Where a contribution is agreed in lieu of on-site provision, the cost of this will be calculated in accordance with approach set out in the council's schedule of developer contributions.
10. Where affordable housing is a policy requirement, the council will expect a tenure mix in line with the requirements set out in Table 3.

Table 3: percentage tenure mix required for affordable housing.

Affordable rent/social rent	70% of the total affordable housing
Affordable home ownership	30% of the total affordable housing

18. The required dwelling mix for rented affordable homes is set out in Table 4.

Table 4: dwelling mix required for affordable/social rented housing.

1-bedroom homes	2-bedroom homes	3-bedroom homes	4+ bedroom homes
30%	35%	30%	5%

19. Subject to meeting other policy requirements set out in this Plan, the council will encourage schemes which exceed the minimum affordable housing requirements subject to an appropriate housing and tenure mix being agreed in line with paragraph 10 above or as otherwise agreed.

- 20. Where specialist housing for older people is provided as private provision, including within a residential care home setting, the council will take in to account the characteristics of the scheme in determining a proposal, and where the proposal is considered to be, or to contain Class C3 accommodation, then affordable housing or a financial contribution will be expected to be provided in accordance with the requirements set out above.**
- 21. The council will seek to work with developers on schemes of 40 or more units to identify and secure construction phase jobs, training and procurement opportunities associated with new residential development in Hastings.**

Strategic Policy 3 (SP3): Business Development – Office and Industrial

- 4.41. Hastings is the largest urban economic area within the Hastings and Rother Functional Economic Market Area and is home to a number of organisations that are of national and international renown including Kurt J Lesker, AAK BD Foods, Focus SB and Medica Group. It is part of a wider regional cluster of advanced manufacturing that is well positioned for accelerated growth during the plan period. By successfully supporting our growth industries, we will create a more vibrant economy, benefitting other sectors including the construction industry and service industries in turn.
- 4.42. Access to well-paid and skilled employment opportunities is key to improving housing affordability, and ensuring that local people can access the jobs and training they need reduces the need for out-commuting and improves the sufficiency and sustainability of the town as a whole. A skilled workforce, employment land allocations and clear economic policies all contribute to making Hastings a desirable location for investment.
- 4.43. The Hastings economy differs to the wider South East in that there is lower representation in professional services and office-based activities and more manufacturing, construction, tourism and healthcare. There is also a healthy logistics and freight sector that has grown in strength with a relatively short period. Across the Hastings and Rother Functional Economic Market Area (FEMA) the manufacturing sector is locally resilient and contains some long-standing and high performing companies in electronics and the creative industries sector (including design, web, gaming, arts, visual arts, performing arts). Vacancy rates in our industrial estates are low.
- 4.44. Over the last few years there has been very limited 'churn' in the industrial premises market – while that means a degree of retention of existing business in the area, it also means there are limited opportunities for new or growing companies in Hastings, without additional floorspace created. Recent analysis has indicated that there has been no significant new supply of industrial space in Hastings and requirements for larger industrial units are reportedly almost impossible to fulfil. Analysis has also indicated a backlog of need for smaller premises. The consequence of this undersupply of industrial space is that no units are available to provide 'grown-on' space in Borough for local companies looking to grow, and it resulting in missed opportunities to attract inward investment. This together with an existing ageing stock and essentially no vacancies are constraining the economic potential of Hastings.
- 4.45. A local need for an additional 51,297sqm of employment floorspace and 4,150 new job opportunities to 2041 has been identified. New floorspace will support job creation and retention and provide start-up, grow-on and investment space for both existing and incoming employers, as well as mitigating market paralysis. New, modern premises may also have a role in attracting cleaner, greener industry. We need to support this with new investment in workforce

skills training and ensuring we have the digital infrastructure in place to support demand.

- 4.46. Meeting identified needs will be achieved in part through the development of existing allocations but also through the retention and redevelopment of our existing industrial stock. Our Strategic Industrial Employment Areas (SIEA), as illustrated in the key diagram (Figure 1), include the Queensway Corridor, comprising sites across Queensway, Castleham, Churchfields and Ridge West, and the established Ponswood and Ivyhouse Estates, which offer the most potential for new development and densification. This will benefit both Hastings and the wider FEMA. Local Development Orders, which can give permission for certain types of use without the need for planning permission, may be used to facilitate intensification in these areas.
- 4.47. Sites at Bulverhythe and York Road also have an important economic role delivering waste management infrastructure, transport, distribution and warehousing. Roebuck industrial estate and a number of other dispersed business premises across the Borough also have an important role in terms of the space they provide for existing and potential new businesses. These areas are protected as Local Industrial Employment Areas (LIEA) where the potential for intensification is more limited, but their role in providing the workspaces Hastings needs moving forward into the plan period is acknowledged.
- 4.48. With changing work and lifestyle patterns, home-based working will continue, and employees are seeking shorter commutes to the workplace and greater diversity and vibrancy of services in their immediate locality to capitalise on quality-of-life improvements and health and wellbeing benefits that reducing commute time can deliver- such as more access to leisure time or the ability to utilise active travel solutions. Ensuring that there is adequate workspace in the local area can help to facilitate this.
- 4.49. The demand for office floorspace across East Sussex, in contrast to industrial space, is lower. However, the type of office most suitable for the needs of businesses moving forward has changed considerably. There is a growing demand in the local market for managed workspace/small office units for micro-businesses (fewer than 10 people). Space that can be used flexibly to accommodate small business or provide larger spaces for existing business to consolidate their offices would support business stability. Hastings Town Centre, with its existing role as an important sub-regional economic centre, continues to be the primary location for future office development. Smaller and more local scale office uses could perform a similar role in our smaller centres, such as St Leonards and other District Centres.
- 4.50. In 2020 significant changes were made to planning law. This included extensions to 'permitted development rights' which allow conversions and change of use of certain employment premises without the need for full planning permission. A new 'Commercial Business and Service' planning use class has also been introduced. This allows changes of use, without any need

for planning permission, within a wide range of uses including shops, restaurants and cafes, offices, gyms and childcare provision. Whilst the objectives here to enable a more flexible approach to support town centre recovery and to help promote the delivery of more housing are supported, we will continue to monitor the supply and demand for employment floorspace. We may revise our approach to managing change to office premises in central Hastings and the established industrial areas. This might extend to adopting tools that will require full planning permission for changes of use of office floorspace to residential development currently allowed under permitted development rights (through 'Article 4 Directions').

Strategic Policy 3 (SP3): Business Development – Office and Industrial

- 1. Development that supports, protects and enhances the role and function of employment land and premises in Strategic and Local Industrial Employment Areas (as identified on the Policies Map) and maximises contributions towards the delivery of 4,150 new jobs by 2041 will be supported.**
- 2. The Plan identifies five Strategic Industrial Employment Areas (SIEAs) and seeks to support proposals that protect and enhance their integrity, existing function and suitability of these locations to provide for the majority of future needs:**

SIEA1	Queensway Corridor
SIEA2	Ivyhouse Lane
SIEA3	Ponswood
SIEA4	Bulverhythe Estate
SIEA5	York Road

- 3. The Plan identifies a need for 51,297sqm business floorspace by 2041, 41,342sqm of which will be delivered through employment allocations located within Strategic Industrial Employment Areas. These allocations are set out in the Employment Allocations Policy.**
- 4. In Strategic and Local Industrial Employment Areas and other sites currently or last in employment use, the council will support development that maintains, and where appropriate, intensifies or expands industrial floorspace to accommodate:**
 - a. Industrial processes;**
 - b. Storage or distribution uses;**
 - c. Waste management uses where these are demonstrably compatible with the locality;**
 - d. Vocational training facilities where they would not prejudice the industrial nature of the area;**
 - e. Office uses where ancillary to uses in a-d above.**
- 5. Development should:**
 - a. Make maximum use of plot space through efficient design and layout arrangements where parking provision does not dominate the site and where possible consider high densities/multiple storey development;**

- b. Create high quality business space capable of flexible use, subdivision and extension; and,**
 - c. Create safe environments with ancillary office functions orientated to the street frontage.**
 - d. Create environments that are resilient to the effects of climate change, including flood risk.**
- 6. The council will only support redevelopment for other uses and activities outside of those specified in part (4) of this Policy where a site last in employment use is demonstrated to be redundant.**
- 7. Hastings Town Centre is the primary location for new office development and renewal, including affordable, flexible and shared workspace.**
- 8. The council may secure specific uses permitted in line with this Policy by a planning condition. This will have the effect of limiting changes to other uses within the same planning use class without a planning consent and will allow the council to better manage floorspace needed to meet demand from businesses.**
- 9. The council will encourage developers to identify and secure jobs, training and supplier (procured) opportunities associated with new development of commercial floorspace in Hastings.**

Strategic Policy 4 (SP4): Business Development – Town Centres

- 4.51. The NPPFⁱⁱ and PPGⁱⁱⁱ both place weight on the development of positive planned visions and strategies for town centres, and the promotion of new investment and development in town centres first, ahead of edge and out-of-centre locations. Policies need to define a network and hierarchy of town centres and promote their long-term vitality and viability^{iv}. Policies also need to define the extent of a centre's Primary Shopping Areas (PSA) and the range of use that will be permitted within them^v.
- 4.52. The Borough's network of town, district and local centres are a core part of the local economy. Some of the larger shopping areas provide a range of facilities, including shops and services which appeal to residents and visitors alike; educational, medical and lifestyle support; as well as cafes, bars and restaurants which contribute positively to the evening economy. Different uses during the day and in the evening can reinforce each other, increasing the attraction of our larger centres to local residents, shoppers, workers and visitors^{vi}.
- 4.53. Our network of centres also acts as focal points for communities and have an important role in meeting the needs of less mobile members of the community, assisting social inclusion. The 'town centre first' approach is important in helping to reduce the need for people to travel by car and helps promote a low carbon economy. This is recognised by the council's ongoing commitment to regeneration and investment projects in Hastings Town Centre through Town's Fund Programming^{vii}. Our shopping areas also have a key role in the provision of employment opportunities across a variety of sectors^{viii}.
- 4.54. The council's strategy is therefore to continue to protect and enhance the retail and commercial role of the Borough's Town, District and Local Centres and to support proposals which will add to their vibrancy, providing a range of compatible uses consistent with their role within the town centre hierarchy.

The Hierarchy – Hastings Town Centre

- 4.55. Hastings Town Centre is clearly at the top of the town centre hierarchy by virtue of its scale. It has an important role within the local economy and wider wellbeing of the Town. It is also the most accessible being served by all rail services and virtually all bus routes. Hastings Town Centre is a sub-regional centre, which means its catchment extends beyond the Borough boundary. The retail offer in the Town Centre is characterised by a mix of larger national and franchise retailers and smaller independent and specialist retailers.
- 4.56. The Town Centre boundary and Primary Shopping Area (PSA) are both identified on the Policies Map. The PSA is focused on Priory Meadow Shopping Centre and the adjoining pedestrianised streets of Queens Road,

Robertson Street, Wellington Place and further to the north along Queens Road as far as the Morrisons supermarket. This area contains national retailers, other shops and services, food and beverage, leisure and civic activities.

- 4.57. Businesses in Queens Road have worked together to create a distinct brand for the area. The Queens Road Quarter reflects the numerous creative businesses that operate in the area, independent bars, cafes and shops work together to draw people up from the town's main shopping area by promoting their unique offer.
- 4.58. There are also important areas of specialist and independent businesses on Trinity Street, Claremont and the non-pedestrianised section of Robertson Street extending into White Rock. This is the Hastings Commons 'Town to Sea' quarter. The area including the Observer Building, has seen significant improvement and a Heritage Action Zone has seen increased investment in the area's heritage assets. The area is also part of the America Ground, giving the area a unique identity that businesses and residents celebrate.
- 4.59. There are a number of important pedestrian linkages to the seafront, and whilst the character of the town centre uses changes here, the seafront area from Hastings Pier to Pelham Crescent falls within the town centre boundary. The seafront itself and the promenade is a vital part of the Town's visitor economy, as well as providing services to local residents. It will be important to ensure that where possible, future town centre development ensures the seafront and Town Centre are integrated and linked destinations, where new development is used to promote the 'Healthy Streets' approach to street and place design with the overarching aim of making streets healthy places for everyone.
- 4.60. Within suitable locations in Hastings Town Centre, the continued encouragement of appropriate residential development at first floor level and above helps to maintain and enhance the vibrancy and vitality of the Centre.
- 4.61. In recognition of the changing nature of retailing and new ways of working, Regeneration Area Policy (R1) Hastings Central, sets out a vision and strategy for targeted regeneration and development of Hastings Town Centre.

District Centres – St Leonards, The Old Town and Silverhill

- 4.62. District centres will usually comprise groups of shops often containing at least one supermarket or superstore, a range of non-retail services and food and beverage establishments, as well as local public facilities.
- 4.63. St Leonards is the second largest centre in the hierarchy and is of a scale to warrant the need for both a town centre boundary and a primary shopping area. Both are defined on the Policies Map. It has its own distinctive

character and includes a broad range of retailers both national and independent, other services, restaurants and cafes. Across the year there are street markets and festivals, utilising the nearby Warrior Square gardens. The PSA includes the whole of Kings Road, the lower part of London Road, and the eastern part of Norman Road. It is important that a vibrant and varied mix of town centre retail uses remain predominant in this area.

- 4.64. The Old Town is a mix of retail and residential properties, with an eclectic mix of independent shops, cafes, bars, restaurants and leisure amenities that give the area its unique identity. The area is a focal point for some of the town's cultural festivals such as 'Jack in the Green' and has a thriving nighttime economy all year round. Again, defined on the Policies map, the town centre boundary for The Old Town covers George Street and High Street, East Parade and Rock-a-Nore Road. George Street and High Street form the PSA.
- 4.65. Though smaller in scale to St Leonards and The Old Town, Silverhill has a large-scale supermarket justifying its inclusion as district centre. In the case of Silverhill, the primary shopping area and the town centre boundary match.
- 4.66. All three district centres are underpinned by an important retail function, and whilst some degree of flexibility can be applied to the range of uses which can be supported within these centres, it is vital to ensure that they continue to meet local residents' essential day to day shopping needs and assist in promoting sustainable patterns of shopping in the borough.

Local Centres - Bohemia and Tower, Ore, Battle Road, Marine Court and Bexhill Road

- 4.67. Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent and a pharmacy. Other facilities could include a hot-food takeaway and launderette.
- 4.68. These smaller centres are defined on the Policies Map. Owing to their size, these centres have a single boundary where the town centre boundary and the primary shopping centre are the same. Local centres can help to meet the needs of the local residents, particularly the less mobile and elderly as well as encouraging active or low carbon travel options for immediate local residents. Therefore, the Policy's focus in these centres is to encourage convenient and accessible local shopping facilities to meet the day-to-day needs of residents and contribute to social inclusion.

Street trading and Markets

- 4.69. Other activities that take place in and around the identified shopping areas can help to add to the vitality and vibrancy of them. Markets can be a good way for businesses to develop or for customers to discover new things. They can also help foster community spirit and create an identity for an area. A licence for street trading is required for anyone wishing to run a market stall and this can be obtained, provided that information about the times of sale, the types of things for sale and proof of insurance are submitted to the council.
- 4.70. The council will continue to encourage and support well managed covered and street markets such as those that have proved successful in Hastings Town Centre including St Andrews Mews and Queens Arcade, and also The Stade open space and hall, and Kings Road in St Leonards.

Sequential and Impact Tests

- 4.71. Maintaining and enhancing the vitality and viability of our Town Centres is dependent on ensuring that new investment is focussed within these centres in line with the 'town centre first' principle. This both aids their economic prosperity and ensures that new development takes place in the most sustainable locations, easily accessible by modes of travel other than the private car and convenient for visitors and residents alike.
- 4.72. When considering proposals for main town centre developments, the council will apply the sequential and impact tests in accordance with national policy. This means that applicants will be expected to have demonstrably followed a sequential approach when selecting development sites for main town centre uses, including fully exploring how the scheme could be adapted so that it could be accommodated on a more central site. The NPPF defines main town centre uses as retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities) as retail, leisure and entertainment, intensive sport and recreation uses, offices, arts, culture, and tourism^{ix}. The NPPF further identifies town centres as the first choice of location for these uses^x.
- 4.73. The NPPF states that local planning authorities should request an impact assessment for main town centre uses outside of the town centre hierarchy if the scale of development is over a proportionate, locally set threshold. The NPPG provides guidance on the indicators which should be taken into account by local planning authorities seeking to identify local impact assessments. In relation to Hastings, we consider the following factors to be relevant:

- The scale of the existing centres in the retail hierarchy;
- The uses which are important to different centres in the hierarchy; and
- The health of the centres over time.

- 4.74. In relation to the scale of proposals relative to 'town centres', the size of the centres in the Borough's retail hierarchy varies quite considerably. Therefore, in 'scale' terms this would suggest that a very low threshold should be set reflecting the potential for stores proposed on the edge or outside of centres, (e.g. as part of petrol filling stations or the conversion of public house), to have a significant adverse impact on the trading performance, vitality and viability of district and local centres nearby. This will particularly be the case where these existing centres are dependent on smaller supermarkets and/or convenience stores to anchor their retail offer, and to generate footfall and linked trips and expenditure to the benefit of other shops, services and facilities.
- 4.75. Other factors have also been considered, including cumulative impact issues. As a consequence, in the interests of seeking to protect the health of the smaller centres in the Borough, we consider that a low threshold for convenience retail proposals should be set at a gross figure of 300sq.m and for comparison retail, 200sq.m. These thresholds should apply to new stand-alone retail floorspace, proposed extensions to existing stores and applications to vary the range of goods to be sold from existing floorspace.
- 4.76. Where a retail impact assessment is required, Appendix 3: Retail Impact Assessments sets out the information which should be submitted in support of planning proposals.

Strategic Policy 4 (SP4): Business Development – Town Centres.

The hierarchy of town centres is:

Town Centre: Hastings Town Centre

District Centres: St Leonards; The Old Town and Silverhill

Local Centres: Bohemia and Tower; Ore Village; Battle Road; Marine Court and Bexhill Road

- 1. The network of town, district and local centres will be retained and enhanced. Proposals for main town centre uses should be focused within town centres. The scale and type of development should reflect the centre's existing function and its capacity for new development.**
- 2. Hastings Town Centre, as the primary town centre, should be the focus for larger scale development.**
- 3. Proposals which diversify the provision of facilities in district and local centres and will be supported where they are of an appropriate scale in relation to the role of the centre.**
- 4. All development will be expected to support and contribute to the council's strategy for retail town centres. New development will therefore be supported which:**
 - a. Makes a positive contribution to improving a town centre's viability and vitality;**
 - b. Supports the creation of a safe, attractive, accessible and high-quality environment, and enhances the overall mix of land uses in the centre;**
 - c. Demonstrates a quality of design that contributes to the character of the town centre, including any proposed buildings and public realm;**
 - d. Ensures the most effective use of land through the promotion of high-density development where appropriate, making use of space above shops for new uses, and re-uses or re-develops existing buildings.**
- 5. Neighbourhood shops located outside of centres will be protected where they are important to the day-to-day needs of local communities.**

Sequential and Impact Tests

- 6. Proposals for main town centre uses should be located in an identified centre unless:**
- a. A sequential assessment has been carried out that demonstrates that no suitable sites are available, firstly in the primary shopping areas for retail, or the town centre boundary for other town centre uses, then edge of centre locations. Only if no sites are available in these locations should out of centre locations be considered. Preference will be given to sites that are well connected to an identified centre; and,**
 - b. The proposal, either by itself or in combination with other committed development proposals, will not have a significant adverse impact on existing, committed and planned investment in a centre or centres. Proposals for retail development which are greater than 300sqm (Convenience retail) and 200sqm (Comparison retail), will be required to carry out an impact assessment. Other main town centre uses will be required to carry out impact assessments in line with the requirements of the NPPF.**
 - c. The development is designed to only serve the needs of the neighbourhood.**
- 7. The council will seek to work with developers and, where appropriate, occupants to identify and secure jobs, training and procurement opportunities associated with new development of retail and leisure floorspace in Hastings.**

Strategic Policy 5 (SP5): Meeting the Challenge of Climate Change

- 4.77. Addressing climate change is a statutory duty for local planning authorities under the Climate Change Act 2008^{xi} and Section 19(1A) of the Planning and Compulsory Purchase Act 2004^{xii}. It is also a central consideration within sustainable development.
- 4.78. At the local level, the council has declared its recognition of global climate and biodiversity emergencies and its ambition to make work towards a carbon neutral borough ahead of the UK target of 2050. To this end, the council has adopted a Climate Change Strategy and Action Plan^{xiii}. The planning system has a key role to play in meeting the new challenge of reducing CO2 emissions to net zero.
- 4.79. The Strategy and Action Plan acknowledge both the need to reduce carbon emissions, and also the need to mitigate and adapt to the effects of climate change we are already experiencing and will continue to experience in future, including hotter, drier summers, wetter winters, stronger winds, and the risks associated with flooding, drought, excessive heating and risk of loss of species and habitat.
- 4.80. To support this goal, the council must set clear standards for how development proposals should be designed to deliver carbon neutral, well-designed places that are affordable to live, work and spend leisure time in. Policy SP5, together with the other policies of this plan, provides an overall framework for zero carbon development that fully mitigates and adapts to the effects of climate change both now and in the future.

Strategic Policy 5 (SP5): Meeting the Challenge of Climate Change

Proposals must contribute to the council's aim to make Hastings carbon neutral ahead of the UK target of 2050. Development will be supported where it can be demonstrated that it would not contribute towards climate change and that it incorporates adequate adaptation and mitigation measures to ensure future resilience. The council will expect that development proposals will:

- 1. Be designed to ensure that they are not net contributors to climate change.**
- 2. Site all components of the scheme effectively to achieve maximum benefits and mitigate and adapt to the negative effects of climate change.**
- 3. Incorporate measures to limit energy usage to minimise carbon emissions, following the energy hierarchy.**
- 4. For new residential development, seek to meet Passivhaus Standards Premium or an agreed alternative of equivalent or better standard.**
- 5. For new employment development, seek to meet BREEAM 'Excellent' or an agreed alternative of equivalent or better standard.**
- 6. Incorporate measures to reduce water usage and reuse water, including recycling measures.**
- 7. Proposals should limit embodied carbon throughout the development process, promoting the circular economy.**
- 8. Proposals for conversions and extensions should seek to address 1-7 above as far as is practicable.**

Strategic Policy 6 (SP6): Renewable and Low Carbon Technologies

- 4.81. The council is committed through its Climate Change Strategy and Action Plan to work towards achieving a net zero borough ahead of the UK target of 2050 and has formally declared a climate emergency. Working towards providing a significant share of the town's energy needs through decentralised, renewable energy has the potential to reduce the local use of energy derived from fossil fuels alongside national initiatives.
- 4.82. Sites in Hastings have the potential to benefit from renewable energy generation due to the climate and topography. By maximising the potential for generating renewable energy onsite and storing it onsite, together with energy efficient design as set out in Strategic Policy SP5, the council considers that average annualised energy demands should be capable of being met within development sites.
- 4.83. Policy SP6 provides a framework for the development of both current renewable energy generation measures and also provides for the possibility of suitable future innovations in energy generation when they become deliverable at the local level over the lifetime of the plan.
- 4.84. The council is supportive of proposals that will deliver cleaner energy solutions at any scale, although consideration of any such proposals have to be considered alongside of any harmful impacts on the natural or built environment.
- 4.85. In appropriate locations, the council will explore the use of Local Development Orders to simplify the planning process for Low and Zero Carbon technologies and set clear standards around size, scale and amenity.
- 4.86. Low carbon heating solutions on a wider scale, such as neighbourhood or locality based, can provide an affordable, secure and green solution for occupants of serviced buildings. As this model removes market choice from occupants, such interventions must demonstrate that it represents energy affordability for occupiers and does not reduce the energy affordability benefits delivered through SP5.

Strategic Policy 6 (SP6): Renewable and Low Carbon Technologies

The council will take a positive approach to proposals for new development which are either for or include renewable energy generation, zero carbon technologies and their supporting infrastructure.

The council will:

- 1. Seek to ensure that the annualised energy demands of new development is met through onsite renewable energy and storage.**
- 2. Support proposals for decentralised energy generation and distribution and community led initiatives, subject to minimising environmental impacts.**
- 3. Explore the use of Local Development Orders in appropriate locations to simplify and expedite the planning process for Low and Zero Carbon technologies such as roof mounted solar panels and air source heat pumps.**
- 4. Support proposals for the development of area-wide low carbon heating solutions in locations where mixed heat load and other factors make this feasible, where negative impacts can be mitigated or avoided and where energy affordability for occupiers can be demonstrated.**
- 5. Take a positive approach to the enhancement of existing energy infrastructure to increase network capacity and to facilitate the adoption of emerging Low and Zero Carbon technologies.**

Strategic Policy 7 (SP7): Protecting and Enhancing the Historic Environment

- 4.87. Hastings has a rich and varied historic environment. Architectural and historic interest exists in our buildings, townscapes, designed landscapes, and below ground. In all, there are 6 scheduled monuments, over 900 listed buildings, 18 conservation areas, 2 registered historic parks, numerous archaeological notification areas and other sites of archaeological and historic interest within the town. The many historic buildings and spaces combined with the town's stunning topography delivers a uniquely attractive and high-quality historic townscape. The character of these historic areas contributes to a strong sense of place and contributes significantly to our distinctive and rich cultural heritage, which is highly valued.
- 4.88. The town's historic areas provide attractive living and working areas for the town's residents and have the potential to draw in investors and new residents. The town's rich history and built heritage contributes strongly to our tourism industry, which is an important sector of the local economy.
- 4.89. The historic environment is vulnerable to loss and inappropriate change. It is critical that these special historic buildings and areas are protected, now and in the future. Active management of our historic environment will be required, as identified in the council's Heritage Strategy and Action Plan, to ensure that its significance is protected, whilst not preventing sensitive change, to ensure that the historic environment remains an active and vibrant contributor to our town, enabling future generations the opportunity to experience and enjoy these special places. Over the lifetime of the plan, the council will work with partners to secure the long-term viability of historic buildings through their re-use, preservation, or sensitive restoration. This will include working with owners and forming partnerships with external funders to tackle historic buildings that have been identified as vulnerable on the national Heritage at Risk Register. Where resources allow, the council will also focus regeneration efforts on vulnerable high status heritage assets and those historic buildings that occupy prominent locations in the town.
- 4.90. There is a presumption in favour of the conservation of heritage assets and their settings. The more important the asset, the greater the weight that will be given to the need to conserve it. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification. Keeping heritage assets in use is inherently sustainable as it reduces the consumption of building materials, energy and the generation of demolition and construction waste.
- 4.91. Development which sustains and/or enhances the significance of heritage assets and/or their setting will be encouraged. Investment in the appropriate refurbishment or restoration of heritage assets, where works will preserve or enhance significance, will be encouraged and supported by the council.

- 4.92. Not all locally important features of historic or architectural interest are listed buildings or part of a designated Conservation Area. However, they can still provide a valuable contribution to the local historic environment and can make an important contribution to creating a sense of place and local identity. This can include buildings, structures, and features, archaeological remains, and historic open spaces and the wider historic landscape or townscape, which are called non-designated heritage assets.
- 4.93. In relation to archaeology, there are many areas of the Borough where there is high archaeological potential. Where the extent of the likely finds is unknown, great care needs to be taken to protect this archaeological resource through the planning process.
- 4.94. The effect of a development on the significance of a non-designated heritage asset is a material consideration in the planning process. The weighting that can be given to the conservation of the heritage asset, within the assessment of the development proposals, will depend on the balance between the scale of harm or loss that will result from the development, and the significance of the asset.

Strategic Policy 7 (SP7): Protecting and Enhancing the Historic Environment

Importance will be placed on development proposals making a positive contribution to the architectural quality, historic character, local distinctiveness, and sense of place of historic buildings and areas. Heritage assets should be conserved in a manner appropriate to their significance. This means that the higher the value of the heritage asset the more consideration will be given to maintaining its heritage significance. The council will therefore:

- 1. Protect the significance and setting of the following heritage assets:**
 - a. Listed buildings;**
 - b. Conservation areas;**
 - c. Historic parks and gardens;**
 - d. Scheduled monument sites;**
 - e. Areas of archaeological potential and known archaeological find sites; and,**
 - f. Non-designated heritage assets**
- 2. Support proposals that sensitively restore and reuse historic buildings to secure their long-term viability and continued active use.**
- 3. Give great weight to avoiding harm or loss to the significance of designated heritage assets, and where justified by their significance, non-designated heritage assets. The council will also require clear and convincing justification for any proposals that would result in harm to, or loss of, a designated heritage asset. Proposals affecting non-designated heritage assets will be subject to a balanced judgement having regard to the asset's significance, the scale of harm, and any public benefits of the proposal.**

Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment

- 4.95. The borough of Hastings is rich in natural areas, diverse landscapes, and a magnificent coastline. The High Weald National Landscape (NL) follows the Borough's administrative boundary to the north and includes Hastings Country Park Nature Reserve at the east of the borough. At the western end of the borough is the Combe Valley Countryside Park^{xiv}.
- 4.96. Our designated wildlife sites include the internationally designated Hastings Cliffs Special Area of Conservation (SAC), 3 nationally designated Sites of Special Scientific Interest (SSSI) at Marline Valley, Combe Valley and Hastings Cliffs, 8 Local Nature Reserves (LNR), and 25 Local Wildlife Sites (LWS)^{xv}.
- 4.97. The world is witnessing a colossal decline in global biodiversity with one million animal and plant species threatened with extinction. Most terrestrial habitats are damaged, and the council's Nature Emergency Action Plan (NEAP) demonstrates the council's commitment to delivering a greener, more biodiverse future where nature recovery is seen as a priority.
- 4.98. As well as statutory duties towards biodiversity, local authorities have a key role in developing a sense of place, enabling people to improve their health and wellbeing by using well managed natural green spaces to increase their physical activity and provide benefits to mental health.
- 4.99. The Policy provides the strategic and high-level context for protecting the distinctive landscape and ecosystems of the borough. The Policy ensures the ecosystems and biodiversity of the borough are protected from harm, and where possible strengthened. The Policy aims to improve public access for all to nature and green and blue spaces to maximise health and wellbeing benefits.
- 4.100. In line with national policy^{xvi} and legislation^{xvii}, the council will improve our natural environment, reverse the decline in biodiversity, and leave our environment in a better state than we found it.
- 4.101. In decision making, the council will have regard to the objectives of the Local Nature Recovery Strategy or its successor.

Strategic Policy 8 (SP8): Conserving and Enhancing the Natural Environment

The council will protect and enhance the town's distinctive landscape character and natural environment and increase opportunities for people to engage with nature. This will be achieved by:

- a. Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including to health, wellbeing, and climate change adaptation.**
- b. Commensurate to their status, protecting and enhancing the town's distinctive landscapes including woodlands, Ancient Woodlands, open and amenity green spaces, the undeveloped coastline, the High Weald National Landscape, Hastings Country Park Local Nature Reserve and the Combe Valley Countryside Park.**
- c. Protecting and enhancing the water, soils, sites or habitats designated or identified of local, national and international importance for biodiversity or geodiversity, including Ancient Woodland.**
- d. Providing net gains for biodiversity including establishing coherent ecological networks that are more resilient to current and future pressures.**
- e. Supporting projects that protect and enhance the network of green and blue infrastructure across the Borough, including publicly accessible open spaces and 'urban fringe' areas which capitalise on the benefits to health and wellbeing and mitigating climate change.**
- f. Improving public access for all to the network of green and blue infrastructure across the Borough, including publicly accessible open spaces and 'urban fringe' areas.**
- g. Supporting proposals that align with the objectives of the Local Nature Recovery Strategy or its successor.**

Strategic Policy 9 (SP9): Managing Coastal Erosion and Flood Risk

- 4.102. Hastings is vulnerable to various sources of flooding, with interaction of various mechanisms increasing the complexity of flood risk. The steep topography causes significant overland flow and risk of surface water flooding. This can occur in combination with high river flows, high tides and associated groundwater levels, restricting drainage. As the sewer system is largely combined, such issues can additionally contribute to sewer flood risk. Climate change is expected to further exacerbate flood risk in the Borough.
- 4.103. In order to ensure that existing assets and dwellings are protected from increasing flood risk, appropriate flood defences and mitigations (both engineered and Natural Flood Management measures) will be supported. This includes measures to address surface water flooding, with areas particularly at-risk including Hastings Town Centre, Old Town, Hollington Stream and Warrior Square. For areas at risk from fluvial flooding, Natural Flood Management measures should be the preferred mitigation method unless it is not practical to do so.
- 4.104. It is understood that due to this elevated overall vulnerability, a large portion of the borough will experience some flood risk from at least one source of flooding either now or within the lifetime of development proposals, including areas at risk of flooding as a result of coastal change. It is therefore understood that it may not be possible to avoid locations with some risk of flooding when identifying sites for development proposals. Policy SP7 seeks to direct development away from the highest risk areas (taking into account all sources of flooding and future projections of risk) and towards areas with the lowest possible flood risk for the development type.
- 4.105. Where site allocations identified within this plan are at risk of flooding, the council will ensure that sites are sequentially tested in line with National Planning Policy and Practice Guidance, and that the exception test is applied where necessary. This will take place following the Regulation 18 consultation.
- 4.106. Where an elevated flood risk from one or more sources is present, now or in the future, a sequential and exception test should be undertaken to ensure that all alternative locations with lower flood risk have been considered and demonstrate that the benefits of development in the proposed location will outweigh the risk. Appropriate mitigation and adaptation measures should also be proposed in order to manage risk and safeguard human health, both at the development location and downstream.
- 4.107. As flood risk is dynamic, the risk levels may change during the lifetime of the plan and additional flood storage capacity may be required, the council together with the Lead Local Flood Authority (East Sussex County Council) will continue to review levels of risk on a regular basis and update guidance and technical advice accordingly. The flood storage capacity should be

increased through extensions to existing and/or additional flood water storage ponds or other appropriate storage solutions, and these should be designed to provide enhancements to existing biodiversity and avoid impact on significant archaeological sites.

- 4.108. As a coastal borough, Hastings has approximately 12km of coastline, 5km of which is a developed frontage protected by sea walls and groynes which help to retain the shingle beaches. The Hastings coastline is experiencing the effects of coastal change, which have been accelerated in recent years due to the wider impacts of climate change including sea level rise and extreme weather effects. A coastal change management area allows the council to better protect our existing and future economic and heritage assets from coastal change, protect human health and the marine environment.

Strategic Policy 9 (SP9): Managing Coastal Erosion and Flood Risk

- 1. The development and improvement of flood defence infrastructure and drainage assets in Hastings will be supported, including Natural Flood Management measures for the management of fluvial flooding subject to appropriate environmental impact assessment.**
- 2. In line with Policy SP1, major growth and change will be directed away from areas with the highest flood risk, and in areas of lesser flood risk, development will only be permitted where this risk can be mitigated or suitable adaptations provided, taking into account all sources of flooding.**
- 3. The council will work with partners, including the Lead Local Flood Authority, to review levels of flood risk over the life of the Local Plan including the need for increased flood storage capacity.**
- 4. Within the Fairlight Cliffs to Glyne Gap Coastal Change Management Area (Figure 48: Coastal Change Management Area), development proposals must be able to demonstrate avoidance, mitigation and adaptation strategies to manage risk associated with coastal change.**
- 5. Development within the CCMA will be subject to additional planning controls, including prohibition of new residential development, time-limited permissions and a requirement for reinstatement, to prevent hazardous environmental and social impacts as a result of coastal change.**
- 6. Where possible, the council will support proposals that will allow important economic and heritage assets within the CCMA to make adaptations to become more resilient to coastal change.**

Strategic Policy 10 (SP10): Transport Infrastructure

- 4.109. A relatively low level of transport connectivity is a key issue for Hastings. Located on the periphery of the South East, Hastings has limited strategic transport infrastructure linking the Town to larger centres of population. This is combined with local accessibility issues which can hamper access to jobs, services and negatively impact on health and wellbeing. The transport strategy is to support capacity and safety improvements on strategic rail and road routes but with an increasing emphasis over the lifetime of the Plan to move Hastings towards a more sustainable transport future locally.
- 4.110. To tackle these issues, the council will work proactively with transport providers including Network Rail, National Highways, East Sussex County Council and bus providers to bring forward a greater level of high-quality transport infrastructure forward.
- 4.111. In addition, we know that places that provide opportunities for people to lead physically active lives can positively impact people's physical and mental wellbeing. One of the simplest ways of exercising daily is getting around by active means. 'Active travel' such as walking, wheeling or cycling to or from work, school, a nearby bus stop or train station, or shopping area can go a huge way towards meeting daily physical activity needs as well as contributing to better air quality.
- 4.112. The council is therefore supportive of those measures which aim to shift the focus from delivering highway improvement to providing the infrastructure which supports more walking, wheeling, cycling and passenger transport provision. This approach is referred to as 'decide and provide' and focusses on planning for 'people and places'. This is in alignment with the County Council's transport strategy Local Transport Plan (LTP4)^{xviii} and the East Sussex Local Cycling and Walking Infrastructure Plan (LCWIP)^{xix}.
- 4.113. In terms of the public rights of way network, in line with the NPPF, where possible, opportunities to provide better facilities for users, for example by providing links to existing rights of way networks, including national trails will be provided. In Hastings, this will also include the King Charles III England Coast Path National Trail^{xx}, which is due to be in place during 2024/25.
- 4.114. Car parks across the Town are used by visitors, shoppers, commuters and businesses. There is a mix of off-road car parks, on-street parking, restricted parking zones, and spaces for people with disabilities. Whilst efforts will be made to reduce demand for parking by promoting rail, bus and bicycle travel, coach parking and drop off points will be maintained in view of the more sustainable contribution they make to the visitor economy.
- 4.115. With regard to the public availability of electric vehicle charging points, East Sussex County Council, as Highway Authority, is developing a strategic approach which will support the increased take-up of electric vehicles in East Sussex^{xxi}.

- 4.116. Contributions to improvements to transport infrastructure which may arise from new development are set out Policy ID1: Planning Obligations (Section 106), and site allocation policies.

Strategic Policy 10 (SP10): Transport Infrastructure

- 1. Over the lifetime of the Plan, in order to deliver sustainable development, the council will work proactively with transport providers and partners to enable the delivery of infrastructure and services which supports development growth, economic connectivity including through the prioritisation of active travel and public transport to support carbon neutral objectives. This will include the council securing development contributions to help meet these objectives.**
- 2. Enhancements that support increased rail capacity and high-speed services to London and increased rail capacity on all routes will be supported including:**
 - a. Electrification of or introduction of alternative fuelled (bi-mode) trains on the Marshlink service between Hastings and Ashford to support decarbonisation;**
 - b. Infrastructure improvements on the Marshlink line and at Ashford International to enable high speed rail services to run to Eastbourne via Rye, Hastings and Bexhill;**
 - c. A259 Marshlink Level Crossings including the Star and Guildford crossings east of Rye;**
 - d. The upgrading of Ore Station to improve accessibility for passengers; and**
 - e. Hastings to Tonbridge capacity and power supply improvements.**
- 3. Railway station improvements that support inclusive journeys and enable better integration with bus services, cycle and pedestrian networks will be supported.**
- 4. Bus service improvements and infrastructure as identified in the County's Bus Service Improvement Plan including enhanced routes to connect to new development, where these will lead to more sustainable transport patterns will be supported.**
- 5. Walking, wheeling and cycling infrastructure will be prioritised including through the development and delivery of a network of walking, wheeling and cycling improvements identified in East Sussex County Council's Local Cycling and Walking Infrastructure Plan, and, subject to the County Council and their partners securing funding, through implementation of the County Council's transport strategy 'Local Transport Plan (LTP4)'.**

- 6. The council will support, and where necessary safeguard and secure land for the following local and strategic road improvements:**
 - a. Highway schemes that enable and unlock development;**
 - b. Corridor based junction capacity improvements and network management schemes to maximise the efficiency of the existing road network; and**
 - c. Improvements to capacity and safety on the A21 Sevenoaks to Hastings route corridor including:**
 - i. the A21 safety package and,**
 - ii. improvements between Kippings Cross and Lamberhurst, Hurst Green and Flimwell.**
- 7. Measures that minimise car parking will be supported in areas of high public transport accessibility to include areas of low or no car parking.**
- 8. Existing coach parking and coach drop-off points will be protected. Proposals relating to the loss of coach parking or drop-off points should either include evidence that the provision is no longer required or plan for reprovision elsewhere taking into account the need to prioritise active travel movement.**
- 9. To provide for the uptake of ultra-low and zero-emission vehicles for journeys, the delivery of supporting infrastructure, including electric vehicle charging infrastructure will be supported.**

Strategic Policy 11 (SP11): Healthy and Safe Communities

- 4.117. Health and wellbeing is a wide-ranging topic which cuts across many policy areas within this Local Plan. The World Health Organisation's definition of health as 'complete wellbeing' may no longer be fit for purpose. Instead, health experts propose changing the emphasis towards 'the ability to adapt and self-manage in the face of social, physical, and emotional challenges'.
- 4.118. Health inequalities and deprived neighbourhoods are found across the country; however, coastal communities are often disproportionately affected, as is the case in Hastings. Hastings performs poorly against almost all indicators of health – both in terms of physical health and against the wider determinants.
- 4.119. Just as health considerations are referenced throughout the NPPF, the Local Plan takes health and wellbeing to the heart of all policies. Applications for development in accordance with the Local Plan will be required to address physical, mental, social, community and economic health needs in order to deliver a policy compliant scheme.
- 4.120. Policies in Parts 5 and 6 of the plan identify broad areas and individual sites that can contribute to the housing and employment needs of the borough, together with areas which should be protected and enhanced for sporting, recreational and cultural purposes, providing places to live, work, and learn and to facilitate the wellbeing and fulfilment of everyone in the borough. Policies in Part 7 of the plan set requirements for new development to provide:
- Decent, adaptable, energy efficient and affordable homes that are well connected to services and green spaces;
 - High-quality, energy efficient and well-located modern workplaces that are likewise well connected;
 - Improved play spaces, sports facilities, playing pitches and open spaces;
 - Increased opportunities for active, green and multimodal travel;
 - Safe communities free from crime, hazard and nuisance including the effects of flooding and landslide;
 - Opportunities for community-led development, such as self-building and enhancements to community facilities;
 - Enhancements to biodiversity, habitats and green and blue infrastructure;

- Maintains the network of walkable accessible shops and services in the community at town, district, local and neighbourhood levels.

- 4.121. To support this approach, the council will require a Health Impact Assessment (HIA) screening for certain developments and an in-depth HIA to be undertaken where the screening process identifies potential for significant impacts on health and wellbeing.
- 4.122. A Health Impact Assessment (HIA) assesses potential effects of a development proposal on the health of a population. The HIA recommends measures to maximise positive impacts, minimise negative impacts and reduce health inequalities. As a tool, it supports the planning system to address local health and wellbeing needs and tackle inequalities through influencing the wider determinants of health.
- 4.123. Screening is a preliminary assessment to identify what health impacts may arise from a development proposal and whether the proposal would benefit from further assessment. To support this approach, the council will require a Health Impact Assessment (HIA) screening for certain developments and an HIA to be undertaken where the screening process identifies potential for significant impacts on health and wellbeing. If an HIA is required the scope and type of the HIA will vary depending on the size and type of the development, and its location.
- 4.124. Further information on the application of HIA, together with template documents, is set out within the East Sussex HIA Guidance.
- 4.125. In order to maximise the benefits of HIA, developers should undertake HIA screening at the earliest possible stage of the planning application preparation, before a design proposal is fully worked up. This ensures that applicants can seek to avoid any negative impacts of a development scheme whilst maximising positive effects on health and wellbeing and reduces the likelihood that additional work will be needed following submission of the application.

Strategic Policy 11 (SP11): Healthy and Safe Communities

All development should be designed to promote health and wellbeing. To achieve this outcome, the council will require the delivery of healthy homes and communities for people to live, work and thrive to achieve improved education, health, employment and quality of life. The council believes in the health in all policies approach which is embedded within the local plan. Therefore:

- 1. Development should help to create healthy, inclusive, and safe places which reduce health inequalities, help to address the social and physical determinants of health and create prosperity in Hastings as identified in relevant documentation such as the East Sussex Joint Strategic Needs Assessment.**
- 2. Proposals for all major developments of 10 or more dwellings or over 1,000sqm of floorspace require a screening for Health Impact Assessment (HIA) undertaken prior to and submitted with the planning application.**

The screening process is set out in the East Sussex HIA Guidance.

Where an HIA is required, the screening process will indicate the level and type of assessment required proportionate to the proposal.

HIA should be undertaken in accordance with East Sussex HIA Guidance and submitted as part of the planning application.

Where a potentially harmful health impact is identified, mitigation measures should be identified and incorporated into the proposal.

5. Development Potential Areas and Regeneration Areas

- 5.1. As part of the council's overall spatial strategy, a number of areas have been identified that have the potential to deliver larger scale or locally important growth.
- 5.2. Unlike site allocations, these areas are at an earlier stage of consideration and require some additional steps to be taken to fully understand their development potential, including site investigation and detailed master planning.
- 5.3. This section introduces one Development Potential Area and three regeneration areas.
- 5.4. The Development Potential Area, Land at Breadsell, is a location that straddles the boundary with neighbouring Rother to be investigated to understand its potential.
- 5.5. The three Regeneration Areas are Hastings Central Regeneration Area, which is a location identified for large-scale regeneration, the Former Convent of Holy Child Jesus Regeneration Area, which is an area identified for heritage-led regeneration and Land at St John's Road Regeneration Area, which is identified for rationalisation and enhancement of the existing railway access and play space while potentially incorporating other uses.
- 5.6. Both Regeneration Areas require additional strategic interventions to maximise their regeneration potential.

Development Potential Area Policy 1 (D1): Land at Breadsell

- 5.7. The land at Breadsell (Figure 2) comprises some 24ha agricultural Land which. This greenfield area of land is located in the west of the borough adjacent to the High Weald National Landscape Area of Outstanding Natural Beauty and the Marline Valley Woods Site of Special Scientific Interest (SSSI) and abuts the boundary with Rother District Council.
- 5.8. Investigations to date have established that a significant amount of ecohydrological and geohydrological monitoring is required in order to establish the acceptability of the principle of development on the site.
- 5.9. The site's location means that access and impact upon the nearby Marline Valley Woods SSSI is a key issue. The Rigare Study 2009 'scoping level hydrological and hydrogeological assessment of a proposed housing development site, Breadsell Lane, Hastings', indicates that a development would likely lead to impacts upon the nearby Marline Valley Woods Site SSSI. The report sets out that significant work is required to demonstrate how the development would impact the SSSI which will require a lengthy period of ecohydrological monitoring.
- 5.10. Proposals to develop the site will be required to demonstrate that appropriate ecohydrological and geohydrological monitoring of the SSSI has been undertaken in accordance with a monitoring programme which is agreed between Hastings Borough Council and Natural England and identifies the conditions required to support the existing ecosystem as well as a scheme of mitigation which replicates the current conditions in perpetuity.
- 5.11. The access is located within the neighbouring Rother District Council and any development would be contingent upon the approval of the access by the neighbouring Local Planning Authority. Further work will therefore be required to ensure the site is fully accessible as the site access is located within the neighbouring Rother District Council and is therefore dependent upon the neighbouring Local Planning Authority approving the site access.
- 5.12. In addition to the above, the site is located adjacent to the High Weald Area of Outstanding Natural Beauty. The impact upon the nearby protected landscape would therefore need to be fully assessed in accordance with the 'Landscape Sensitivity to Residential, Commercial and Solar Development within Hastings' document. The site is characterised as having high sensitivity to high density development. Therefore, any development would need to have regard to its potential landscape impacts and mitigate any unacceptable harms.
- 5.13. This Local Plan therefore identifies the site as a Development Potential Area and broad location for future growth.

- 5.14. As part of bringing the site forward the council considers that a masterplan should be submitted and approved by the local planning authority prior to a planning application for development coming forward.

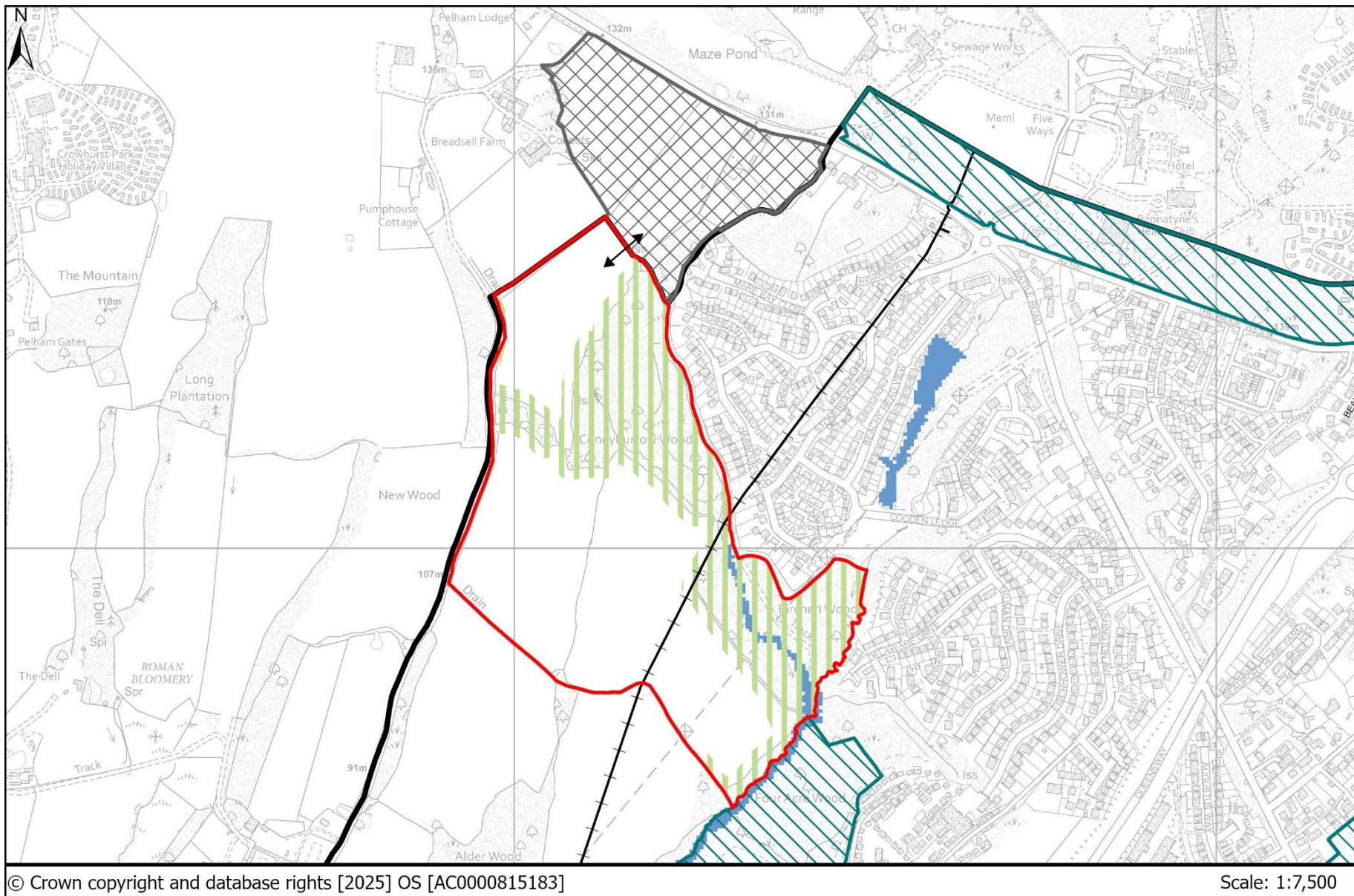


Figure 2: Land at Breadsell. See Figure 49 for map key.

Development Potential Area Policy 1 (D1): Land at Breadsell

Use: Residential

Minimum Density Range: 30-45 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 360 - 540

Site Area (net developable): 12.03ha

In order to establish the acceptability of the principle of development on this site, it will be necessary to undertake an assessment of the ecological impact of any proposed development on the adjacent Marline Valley Woods SSSI. The proposals should include an agreed monitoring programme of the adjacent SSSI which sets out the requirements of the species and habitats contained within, the programme should then provide mitigation to replicate the current conditions within SSSI to avoid any undue harm to the protected site.

Subject to the above proposals for development on this site should:

- 1. Provide 40% affordable housing in line with Policy SP2.**
- 2. Submit a landscape sensitivity analysis, with landscape mitigation measures incorporated into the proposal to avoid unacceptable harm.**
- 3. Ensure scheme and construction access is via A2100 subject to agreement with relevant bodies.**
- 4. Maintain and enhance the existing hedgerows within site excluding where access is required which should be reprovided elsewhere on the development site.**
- 5. Create a layout which incorporates a landscape buffer zone along the western boundary of the site and adjacent to the Marline Valley Woods SSSI.**
- 6. Provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.**
- 7. Include walking and cycling links to ensure local connectivity, including to local community infrastructure, green spaces and public transport provision, taking into account site topography.**

Regeneration Area Policy 1 (R1): Hastings Central

- 5.15. Hastings Town Centre is positioned at the top of the Borough's retail hierarchy and is materially larger in terms of floorspace than the other town centres in the Borough. It includes around 550 non-residential public and private premises including shops, offices, educational space, leisure uses, visitor accommodation and municipal buildings, all set within a square mile. It is the physical, economic and social 'heart' of Hastings, sustaining more than 20% of the town's jobs (c.6,000 jobs), it performs an important retail role in the sub-region, and includes the Town's main transport hub.
- 5.16. Located between the town centres of The Old Town to the east and St Leonards to the west, these two centres provide a complementary role to Hastings Town Centre. Collectively these centres, with their distinctive characters, offer a diverse range of shopping and leisure experiences.
- 5.17. Significant regeneration has taken place in the town centre since 2000s with the delivery of office, education and health facilities and a new railway station. More recently has been the success of the Trinity Triangle Heritage Action Zone (HAZ) located in the eastern part of the Town Centre boundary.
- 5.18. A catalyst for the continued regeneration of the Town Centre is the Town's Fund programme, running to 2026. The investment provided by the Towns Fund will see the revival of Hastings Town Centre with investment in key heritage assets, buildings in the town centre and improvements in the public realm. To continue driving the regeneration of the Town Centre throughout the Plan period, the council will develop a dedicated regeneration plan as part of Pride in Place. With £20 million in endowment-style funding already confirmed from the government, the plan will set out local priorities identified through extensive engagement with communities across the borough, supporting long-term, locally led regeneration through to 2034.
- 5.19. The regeneration activity already delivered through the Town's Fund (to 2026) has created opportunities to further invest in the Centre that reflect the council's wider, long-term ambitions. A critical part of taking the regeneration of the Town Centre forward, in addition to the policies set out here, is the continued collaboration between the council and Homes England on specific sites within the town centre. This partnership is expected to remain central to the delivery of regeneration initiatives, including as the new Sussex Mayor comes into power in May 2026. Working in partnership, the council aims to coordinate and manage key interventions and unlock wider investment opportunities from both the public and private sectors.
- 5.20. Shopping habits are changing, and Hastings Town Centre needs to continue to change and evolve. Our retail needs assessment shows very low growth forecast for retail needs in Hastings over the coming years, and the same study indicates that the strategy for both convenience and comparison goods floorspace in Hastings should instead be focused upon making qualitative

improvements to the town centre offer. Similarly, whilst there is a modest amount of growth expected for net additional food and beverage floorspace, this can be accommodated via the general turnover of units in the town centre and encouraging provision in redevelopment schemes in the centre.

5.21. As well as changes to high street retailing, the Plan needs to take in to account other issues such as new ways of working, and a pressing need for more homes. Taken together, these factors can be harnessed to support Hastings town centre over the Plan period. The council wants to encourage a mix of uses in appropriate locations which will ensure the Town Centre remains vibrant and attractive to residents, visitors and investors. The vision is to build on the strengths of the town centre; to make it an even more attractive place to live, work and visit; to offer a town centre experience that cannot be found online, and to encourage a thriving daytime, evening and night-time economy.

5.22. The council has identified a number of regeneration sites which offer potential for redevelopment or conversion. This includes a range of sites in terms of cleared sites ready for development, vacant and currently occupied buildings:

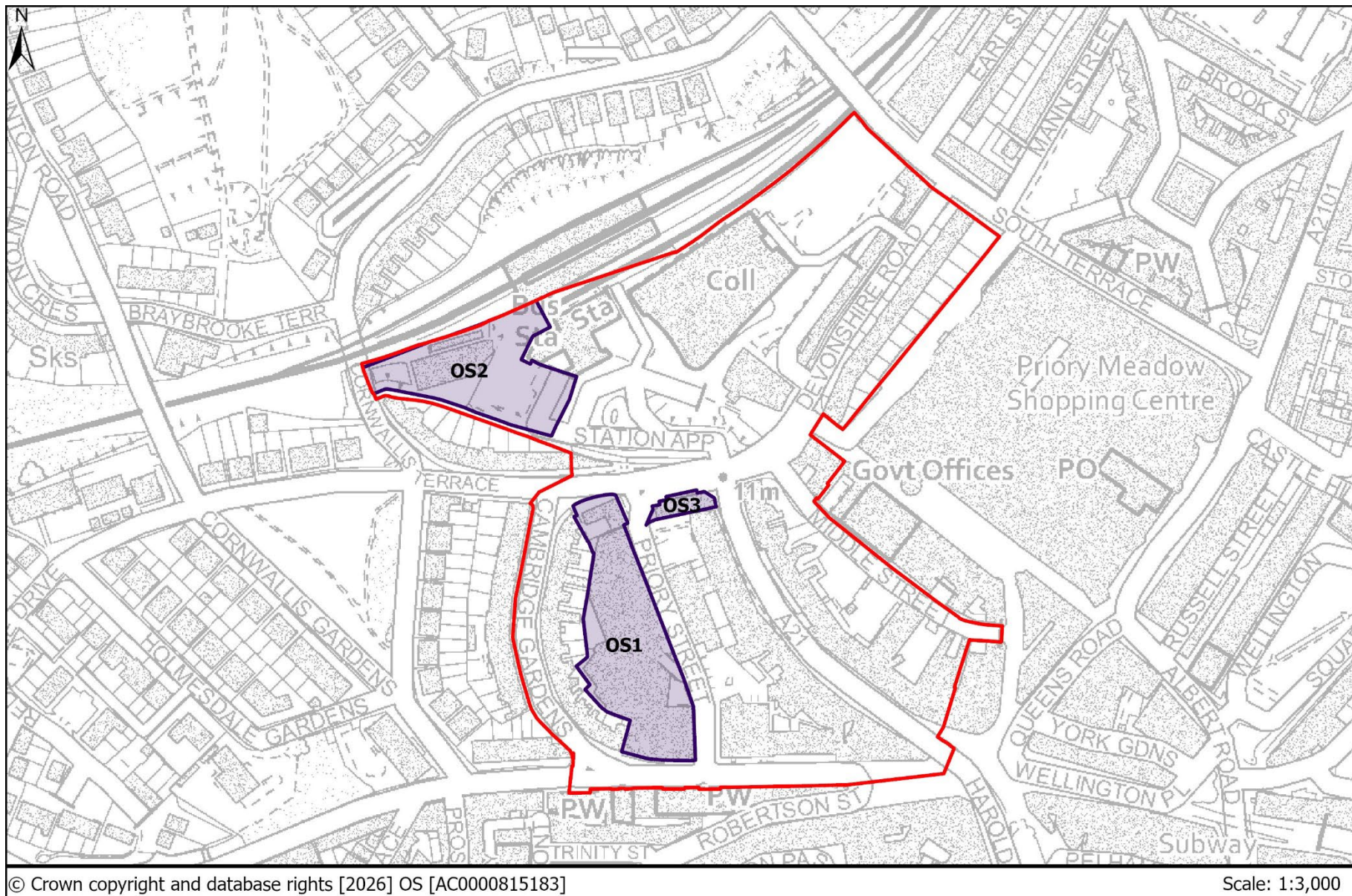


Figure 3: Station Area, showing opportunity sites.

Station Area

- 5.23. This area includes Hastings Railway Station and Priory Quarter which has been the focus for education and office development adjacent to the station and extending along Havelock Road. Significant regeneration has taken place in this area since 2000. The council wants to see the regeneration of this area continue, including the redevelopment of Queensbury House and Priory Street, to create new economic and residential spaces.
- 5.24. The whole area has the potential to act as an attractive gateway to Hastings. Opportunities exist for public realm improvements, and the reconfiguration of public spaces, enhancing this area's offer as a pedestrian hub and as an important access point to the town centre. There is potential to create linkages to the wider Town Centre area.
- 5.25. The council will work with developers and partners to bring forward mixed use development and public realm improvements.
- 5.26. Development will need to address the following key objectives:
- Improving town centre connectivity;
 - Delivering new and enhanced employment generating uses;
 - Support the regeneration of Hastings Town Centre through provision of land uses that complement the main town centre uses;
 - Create high quality homes in the heart of Hastings.
- 5.27. The Gateway area contains three opportunity sites as shown in Figure 3:
- OS1: Priory Street Car Park, ESK and Gizmo
 - OS2: Station Approach car park and Royal Mail Delivery Office
 - OS3: Queensbury House, Havelock Road
- 5.28. Table 5 sets out Council's anticipated uses for these sites. Policy R1 sets out the strategy and guiding principles for their redevelopment. In line with the flexibility established within Policy R1, the council is expecting significant intensification to be achieved in Hastings town centre.

Table 5: Station Area sites and anticipated uses

Site Ref	Site Name	Potential uses and indicative capacity
OS1	Priory Street Car Park, ESK and Gizmo	This site offers strong potential for mixed-use development and intensification. Its proximity to the primary shopping area, transport hub and further education facilities, means it could provide a range of

Site Ref	Site Name	Potential uses and indicative capacity
		employment spaces, and other town centre uses such a leisure. Residential use, as part of a mixed-use development, would also be suitable. A high-quality design and public realm improvements will be important along with active frontages to Priory Street and Cambridge Road Summary: Mixed use including residential, business, leisure c.10,000sqm of commercial space c.160 residential units
OS2	Station Approach car park and Royal Mail Delivery Office	This site is located next to the station plaza, and provides the opportunity to create an appealing, attractive gateway to Hastings. The site is capable of supporting a mixed-use scheme with retail, leisure and residential uses. Redevelopment of the Royal Mail site will have to take account of the relocation of its existing operation. Summary: Mixed use including retail, business and residential c.10,000sqm of commercial space c. 92 – 115 residential units
OS3	Queensbury House, Havelock Road	The redevelopment and/or reuse of Queensbury House has the potential to provide a range of business and commercial floorspace, including and food and drink and residential. Summary: Mixed use including business/leisure, and residential and retail c.4,000sqm of commercial space c. 20 – 40 residential units

Hastings Central Plaza

- 5.29. There continues to be an opportunity to revitalise the Town Centre's primary shopping area, with additional investment in retail and leisure development particularly in key gateway locations closer to the seafront. This will encourage more shopping and leisure footfall to benefit the centre's vitality.
- 5.30. Hastings Central Plaza is an area of Hastings Town Centre (as shown in Figure 4), taking in the lower part of Queens Road, Wellington Place, Albert Road, Station Approach, Priory Meadow, Castle Street and Breeds Place. It is a busy shopping area. The streets are lively with shoppers and visitors attracted by the mix of multiple retailers and independent traders. There is a vibrant retail and leisure presence, including cafés and restaurants also have a strong presence. Castle Street is a key pedestrian gateway linking the seafront to the Town Centre Shopping Area.
- 5.31. A key objective is to attract high quality commercial investment, increase pedestrian flows between the seafront and the primary shopping area and creating an attractive and vibrant shopping and leisure destination, increasing dwell time and drawing residents and visitors from a wide catchment. Residential uses on upper floors and community related uses may also be appropriate as part of mixed-use development schemes.
- 5.32. This regeneration area has the potential to provide an enhanced leisure, cultural and entertainment offer. The look and feel of the area needs to be reinvigorated to create a high-quality destination attracting new investment as well as visitors. The public realm needs to be enhanced and where possible, trees and other nature-based solutions incorporated to soften the hard landscaping, providing shade and capturing surface water close to the source.
- 5.33. New development in this area should:
- improve the quality and variety of town centre uses;
 - deliver high quality design and associated public realm;
 - redevelop key sites to increase capacity within the town centre;
 - raise the overall standard of design, including shopfront design, creating attractive and vibrant streets.
- 5.34. The following sites have the potential to be redeveloped and are shown in Figure 4.
- OS5:
 - a. Corner of Wellington Place and Albert Road
 - b. Cinema, Queens Road
 - c. 1-7 Wellington Place

- OS4: Priory Meadow
- OS6: Muriel Matters House, Breeds Place

5.35. Table 5 sets out Council's anticipated uses for these sites. Policy R1 sets out the strategy and guiding principles for their redevelopment.

Table 6: Hastings Central Plaza sites and anticipated uses

Site Ref	Site Name	Potential uses and indicative capacity
OS5a	Corner of Wellington Place and Albert Road	This site is located in a prominent position within the Primary Shopping Area. The current building is divided between comparison retail floorspace and leisure uses. The building was originally developed as a large convenience store and is of poor design making a negative contribution to the streetscape and conservation area. To ensure the vitality of the town centre is maintained and strengthened, the council will support the redevelopment or remodelling of this site to deliver an exciting building of high quality at the eastern end of Wellington Place, for retail or leisure use. Office or residential uses may be acceptable on upper floors as part of a mixed-use development. In addition, the redevelopment of site OS5(a) offers the potential to enhance the public space located at the junction of Albert Road and Wellington Place. This area currently lacks a clear function and detracts from the setting of Wellington Square and Hastings Castle.
OS5b	Cinema, Queens Road	This site is located in a prominent gateway position within the Town Centre, connecting Priory Meadow's central plaza with the wider centre and seafront, and is located within the primary shopping area. The building was constructed as the Gaiety Theatre and is a striking building in Italianate red brick and stone. It is currently operating as a cinema

Site Ref	Site Name	Potential uses and indicative capacity
		with a 4-screen multiplex facility. Leisure uses are an important element of the town centre, and the council will continue to support cinema provision at this site. The council will support the enhancement of cinema facilities on this site or as part of a mixed-use development scheme incorporating site OS5(a). In the event of the reprovision of the cinema on a suitable alternative site within the town centre, the council will support the redevelopment of the site to incorporate retail and leisure uses. Development proposals for this site: - should be predominantly for cultural, leisure or retail; - should seek to retain the existing building
OS5c	1-7 Wellington Place	The redevelopment of this site will form an important part of the vision to transform this part of the primary shopping area into a high-quality destination enhancing this gateway location between the town centre and the seafront. The current building negatively impacts the town centre streetscape and conservation area. The council will support the redevelopment or remodelling of this site to deliver an exciting building of high quality that will act as an 'anchor' at the eastern end of Wellington Place. The redevelopment of this site together with Policy OS5(a) should raise design standards in this part of the town centre. Residential uses may be acceptable on upper floors as part of a mixed-use development scheme. The council will support the

Site Ref	Site Name	Potential uses and indicative capacity
		redevelopment of this site for a mix of uses including comparison retail, leisure provision, restaurant, café uses, and residential uses will be acceptable as part of a comprehensive scheme. The site provides the opportunity to deliver a new high quality landmark building marking the entrance to the town centre from the seafront.
	Summary:	Mixed use including retail, residential, sport and leisure, cinema, food and drink. c.3,500 sqm c. 84 – 105 residential units
OS4	Priory Meadow	Priory Meadow is located in the central part of the primary shopping area. It caters for comparison shopping and accommodates a high proportion of the Town's national retailers. Maintaining the quality and variety of the retail offer will be important. So too is the need to encourage new leisure uses to attract people to the centre at different times of the day and evening. The council will explore with the centre owners and developers the opportunities to increase the quantity, quality and range of offer in the centre. This includes increasing storeys and potentially introducing residential and other town centre uses on upper storeys. Summary: Mixed Use c. 130 residential units
OS6	Muriel Matters House	Muriel Matters House is a seafront multi-storey office building which offers potential for conversion or redevelopment. Retention of some office space is compatible with a variety of town centre uses including residential. Whilst an active ground floor frontage should be retained. Summary: Mixed use

Site Ref	Site Name	Potential uses and indicative capacity
		c. 25 – 35 residential units

Regeneration Area Policy 1 (R1): Hastings Central

- 5.36. To support the council's objective to promote economic growth, Policy R1 provides maximum flexibility to enable the delivery of new and mixed-use development with a focus on job creation with the objective of expanding the draw of the town beyond just traditional retail.
- 5.37. Where these uses contribute to the vitality of the Town Centre, well designed, 'meanwhile uses', that is temporary changes to the use of a building, may have a role in supporting the area in the short to medium term. Residential development could also be part of the town centre mix.
- 5.38. The historic townscape of the centre, with multiple listed buildings and Conservation Area status will require sensitive design and adaptive reuse. A fabric-first approach is essential to safeguard heritage assets while enabling contemporary uses. The compact nature of the Town Centre offers excellent accessibility by public transport and active travel. This creates high potential for intensification, with a significant uplift in average densities, adaptive reuse, and mixed-use development within existing built form. Growing the permanent residential community in Hastings Town Centre will contribute to the vitality and viability of the town centre, bringing people into the town at different times of the day, increasing footfall and supporting a more vibrant evening and night time economy.
- 5.39. It will be important however, to provide a balance between protecting the town centre from the loss of those characteristics which make it a vibrant town centre and encouraging more residential development. Residential uses at ground floor level within the primary shopping area would be harmful to the overall vitality of the centre, both in terms of fragmenting retail and commercial uses, and also by creating incompatible living conditions for potential occupiers by compromising residential amenity.
- 5.40. Hastings Town Centre is inhibited by transport and public realm issues. Parts of the primary shopping area have been pedestrianised, but there is a lack of consistency in design, use of materials, and street furniture. Improving the attractiveness and useability of the public realm in conjunction with changing our approach to parking in an area with high transport accessibility is key part of our strategy.
- 5.41. Policy R1 sets out the council's strategy for revitalising Hastings Town Centre.
- 5.42. The Policy sets out the council's strategy for Hastings Town Centre and is intended to act as a guide to inform the design and delivery of new development. Not all of the criteria will be relevant to every development

proposal. In line with the flexibility established within Policy R1, the council strongly encourages pre-application engagement to establish suitable uses for each of the identified sites.

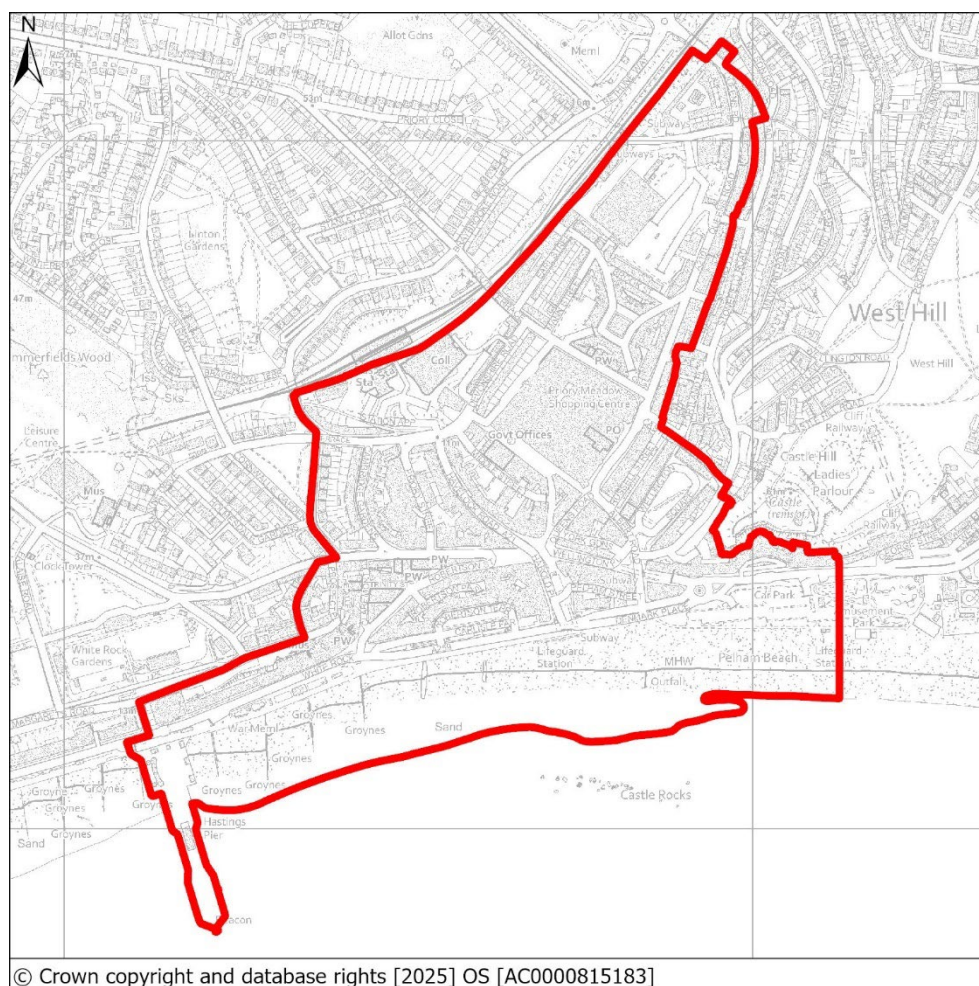


Figure 5: Hastings Central Regeneration Area

Regeneration Area Policy 1 (R1): Hastings Central

- 1. The council will support a variety of land uses in Hastings Central to encourage a mixed-use vibrant town centre and will support the development of:**
 - a. Employment generating uses, including: retail, office, light industry, studios, leisure, cafés, restaurants, visitor facilities (including hotels), education facilities and where appropriate drinking establishments.**
 - b. Residential uses, including student accommodation for institutions located in Hastings and Rother, providing they do not prejudice the commercial function of the area. In the Primary Shopping Area, residential uses will only be acceptable at first floor level and above.**
 - c. Non-residential Uses that support active frontages at ground level to enliven the street environment**
- 2. Opportunity sites have been identified in the Station Area and the Hastings Central Plaza. These sites provide the opportunity for intensification and expansion to enhance the retail and leisure offer, support the local economy, promote tourism and provide residential accommodation.**

General Principles

New development should make a positive contribution to improving the town centre's viability and vitality, support the creation of a safe, attractive, accessible and high-quality environment, improve the overall mix of land uses in the centre and enhance connectivity, both within the centre and to adjoining areas. This will be achieved by:

- 3. Requiring all schemes to demonstrate a quality of design that makes a positive contribution to the character of the Town Centre, including proposed buildings and the public realm.**
- 4. Ensuring the most effective use of land through the promotion of high-density development where appropriate, and the redevelopment of cleared, vacant or underused sites to increase commercial capacity within the Town Centre.**
- 5. Improving the connectivity and legibility between the different areas of the Town Centre, including the seafront.**
- 6. Recognising the rich historic environment in the Town Centre and ensuring that proposals conserve and where appropriate enhance the significance and setting of important heritage assets.**

- 7. Raising the quality of streets and public realm including enhance the quality of the natural environment by investing in and establishing new green and blue infrastructure.**
- 8. The introduction of residential uses as part of commercial-led mixed-use development to support and sustain the vibrancy of the town centre and the evening economy.**
- 9. Improving pedestrian and cycle access, traffic circulation and management.**

5.43. The Policy sets out the council's strategy for Hastings Town Centre and is intended to act as a guide to inform the design and delivery of new development. Not all of the criteria will be relevant to every development proposal. In line with the flexibility established within Policy R1, the council strongly encourages pre-application engagement to establish suitable uses for each of the identified sites.

Regeneration Area Policy 2 (R2): Former Convent of the Holy Child Jesus, Magdalen Road

- 5.44. This 4.76ha former Convent site is a nationally important heritage site, containing a unique collection of Grade II* and Grade II listed buildings in an enclosed landscaped setting. Many of the buildings on the site have been underused for many years and have lacked regular maintenance and repair. Of key concern is the Grade II* listed chapel which is on Historic England's national Heritage at Risk Register.
- 5.45. The Convent is situated on top of the sea cliffs and as a result there is a high degree of visibility from within the site to other parts of the Borough, and out to sea, and corresponding townscape views from other parts of the Borough towards the site. The site is also within a conservation area and within the setting of several other listed buildings on Magdalen Road.
- 5.46. The council wishes to ensure that development proposals at this site secure the repair, restoration and long-term sustainable future of the Convent buildings. In addition, given the historic sensitivity of the site and its high visibility in the wider townscape, development proposals should be heritage led and based on a thorough understanding of the significance of the buildings and the surrounding landscape and any heritage features within it.
- 5.47. As a result of this, the council considers that the most appropriate route to bring forward a suitable form of development on this site would be through the joint production of a development brief with any owners/prospective developers, prior to them making an application for planning permission.
- 5.48. This is a complex site and without the rigour of a development brief it is not possible to understand and identify the quantum and form of any new development required to secure the future of the listed buildings and to deliver a viable and sustainable solution for the site as a whole in terms of its heritage value. A development brief will both signal a proactive approach and help unlock development potential.
- 5.49. A development brief for the site should:
- be prepared in association with relevant stakeholders and the council and be informed by comprehensive consultation and engagement with the wider community;
 - be informed by a heritage assets statement enabling a detailed understanding of the heritage of the site and its wider Conservation Area and townscape context;
 - be based on a thorough understanding and agreement on the condition of the existing buildings and the appropriate form and standard of repair and restoration required;

- identify options for appropriate uses for the site;
- Identify the quantum and form of any new development that may be required to secure the future of the listed buildings and to deliver a viable and sustainable solution for the site as a whole.

5.50. The Local Planning Authority will liaise closely with Historic England on any scheme submitted including the sharing with them of any viability assessments or financial assessments submitted to support any development proposals.

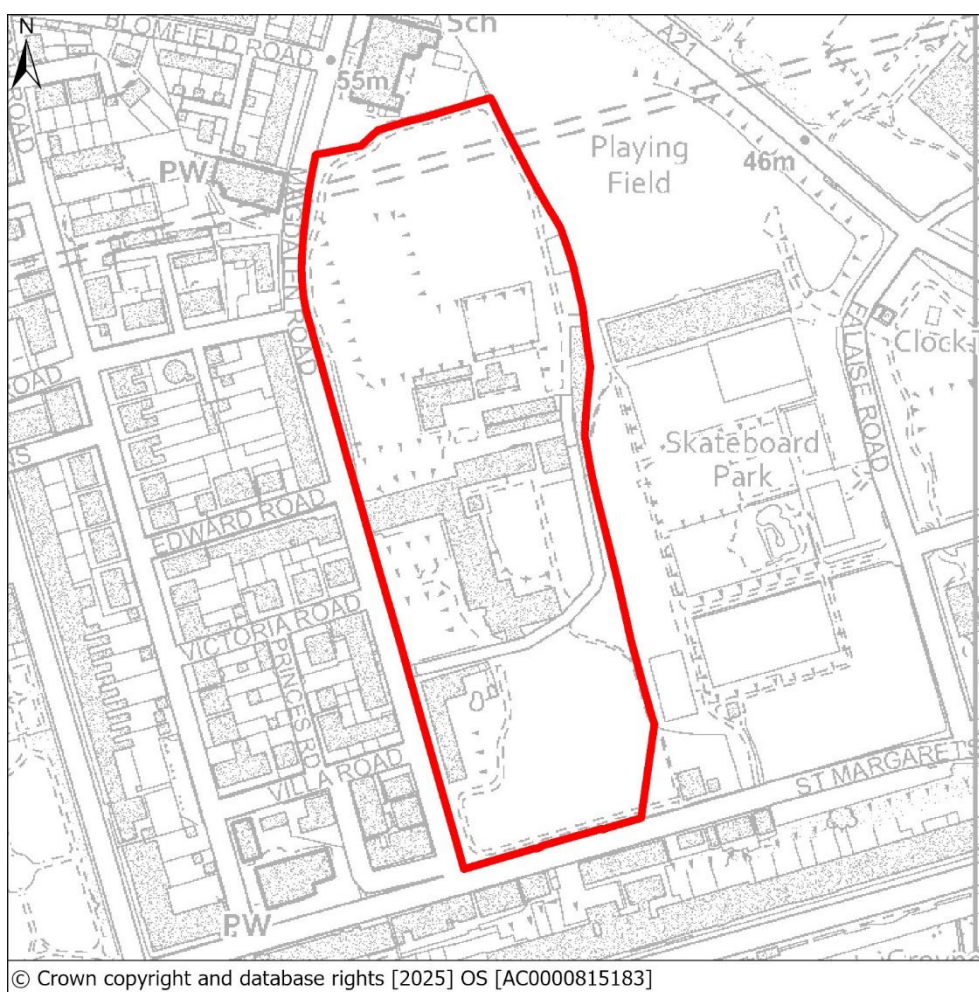


Figure 6: Former Convent of Holy Child Jesus Regeneration Area

Regeneration Area Policy 2 (R2): Former Convent of the Holy Child Jesus, Magdalen Road

- 1. A comprehensive heritage and landscape led approach is required for the development of the site that secures the repair, restoration, active reuse, and on-going care and maintenance of the former Convent buildings and their associated gardens and the respectful protection and potential enhancement of the Nuns' Cemetery.**
- 2. As the site has the potential to support the Borough's requirements for new housing including affordable housing, appropriate residential development is acceptable in principle on the former playing fields. A variety of uses, including residential, may be acceptable for the conversion and re-use of the listed buildings, though preference will be given to those uses/mixes of uses that best achieve the retention of the historic buildings' significance and their associated garden setting as well as providing opportunities to increase public benefits.**
- 3. Proposals should be in accordance with a Masterplan and development brief that has been adopted by the Council.**
- 4. Proposals for development which secures the significance and the long-term viable use of the existing listed buildings as a group will be supported. Development will be required to:**
 - a. minimise any harm to heritage assets within the site and where possible, seek opportunities to enhance the significance of the site through the development proposals;**
 - b. provide a design and layout that is locally distinctive, is of a high-quality using contextual materials, as well as improving or restoring a network of landscaped greenspaces and pedestrian and cycle links to the adjoining areas, that are safe, legible and sustainable;**
 - c. protect the setting of the nearby listed buildings and the character and appearance of the Magdalen Road Conservation Area**
 - d. precisely define the impact of development at the outset, through the granting of full, rather than outline, planning permission;**
 - e. secure the heritage objectives and public benefits through the use of a Section 106 agreement or by other enforceable means;**

- f. deliver / achieve the repair and restoration of the heritage assets to an agreed standard (based on accurate evidence) as early as possible in the development process, and in any event, before completion or occupation of any new build development on the site;**
- g. deliver public benefits to the wider community such as regular access to the Grade II* listed Pugin chapel.**

Regeneration Area Policy 3 (R3): St Johns Road

- 5.51. The St John's Road Regeneration Area totals 1.61ha and comprises land in and around Warrior Square Station, including a former Taxi office and café, the north and south station concourse, and equipped play area. The site fronts St John's Road, London Road, Chapel Park Road and Ellensea Road and provides an opportunity for comprehensive regeneration in a highly sustainable location.
- 5.52. Part of the location slopes steeply east to west and includes areas of terracing supported by retaining structures. There is a sharp difference in levels at the Chapel Park Road frontage where the site crosses the Hastings – St Leonards railway tunnel, and several other incidences of level changes within the boundary. It is within the Kings Road Conservation Area and partially within the St Leonards District Centre.
- 5.53. As a key gateway into and out of St Leonards, a landmark development enhancing the views from Kings Road and the wider Conservation Area would be appropriate for this location. Similarly, there is potential to reprovide or improve the equipped play area to provide stronger links to the station and the District Centre.
- 5.54. The station itself requires improvement to ensure high quality step free access to both platforms. In addition, any redevelopment proposal should seek to strengthen sustainable transport and multimodal links to and from the location.
- 5.55. There is an opportunity to rationalise and improve the relationship of the station itself to the London Road including improvements or layout changes to vehicle and footpath access which has accessibility challenges and lacks natural surveillance. There is the potential for residential-led, mixed use development along St John's Road and south of Ellensea Road subject to reaching agreement with landowners and other stakeholders within or adjacent to the area. Proposals will need to take into account loading capacities, easements and the need to avoid impacting the integrity and operation of the railway and its associated tunnels.
- 5.56. Due to the prevalence of impervious surfaces, the location is vulnerable to surface water flooding. Redevelopment will provide an opportunity to improve flood risk attenuation measures, such as urban greening factor interventions and the introduction of new green and blue infrastructure.

Table 7: Opportunity Sites in Regeneration Area 3

Site Ref	Site Name	Potential uses and indicative capacity
OS7	Land south of Ellenslea Road	This site currently serves as carparking for the station. Proposals should seek to retain parking within the Regeneration

Site Ref	Site Name	Potential uses and indicative capacity
		Area as a whole and consider innovative solutions to incorporate additional mixed and residential uses at higher elevations.
OS8	Land north of St Johns Road	This site is a sloping, terraced location comprised of most hardstanding and has the potential to incorporate mixed and residential uses. This area incorporates a play space of good quality but with poor relationship to the station and District Centre. Proposals for the Regeneration Area as a whole should consider how this relationship can be improved, either through relocation within the Regeneration Area or access improvements.
OS9	Land south west of St Leonards Warrior Square Station	This site is located in a prominent gateway position, connecting the area with Kings Road and London Road. The site has the potential to incorporate some element of mixed or residential use, and has potential as a sustainable location for a Day Nursery.

5.57. Any redevelopment proposals should:

- a. be prepared in association with relevant stakeholders and be informed by comprehensive and inclusive consultation and engagement with the wider community;
- b. be informed by a design and conservation statement enabling a detailed understanding of the wider Conservation Area and townscape context;
- c. be based on thorough ground investigation taking into account the railway network infrastructure in consultation with the railway authority;
- d. improve the overall connectivity, legibility and platform access for the station platforms and consider the future of the station buildings as part of the overall context of the location;
- e. adapt to and mitigate the effects of surface water flooding.

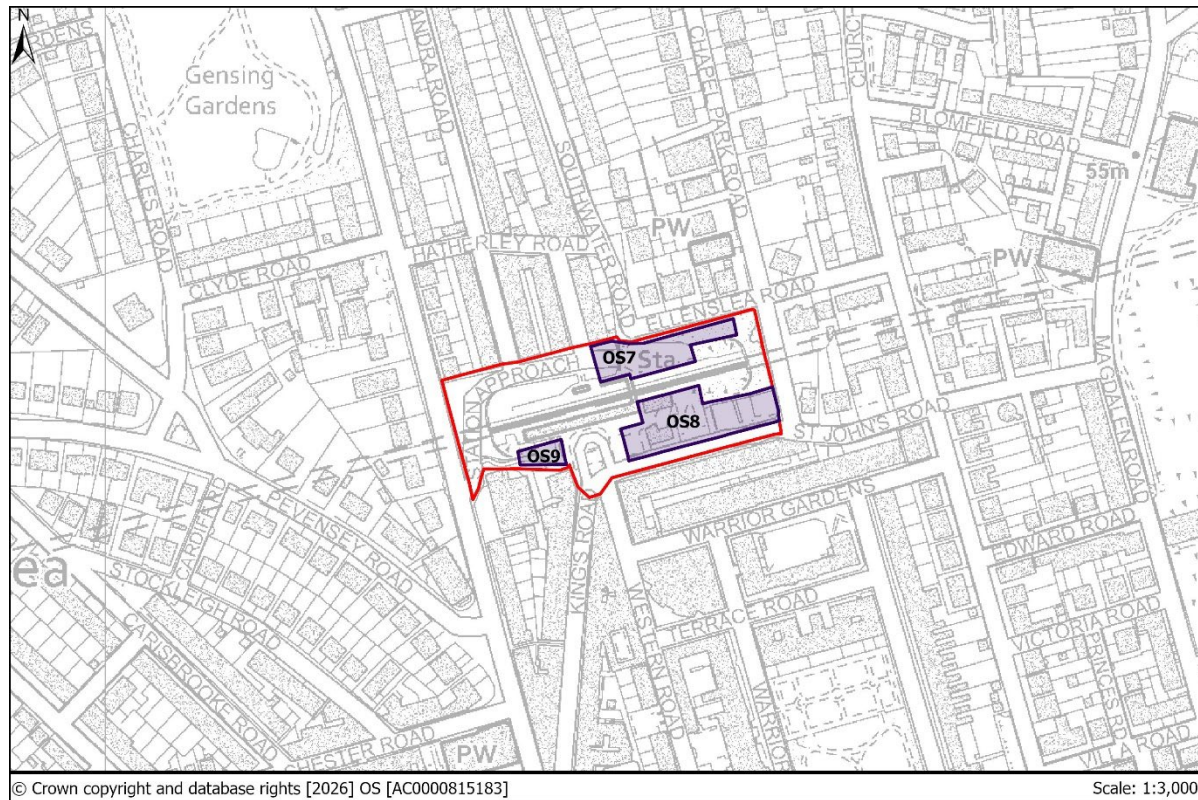


Figure 7: St Johns Road Regeneration Area

Regeneration Area Policy 3 (R3): St Johns Road

- 1. A comprehensive approach is required for the redevelopment of the station and the area immediately surrounding it, that incorporates improvements to the accessibility, capacity and design of Warrior Square Station.**
- 2. As the area has the potential to support the Borough's requirements for new housing, appropriate residential development is acceptable as part of the overall mix including 25% affordable housing. A variety of commercial and community uses may be acceptable for street level elevations and trackside.**
- 3. Ensure that all new homes meet the Council's Net-Zero Carbon Homes standards in Policy SC3 and that the scheme includes other measures to mitigate the effects of climate change in particular measures for shading and cooling.**
- 4. Proposals should be in accordance with a Masterplan and development brief that has been prepared in conjunction with the Railway Authority and adopted by the Council.**
- 5. Proposals for development should consider the setting of the Kings Road conservation area and the prominent position of the station as a key gateway site and landmark building location.**
- 6. Proposals should be informed by agreed land stability and geotechnical reports prepared in conjunction with the Railway Authority covering the temporary, intermediate and permanent condition of the site, taking into account all dead and imposed loads and railway infrastructure.**
- 7. Include a maintenance and management plan for any new, retained or improved land stability mitigation measures to ensure they will be safe for their intended lifetime.**
- 8. Car free or low-car development will be acceptable subject to Policy ID2.**
- 9. Proposals should take into account the topography of the area.**
- 10. Proposals should retain or reprovide the play space and improve the access and connectivity to the station and District centre.**
- 11. Opportunities to mitigate, manage and adapt to surface water flooding through to protect the railway line and surrounding pedestrian access should be explored.**

12. Proposals should ensure that green and blue infrastructure and high scoring urban greening features are incorporated.

6. Site Allocation Policies

6.1. To understand both housing need and potential land supply in Hastings, the Council is guided by a number of evidence and base studies including:

- Housing and Economic Development Needs Assessment Update 2023
- Strategic Housing and Employment Land Availability Assessment 2025
- Densification and Capacity Study Interim Report 2026
- Landscape Sensitivity to Residential, Commercial and Solar Development within Hastings 2024
- Strategic Flood Risk Assessment 2024
- Sustainability Appraisal 2026

Part one – Housing and Mixed-Use Allocations

6.2. Allocating a site in the Local Plan establishes the principle that the development of the site for housing is acceptable. However, the numbers set out in site allocation policies are indicative of what might be achieved. It is for the planning application process to determine the precise details of the development.

6.3. The Local Plan must take need into account and provide for an adequate amount, quality, and type of housing in the appropriate places. Policy SP2 states that the Local Plan will make provision for the delivery of a minimum of 3,174 – 3,446 dwellings over the period 2023-2041 (176 – 191 net new dwellings per annum), of which 1,187 – 1,454 are allocated in the Plan.

6.4. The housing allocations have been informed by the suitability, availability and deliverability assessment which forms part of the Strategic Housing and Employment Land Availability Assessment (SHELAA) process. The site allocations have also been informed by Sustainability Appraisal (SA) process to ensure that sustainable development is achieved in accordance with the NPPF.

6.5. The plan allocations reflect a brownfield first approach to development, however given the significant land constraints within Hastings greenfield sites have been identified to help meet housing needs in the borough.

6.6. The approach guiding residential housing site selection at Regulation 18 is therefore as follows:

6.7. Sites that are suitable, available and achievable within the plan period are identified as site allocations. These sites are identified by the prefixes HS and GT and are formal site allocations.

- 6.8. Sites that are suitable and have the potential to be available and achievable within the plan period are identified as Regeneration Area Opportunity Sites. Areas that include these sites are identified by the prefix R and can be found in Section 5 of the Plan.
- 6.9. Suitable sites that have the potential to be available and achievable within the plan period but that will form part of a housing renewal scheme are identified as Housing Renewal Sites. These sites are identified by the prefix H6 and can be found in Section 7 of the Plan.
- 6.10. The sites allocated under Policy HA1 are critical to achieving the objectives and strategy set out in Chapter 1. For larger sites, or where there are unique considerations, site specific policies are provided. For smaller sites and Windfall sites, any subsequent planning application will be determined in accordance with the policies set out in this Local Plan.
- 6.11. Appendix 2: Housing Trajectory shows when these housing allocations are expected to be delivered during the plan period, including in the first five years. This Appendix will be produced following the Regulation 18 consultation.
- 6.12. Where site allocations identified within this plan are at risk of flooding, the council will ensure that sites are sequentially tested in line with National Planning Policy and Practice Guidance, and that the exception test is applied where necessary. This will take place following the Regulation 18 consultation.
- 6.13. The council is aware of the importance of monitoring the delivery of allocated sites in order to ensure housing needs are being met and in order to maintain a continuous five-year supply of deliverable sites. In accordance with the NPPF, the council shall annually identify and update a supply of specific deliverable sites, sufficient to meet its housing requirement for 5 years plus an additional buffer as applicable.

Policy HA1: Applications for Housing and Mixed-Use proposals

Proposals should where appropriate, address the following non-site-specific material considerations within proposals for development:

- **Design and character**
- **Heritage impacts**
- **Affordable housing**
- **Housing mix**
- **Residential amenity**
- **Transport**
- **Flood risk**
- **Contamination, nuisance and hazards**
- **Land stability**
- **Ecology and Green and Blue infrastructure**
- **Biodiversity Net Gain**
- **Arboriculture and landscape**
- **Open Space and Play Space**
- **Waste and recycling.**
- **Contributions and legal agreements**

Residential development proposals must meet the requirements set out in strategic policy, including those that set out density and housing mix, unless specific site circumstances provide a clear justification for an alternative approach.

The following sites are identified on the Policies Map and are allocated for residential/or residential-led development, to deliver the housing land requirement set out in Policy SP2. The requirements set out in each allocation policy are specific to that site and should be considered in unison with the above non-site-specific material considerations.

For specific requirements applicants should refer to the council's validation checklist.

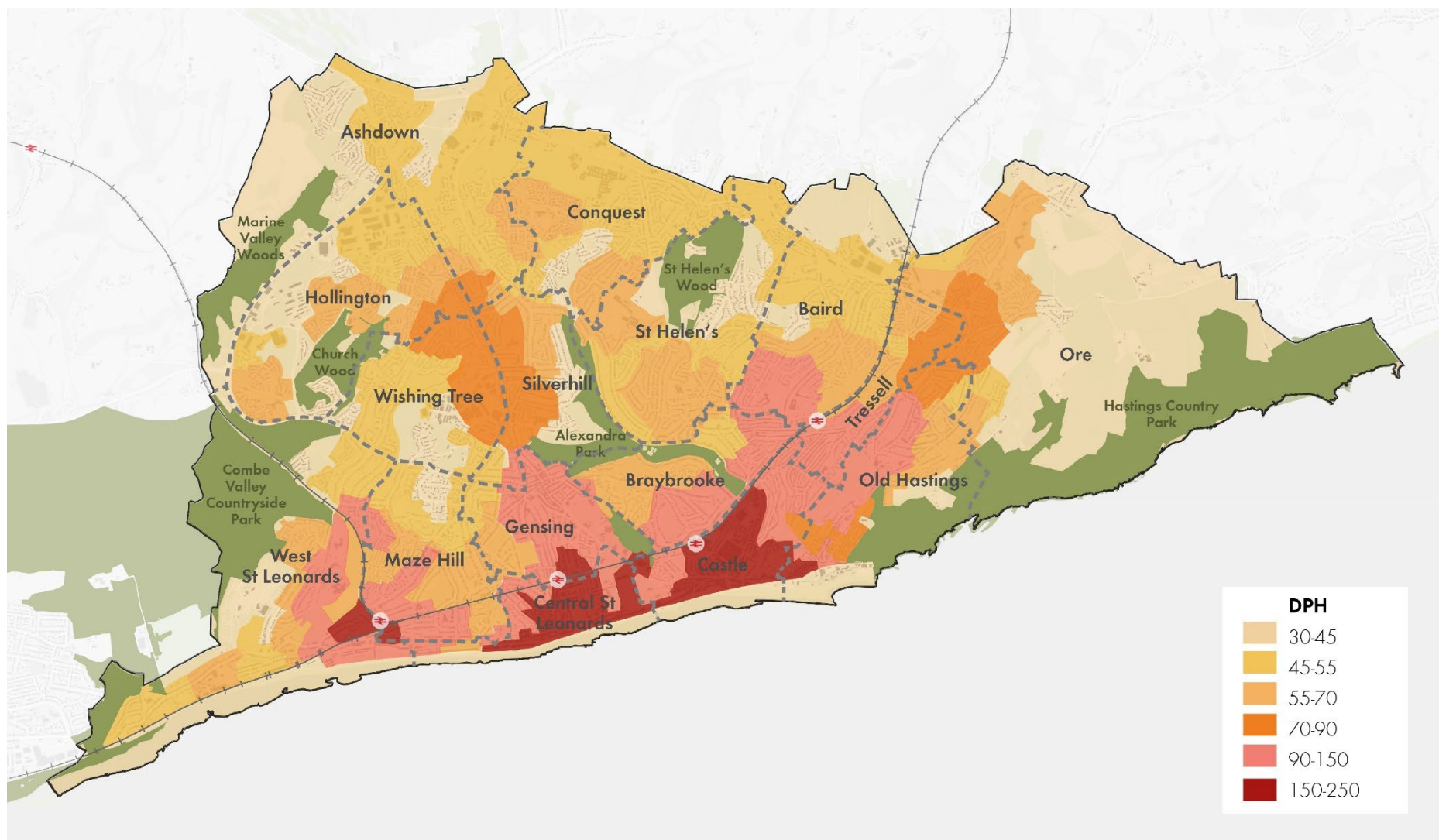


Figure 8: Density Zones within Hastings Borough

Table 8: Site capable of delivering 20 dwellings or more

Site Reference	Site Address	Site Area (ha)	Use	Indicative Capacity
HS1	Land adjacent to Sandrock Park, The Ridge	2.60 (net developable)	Residential	120 - 140
HS2	Seaside Road, West St Leonards	2.22	Mixed use: residential, commercial and leisure	120
HS3	Former Westerleigh School	2.15	Residential	100 - 120
HS4	Former Malmesbury House, 123-125 West Hill Road	0.7	Residential	37
HS5	Former West St Leonards Primary School, Bexhill Road	0.8 (net developable)	Residential	70 - 120
HS6	Ore Valley (Former Power Station)	2.36	Residential	130 - 165
HS7	Former Post Office and University of Brighton building	0.10	Mixed Use: Commercial and residential	41
HS8	Mayfield E, Bodiam Drive	1.06	Residential	48 - 58
HS10	Land at Rock Lane	1.2	Residential	26
HS11	Cinque Ports Way (mixed use)	0.37	Mixed Use: Commercial and residential	27 - 45
HS12	Gambier House, 111 West Hill Road and West House, 115 West Hill Road	0.55	Residential	20

Site Reference	Site Address	Site Area (ha)	Use	Indicative Capacity
HS13	Land North-West of Winchelsea Lane	1.17	Residential	20
HS15	190 Bexhill Road	0.19	Residential	32
HS16	Site of former 12-19 Braybrooke Terrace	0.12	Residential	20
HS17	Hastings Garden Centre, Bexhill Road (mixed use)	0.65	Mixed Use: commercial/community and residential	30 - 45
HS18	Land at Tilekiln Farm	4.33 (1/3 of site retained for open space)	Residential	70 - 100
HS19	107 The Ridge (Simes and Sons)	0.23	Residential	13 - 16
HS20	Former West Hill Road Reservoir	0.21	Residential	32
HS21	Land East of Rock Lane	0.72	Residential	22 - 33
HS23	Land East of Beaney's Lane, The Ridge	0.40	Residential	18 - 22
HS24	Land at Graystone Lane	0.46	Residential	25 - 41

Table 9: Site capable of delivering fewer than 20 dwellings

Site Reference	Site Address	Site Area (ha)	Use	Indicative Capacity (Dwellings)
HSS2	309-311 Harold Road	0.08	Residential	7
HSS3	Land adjacent 142 Bexhill Road	0.26	Residential	6
HSS5	Land at Chiltern Drive	0.20	Residential	13
HSS8	Former Hollingsworth Garage, Braybrooke Road	0.34	Residential	9
HSS9	381-391 Old London Road (former Hare & Hounds & adjacent garage)	0.08	Residential	13

Site Reference	Site Address	Site Area (ha)	Use	Indicative Capacity (Dwellings)
HSS10	1st to 3rd floors, 29-30 Kings Road	0.02	Residential	5
HSS11	60-61 Eversfield Place	0.02	Residential	9
HSS13	5 The Green	0.11	Residential	10
HSS14	Former Hillesden Mansions, 7-11 Chapel Park Road	0.11	Residential	15
HSS15	153-154 Queens Road (First and second floors and attic)?	0.02	Residential	5
HSS16	Mayfield Farm	0.48	Residential	11

Total allocated sites	1,124 – 1,356
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Policy HS1: Land adjacent to Sandrock Park, The Ridge

- 6.14. Land adjacent Sandrock Park, The Ridge is a site in the north of the Borough close to the boundary with neighbouring Rother District. The site is relatively level and sits at one of the highest elevations in the Boroughs overall topography. The site is bound by woodland to the northern and eastern extents and shares a boundary with St Helens Church and the Ore Place Conservation Area. It is in close proximity to the High Weald National Landscape.
- 6.15. The site has good access to local shops, services, sports, employment and recreation facilities and including nearby St Helen's Wood to the south and Sandhurst Playing Field to the north. It is within walking distance of local schools and well-connected to the existing bus network along The Ridge.
- 6.16. There is a low to negligible risk of surface water flooding at the periphery of the site, and a surface water flow pathway along the highway (The Ridge) to the north. The site will require a Flood Risk Assessment due to its size, and recommendations as arising from this report should ensure that flood risk will not be increased elsewhere as a result of either the construction or occupation phase of development.
- 6.17. Local sewerage infrastructure in closest proximity has limited capacity to accommodate the proposed development. Proposals for development at this location may therefore generate a need for reinforcement of the wastewater network should more detailed modelling show that additional capacity is needed. Proposals should demonstrate engagement with Southern Water at the earliest possible point to understand reinforcement needs, and any reinforcement must be completed prior to connection. This means that development cannot be occupied until it is demonstrated that reinforcement is fully completed.
- 6.18. The site sits within an Archaeological Notification Area, and a watching brief should be agreed with East Sussex County Council during development.
- 6.19. The south east of the site includes 'The Lodge' (Lodge Cottage), a building, historically associated with a former entrance to the manor Ore Place, original in its form and detail, now vacant and in a state of disrepair. It is a building of notable architectural appearance and character and forms part of a group of buildings which include St Helens Church and a former school building, all of which contribute to the setting of the Ore Place Conservation Area. The Lodge should be retained in any overall development and any development must relate well to the significance and setting of this building, and in the wider context of the Conservation Area.
- 6.20. Proposals for the development of the site should seek to retain and enhance the Public Right of Way (PROW) within the site that bypasses The Ridge. Schemes should ensure that the PROW benefits from good natural

surveillance that follows Secured by Design principles and improves overall connectivity to the surrounding area and important services.

- 6.21. The site is bound by woodland, including trees subject to Tree Preservation Orders which acts as a natural buffer to adjacent housing estates and The Ridge. Woodland to the south-west, west and north forms a continuous and unbroken woodland corridor to the St. Helen's Wood Local Nature Reserve and Local Wildlife Site to the south and highway access should seek to limit removal of trees, and look at innovative solutions to mitigate any impacts of loss. Natural buffers to the east adjacent to the Ore Place Conservation Area and St Helen's Church should be preserved and enhanced to protect the setting.
- 6.22. In addition to the tree belt corridor, the site is between protected green spaces – St. Helen's Wood Local Nature Reserve and Local Wildlife Site to the south and the Sandhurst recreation ground within the High Weald National Landscape across The Ridge to the north. It is important that any scheme that is proposed clearly shows how links in the green infrastructure network will be retained. The site has a total area of 3.9ha, of which approximately 1/3 will need to be given over to publicly accessible open space, habitat creation, ecological buffers and delivery of green and blue infrastructure. The net developable area of the site should therefore be considered to be 2.6ha.
- 6.23. The Local Nature Reserve, Local Wildlife Site, woodland and the High Weald National Landscape must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints, taking into account the ecological and recreational impact of development. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development.
- 6.24. New development on the site will also be required to make a contribution to improvements to Sandhurst Playing Fields opposite, including toward the upgrading of the current pavilion. A contribution towards existing play facilities in the surrounding area will also be required.
- 6.25. Vehicle access must meet acceptable highways standards, and a transport report will be required for the site, taking into account the transport impact along The Ridge.

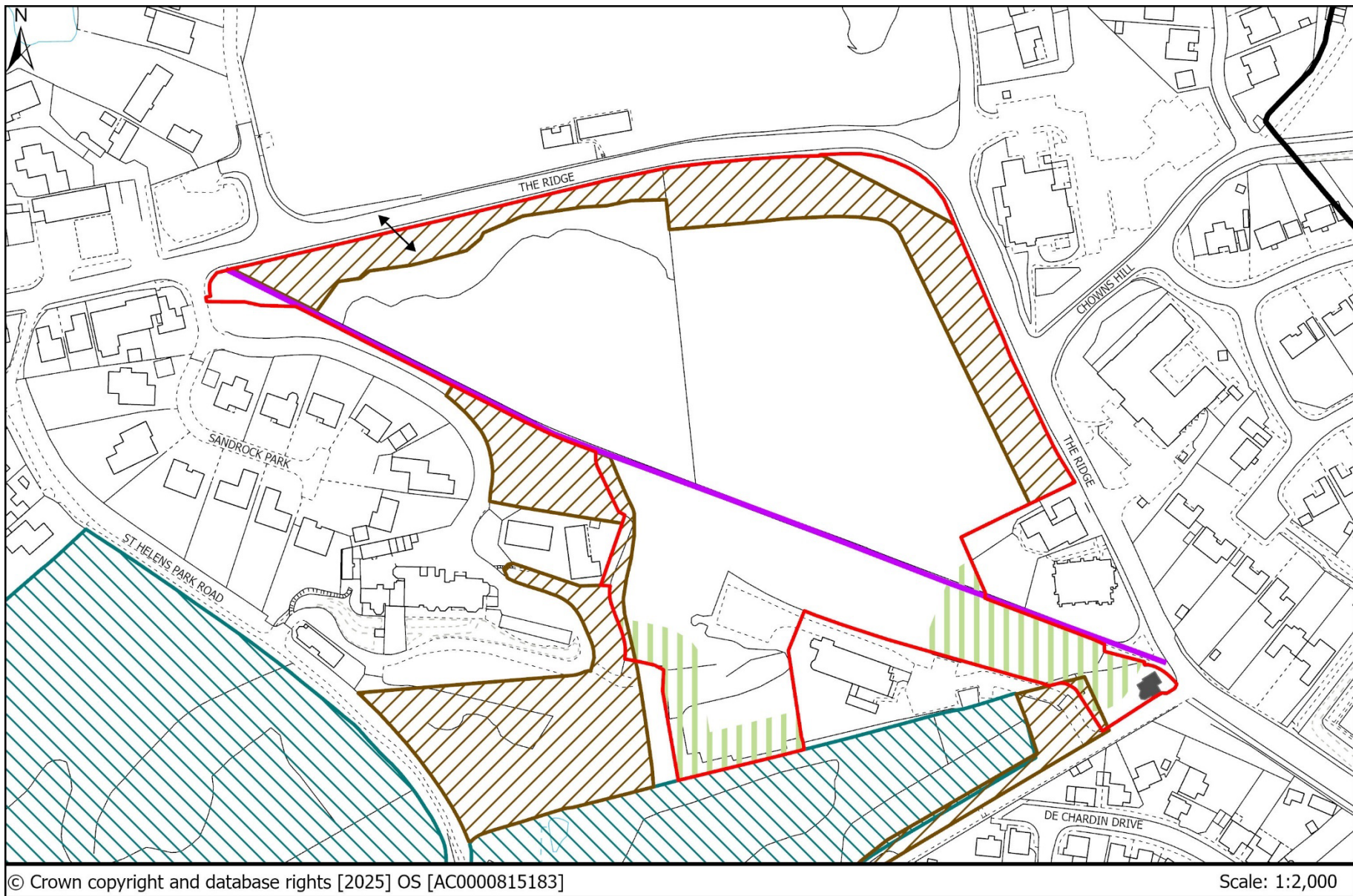


Figure 9: Land Adjacent to Sandrock Park, The Ridge. See Figure 49 for map key.

Policy HS1: Land adjacent to Sandrock Park, The Ridge

Use: Residential

SHELAA Reference: HL140

Minimum Density Range: 45-55 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 120 - 140

Site Area (gross area): 3.9ha

Site Area (net developable area): 2.6ha

Proposals for Development on this site should:

- a. Provide 40% affordable housing requirement in line with Policy SP2.**
- b. Include a Flood Risk Assessment (FRA) and drainage survey taking into account all sources of flooding and ground conditions. The FRA and its recommendations should fully take into account sensitive receptors downstream and ensure that flood risk is not increased elsewhere.**
- c. Take into account Southern Water's infrastructure the crosses the site, and ensure easements are provided.**
- d. Ensure that any necessary reinforcement of the sewerage system is in place to accommodate the quantum and type of proposed development prior to connection, and that such reinforcement is agreed with Southern Water. This will be secured by condition.**
- e. Include a maintenance and management plan for any new, retained or improved flood mitigation or adaptation measures to ensure they will be safe and functional for their intended lifetime, including those related to site specific SuDS.**
- f. Include a Historic Environment Record (HER) informed desk-based assessment of potential interests within an Archaeological Notification Area and agree to a 'watching brief' during any development works (as advised by East Sussex County Council).**
- g. Avoids unacceptable harm or loss to the significance and setting of the Ore Place Conservation Area and St Helen's Church.**
- h. Be of a high quality with a strong visual architectural character and appearance and should retain and restore The Lodge (Lodge Cottage) or otherwise demonstrate how its demolition would provide an opportunity for a more holistic design response.**

- i. Retain and enhance the Public Rights of Way within the site following the principles of Secured by Design and support connections to the wider walking and cycling network and key local services.**
- j. Provide an area equivalent to at least 1/3 of the site for open space, habitat creation, and delivery of green and blue infrastructure. Publicly accessible open space will be secured by legal agreement in perpetuity, and must be of a size and quality that supports recreational use.**
- k. Retain, enhance or provide boundary landscaping and noise screening to act as a buffer from The Ridge and existing residential development, excluding the access point to the site.**
- l. Include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to woodland within and adjacent to the site, the High Weald National Landscape and St. Helens Wood Local Wildlife Site and Local Nature Reserve. The assessment must take into account any additional recreational impacts that may result from the proposal during all phases of development.**
- m. Be supported by a Transport Report and indicate how the conclusions and recommendations of the Report have been incorporated within the development.**
- n. Ensure vehicular access to the site meets appropriate highways standards.**

Policy HS2: Seaside Road, West St Leonards

- 6.26. Seaside Road, West St Leonards is a vacant brownfield site with potential to be used as a mixed-use development incorporating 120 residential dwellings alongside commercial, leisure or recreational uses. This site should deliver a high-quality destination leisure environment for both visitors and residents alike, and provide clear links to the existing walking, wheeling and cycling network to create a vibrant and active connection to the wider seafront including the beachside area of the Combe Valley Countryside Park.
- 6.27. Seaside Road is one of the few remaining significant re-development sites within the seafront resort area. It presents an opportunity to create a high-quality development which, together with the adjacent Cinque Ports Way site, will both regenerate the area and act as a tourist attraction in its own right. The development should seek cohesion with the nearby Bexhill Road Local Centre by improving existing pedestrian and cycle access along Grosvenor Gardens and creating an attractive and safe route for residents and visitors that is well-integrated with the existing A259 crossing point that links the site to West St Leonards Station.
- 6.28. Commercial, recreational and leisure uses should be sensitive to and compatible with the seafront location of the development and should take advantage of opportunities to create a broad promenade for pedestrians and cyclists behind the seawall running east to west across the site and improve access to the beach itself. This should also act as a way of protecting views along the seafront.
- 6.29. As part of the recreation offer, public open space must be delivered in the northern part of the site opposite Seaside Way due to the presence of an underground water tank. There is an existing playground on the site that must be retained or sympathetically relocated to the same standard or better prior to the occupation of the development.
- 6.30. Improvements to the seawall will be required and the existing areas of vegetative shingle habitat should be protected with opportunities explored for their enhancement. There is tidal and fluvial flood risk (Zone 3) with a high groundwater table on the site and so a Flood Risk Assessment taking into account all potential sources of flooding will be required and mitigation as advised by the report should be incorporated into any potential scheme and maintained for its lifetime. Safe access and exit for all residents must be provided.
- 6.31. Sustainable Drainage Systems (SuDS) for the site may need to be highly bespoke and should ensure that any potential for contamination of sensitive receptors both within and surrounding the site arising from recreational, residential and highway use arising from development is mitigated appropriately.

- 6.32. The eastern part of the site contains filled land and there have been previous commercial uses elsewhere on the site. Proposals will be expected to provide an assessment of ground conditions and potential contamination.
- 6.33. Southern Water have a number of underground assets within the site, including tanks and pumping facilities. Easements to allow the maintenance of assets will need to be provided and maintained. Consultation with Southern Water is recommended at an early stage to inform any proposed scheme.
- 6.34. Local sewerage infrastructure in closest proximity has limited capacity to accommodate the proposed development. Proposals for development at this location may therefore generate a need for reinforcement of the wastewater network should more detailed modelling show that additional capacity is needed. Proposals should demonstrate engagement with Southern Water at the earliest possible point to understand reinforcement needs, and any reinforcement must be completed prior to connection. This means that development cannot be occupied until it is demonstrated that reinforcement is fully completed.
- 6.35. The site, given its size and location, will be expected to support a varied housing mix and affordable housing will also be required as part of the mix.
- 6.36. The Council will expect to see a high-quality innovative design with particular regard to sustainability. The Grosvenor Gardens Conservation Area sits immediately to the east of this site. Any new development on this site must sustain and enhance the setting of the conservation area.
- 6.37. The location, scale and massing of housing units should have regard to the outlook of adjacent properties in Seaside Road and Grosvenor Gardens. Opportunities should be taken where possible to exploit the sea views that the site offers.

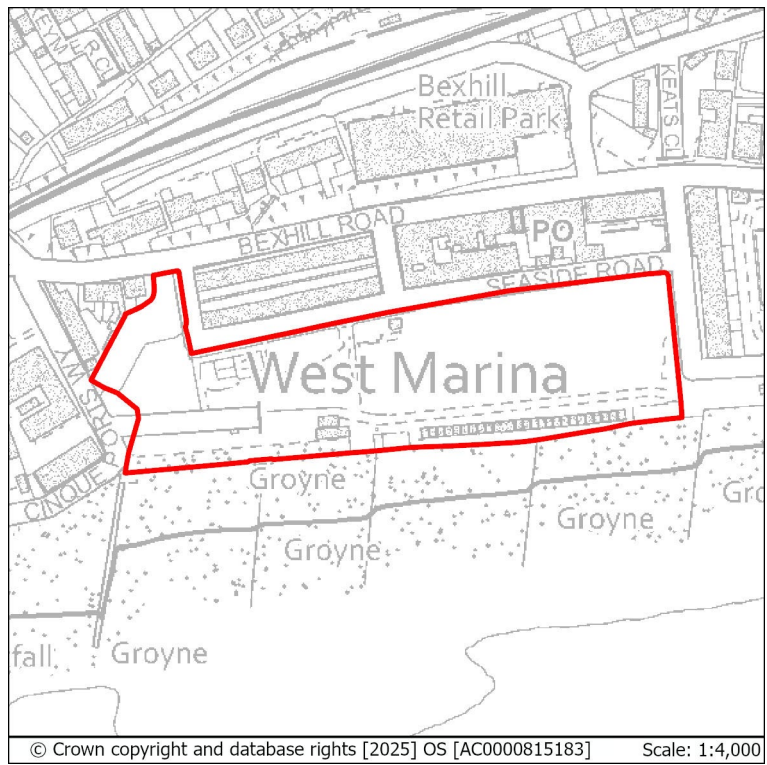


Figure 10: Seaside Road, West St Leonards

Policy HS2: Seaside Road, West St Leonards

Use: Mixed Use: Residential, Commercial and Leisure.

SHELAA Reference: HL9

Minimum Indicative Capacity (net additional dwellings): 120

Site area (gross): 2.22ha

Proposals for development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. Include leisure, recreation and/ or commercial uses that are sensitive to and compatible with the seafront location.**
- c. Explore opportunities for co-ordinating development with the Cinque Ports Way site (HS11), or allowances made, including any road and junction improvements.**
- d. Include walking and cycling links to ensure local connectivity, including to local community infrastructure, green spaces and public transport provision, taking into account site topography. This could include:**
 - Strengthening the link to West St Leonards Station and the cycle route and public right of way at the south of the site**
 - Accessible pedestrian routes to the A259 bus corridor, incorporating high quality bus passenger waiting facilities.**
 - Ensuring vehicular access to the site does not conflict with the cycleway/promenade to the south of the site.**
- e. Ensure that the overall design responds to underground constraints, including Southern Water's underground infrastructure in the design of the layout of the site. Easements would be required, which may affect the site layout or require diversion, and these should be clear of all proposed buildings and tree planting.**
- f. Ensure that any necessary reinforcement of the sewerage system is in place to accommodate the quantum and type of proposed development prior to connection, and that such reinforcement is agreed with Southern Water. This will be secured by condition.**
- g. Avoid unacceptable harm to the significance and setting of the Grosvenor Gardens Conservation Area.**
- h. Minimise harm to vegetative shingle habitat, and enhance where possible.**
- i. Provide a public realm and promenade that is attractive and inviting to residents and tourists that should also act as a way of protecting views along the seafront. Pedestrian access to the beach should be**

enhanced, particularly to the west of the site near the existing access at Cinque Ports Way.

- j. Provide new public open space land above the underground tank in the north of the site with informal opportunities for 'play' integrated into the design of the site and retaining or relocating the existing play space.
- k. Include a Flood Risk Assessment (FRA) and drainage survey taking into account all sources of flooding, potential for contamination and ground conditions and be informed by appropriate hydrological monitoring. This should include improvements to the sea wall and contributions to ongoing maintenance in light of tidal and fluvial flood risk (Zone 3) which should be secured by legal agreement. Proposed improvements to sea defences should also take account of their impact upon Impact Risk Zones for Dungeness, Romney Marsh & Rye Bay SPA marine area and the Beachy Head East MCZ and mitigate any harms caused.
- l. Include a maintenance and management plan for any new, retained or improved flood mitigation or adaptation measures to ensure they will be safe and functional for their intended lifetime, including those related to site specific SuDS.
- m. Incorporate a creative design response to integrating the electricity substation.
- n. Provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.

Policy HS3: Former Westerleigh School

- 6.38. Former Westerleigh School provide an opportunity for redevelopment of the former school site.
- 6.39. The topography of the land, the existing mature trees within the site and important nature conservation issues will need to be explored in any scheme that is put forward for this site.
- 6.40. The site, given its size and location, will be expected to support a varied housing mix and affordable housing will also be required. Of particular importance for this site will be measures to reduce surface water flood risk, and Sustainable Drainage Systems are likely to be required. Connections between the green space protected on site and those existing green spaces off site will also need to be shown on any application to ensure the conservation and enhancement of the green infrastructure network.
- 6.41. The site will require vehicular access to the site that is developed to an adoptable standard. The potential vehicular access does not need to follow the line of the existing road and can consider land to the south of the existing access.

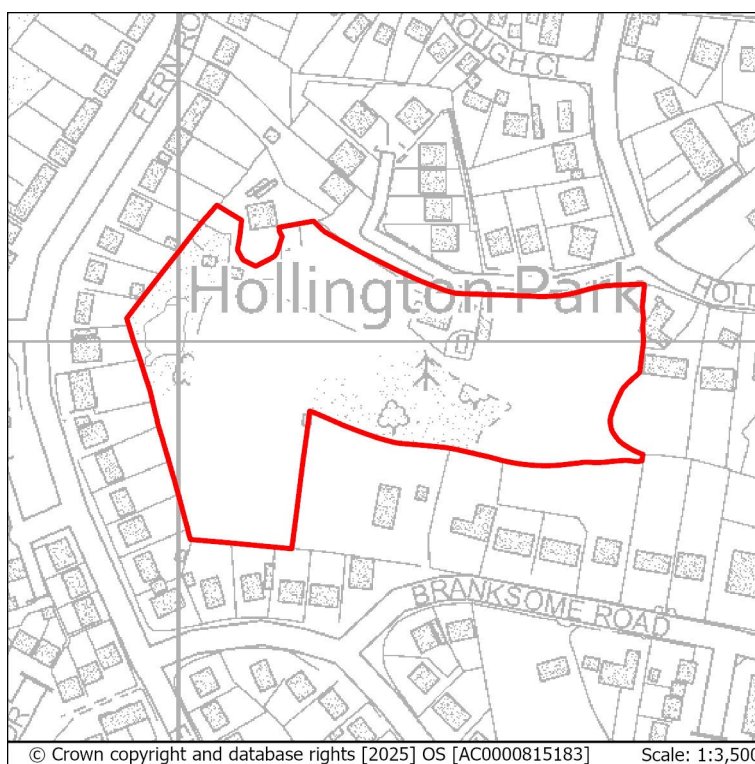


Figure 11: Former Westerleigh School

Policy HS3: Former Westerleigh School

Use: Residential

SHELAA Reference: HL10

Minimum Density Range: 45-55 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 100 - 120

Sites Area (gross): 2.15ha

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2**
- b. Be informed by slope stability reports and a geotechnical report due to the site topography.**
- c. Maintain existing green corridors or replace them with comparative new green corridors.**
- d. Construct vehicular access to the site to an adoptable standard.**
- e. Include walking and cycling links to improve local connectivity, including to local community infrastructure, green spaces and public transport provision, taking into account site topography.**
- f. Provide an Arboriculture Plan that demonstrates how existing trees and proposed new trees on the site will be integrated into the development.**

Policy HS4: Former Malmesbury House, 123-125 West Hill Road

- 6.42. The site occupies an elevated prominent location at the western end of the Grosvenor Gardens Conservation Area and is visible from a distance, particularly from the direction of the seafront. Any development must therefore respect longer distance views of the site as well as its immediate surroundings.
- 6.43. The cliff to the rear of the site is a Local Wildlife Site and applicants will also be required to demonstrate that their development will not threaten the stability of the cliff or ecological significance of the area. Applicants will be required to submit an ecology and land stability report.

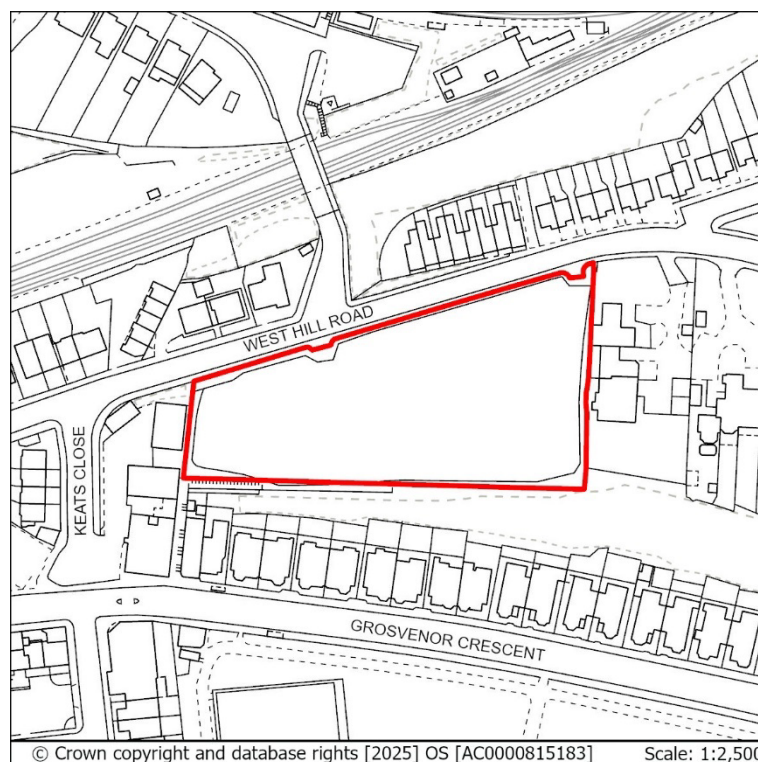


Figure 12: Former Malmesbury House, 123-125 West Hill Road

Policy HS4: Former Malmesbury House, 123-125 West Hill Road

Use: Residential

SHELAA Reference: HL12

Minimum Indicative Capacity (net additional dwellings): 37

Sites Area (net): 0.7ha

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. Consider that the site occupies an elevated prominent location at the western end of the conservation area and is visible from a distance, particularly from the direction of the seafront. Any development must therefore respect longer distance views of the site as well as its immediate surroundings. The proposal should avoid unacceptable harm to the significance and setting of the Grosvenor Gardens Conservation Area and designated heritage assets at Marina.**
- c. Consider and enhance the contribution to the overall character of the area derived from the presence of cliffside vegetation cover, including mature trees and shrubs.**
- d. Investigate the impact of land stability and be informed by slope stability reports and a geotechnical report due to the presence of retaining walls and proximity to cliff edge. Incorporate mitigation measures as appropriate and include a buffer strip of 10 metres from the cliff edge for any new development.**
- e. Assess the ecological and recreational impact of the proposed development on the Caves Road Cliff Local Wildlife Sites. Proposals should seek to avoid or mitigate any identified impact.**
- f. Provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.**
- g. Take account of Southern Water's underground infrastructure in the design of the layout of the site. Easements would be required, which may affect the site layout or require diversion, and these should be clear of all proposed buildings and tree planting.**
- h. Include walking and cycling links to ensure local connectivity, including to local community infrastructure, green spaces and public transport provision, taking into account site topography.**

Policy HS5: Former West St Leonards Primary School, Bexhill Road

- 6.44. Former West St Leonards Primary School is a brownfield site in the west of the borough which has had a number of previous uses. The site slopes north to south and is vulnerable to flooding from surface water and river flooding. The Hollington Stream runs alongside the eastern boundary. Parts of the site to the south and west are in Flood Zone 3b, and a Flood Risk Assessment taking into account all potential sources of flooding will be required and mitigation as advised by the report should be incorporated into any potential scheme and maintained for its lifetime. The Hollington Stream to the east and south of the site is important ecological asset and is also engineered to avoid unacceptable flood risk so close working with the council and the Environment Agency is encouraged. Safe access and exit for all residents must be provided.
- 6.45. Adequate buffer zones should be incorporated into any proposal that takes into account riparian zones, the impacts of climate change on flood risk, BAP Priority Habitat (deciduous woodland) to the west of the site and Southern Water's infrastructure to the south-east. Natural Flood Management Measures, such as floodplain restoration, may be appropriate within this site.
- 6.46. Sustainable Drainage Systems (SuDS) for the site may need to be highly bespoke and should ensure that any potential for contamination of sensitive receptors both within and surrounding the site arising from recreational, residential and highway use arising from development is mitigated appropriately. Easements should be provided to allow the monitoring of water quality.
- 6.47. Mitigations should not interfere with the existing hydrological regime of the site due to the potential for impact on wetland habitats. The site will require hydrological monitoring to determine the potential for impact, and this should in turn inform ecological assessment of the site. Any discharge rates must be agreed with the Pevensey and Cuckmere Water Level Management Board before any planning permission is granted.
- 6.48. The site sits within the South Saxons Local Wildlife Site (LWS) and is in the main neutral grassland with a small reedbed in the south-west corner. The LWS and the Hollington Stream must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints, taking into account the ecological and recreational impact of development. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development.
- 6.49. Proposals for the development of the site should seek to retain and enhance the Public Right of Way (PROW) within the site that connects Edinburgh Road to Filsham Road.

- 6.50. The site was formerly landfill and may still produce landfill gas. There is also a small area of contaminated land in the north-western corner of the site. An assessment of potential contamination will therefore be required.
- 6.51. Vehicle access must meet acceptable highways standards, and a transport report will be required for the site.

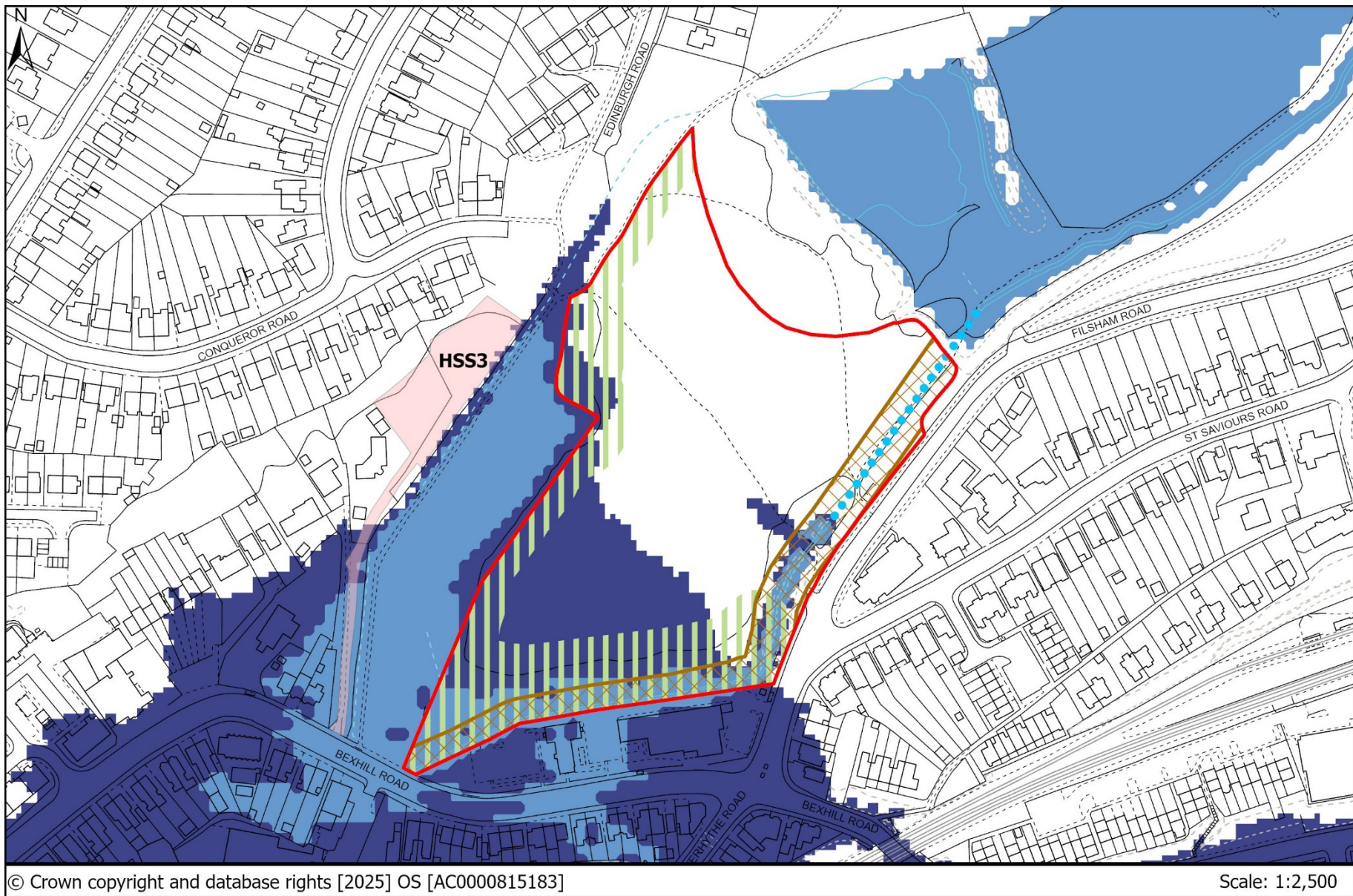


Figure 13: Former West St Leonards Primary School. See Figure 49 for map key.

Policy HS5: Former West St Leonards Primary School, Bexhill Road

Use: Residential

SHELAA Reference: HL115

Minimum Density Range: 90-150 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 70 – 120

Site Area (gross area): 3.5ha

Sites Area (net developable area): 0.8ha

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. Include a Flood Risk Assessment (FRA) and drainage survey taking into account all sources of flooding, potential for contamination and ground conditions and be informed by appropriate hydrological monitoring. The FRA and its recommendations should fully take into account the engineering of the Hollington Stream.**
- c. Include a maintenance and management plan for any new, retained or improved flood mitigation or adaptation measures to ensure they will be safe and functional for their intended lifetime, including those related to site specific SuDS.**
- d. Consider the use of Natural Flood Management Measures to help manage flood risk within the site and provide easements to allow continued monitoring of the Hollington Stream.**
- e. Have discharge rates agreed with the Pevensey and Cuckmere Water Level Management Board (PCWLMB) prior to granting of permission.**
- f. Incorporate buffer zones around watercourses (10m), BAP Priority Habitat to the west (15m) and any necessary allowances for climate change.**
- g. Include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the Hollington Stream and South Saxons Local Wildlife Site. The assessment must take into account any additional recreational impacts that may result from the proposal during all phases of development.**

- h. Retain and enhance the PROW within the site, and support connections to the wider walking and cycling network and key transport hubs including the station at West St Leonards.**
- i. Be supported by a Transport Report. Proposals must also indicate how the conclusions and recommendations of the Report have been incorporated within the development.**
- j. Ensure vehicular access to the site meets appropriate highways standards, and be capable of providing safe access and exit from the site during flood events.**

Policy HS6: Ore Valley (Former Power Station)

- 6.52. The Ore Valley (Former Power Station) is a brownfield former industrial site with potential for residential redevelopment.
- 6.53. The developable parts of this site are confined to the southern half and a smaller area to the north. The remainder of the site is woodland, which should be retained and arrangements made for its management. Access is available from an existing access point to Fellows Road at the eastern end of the site.
- 6.54. The site is located in an area of deep surface water flood risk, and Southern Water has indicated that there is currently insufficient sewerage capacity to serve the site. It is also located adjacent to a designated Local Wildlife Site and will require its own ecological assessment in terms of future development.
- 6.55. Local sewerage infrastructure in closest proximity has limited capacity to accommodate the proposed development. Proposals for development at this location may therefore generate a need for reinforcement of the wastewater network should more detailed modelling show that additional capacity is needed. Proposals should demonstrate engagement with Southern Water at the earliest possible point to understand reinforcement needs, and any reinforcement must be completed prior to connection. This means that development cannot be occupied until it is demonstrated that reinforcement is fully completed.
- 6.56. The site will be expected to support a varied housing mix, including affordable housing. Given the previous uses of this site there is potential for contamination, which would need to be investigated.

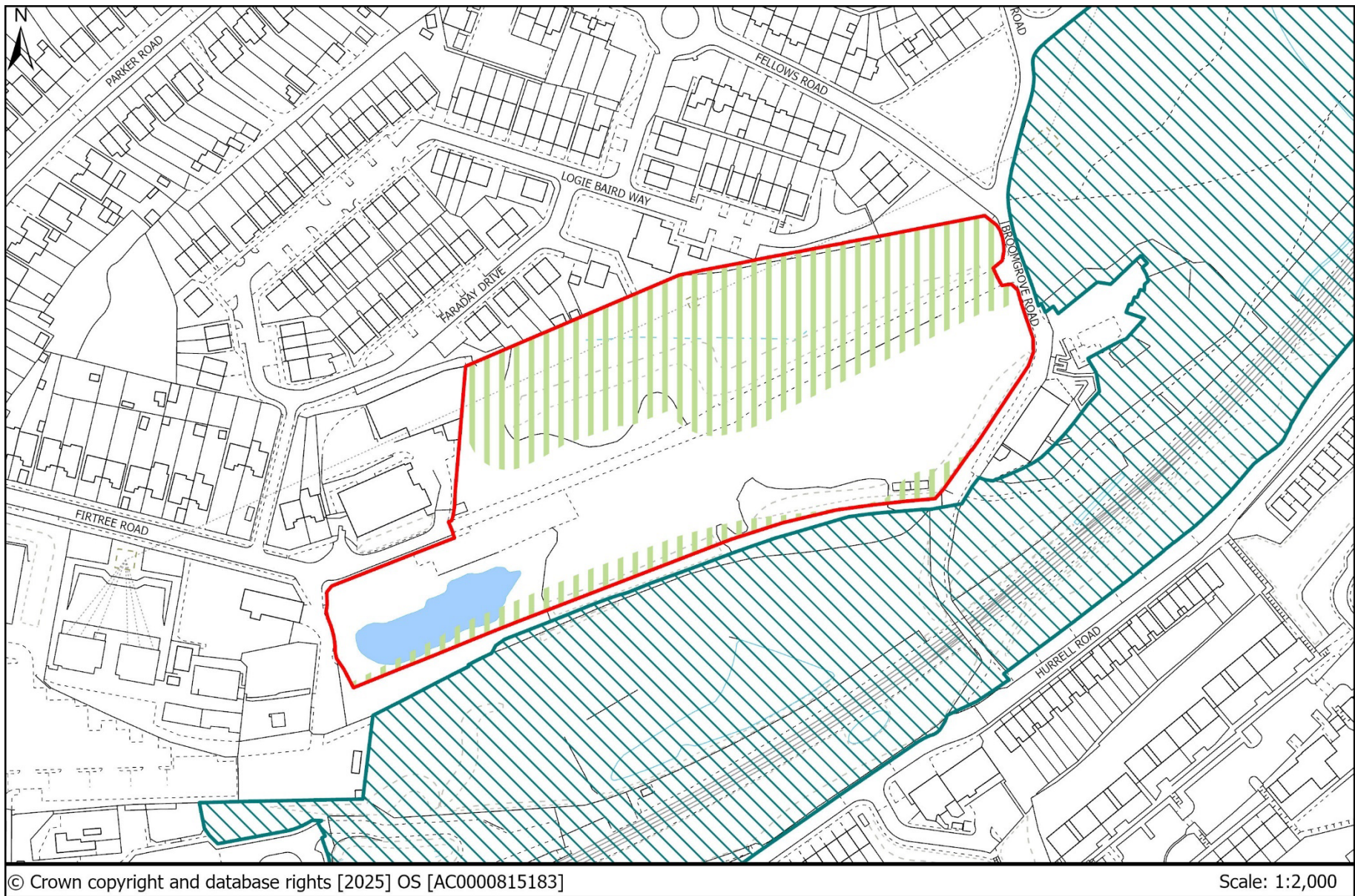


Figure 14: Ore Valley (Former Power Station). See Figure 49 for map key.

Policy HS6: Ore Valley (Former Power Station)

Use: Residential

SHELAA Reference: HL39

Minimum Density Range: 55-70 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 130-165

Site Area (gross): 2.36ha

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. In all cases retain the woodland area to the north of the site corresponding to approximately 0.85 ha (capacity has been calculated net of this site area).**
- c. Include walking and cycling links to ensure local connectivity to Ore Station, including to local community infrastructure, green spaces and public transport provision, taking into account site topography.**
- d. Ensure vehicular access to the site is from the eastern part of the site through Bromsgrove Road. Development should account for the upgrading of access and ensuring the safety of non-motorised traffic.**
- e. Be supported by a Flood Risk Assessment and detailed Drainage Strategy which considers the following;**
 - The high groundwater table and implementation of a suitable drainage strategy informed by onsite monitoring and soil percolation testing.**
 - The provision of a storage pond in the western part of the site. The drainage strategy should seek to attenuate surface water within the pond before discharging into the culverted Ordinary Watercourse in the southern part of the site.**
- f. Ensure that any necessary reinforcement of the sewerage system is in place to accommodate the quantum and type of proposed development prior to connection, and that such reinforcement is agreed with Southern Water. This will be secured by condition.**
- g. Assess the ecological and recreational impact of the proposed development on the adjacent Broomgrove Local Wildlife Site. Proposals should seek to avoid or mitigate any identified impact.**

Policy HS7: Former Post Office and University of Brighton building

- 6.57. The Former Post Office and University of Brighton building is a town centre brownfield site. The site is suitable for mixed use development, with retail uses at the ground floor to provide an active frontage to the development. The site will be expected to support a varied housing mix and to include affordable housing.
- 6.58. New development will have to take account of the amenity of adjoining residents and businesses due to the town centre location. The development should preserve and enhance to conservation area and take consideration of views to and from Hastings Castle.
- 6.59. Proposals should support ensuring that the public realm in priory square is enhanced and provide appropriate improvements to open space and street furniture.

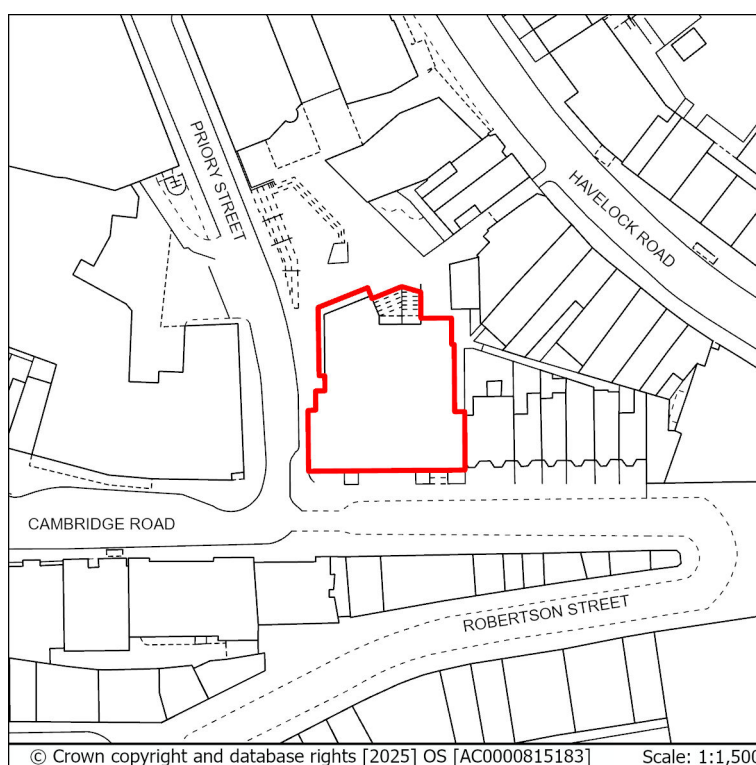


Figure 15: Former Post Office and University of Brighton building

Policy HS7: Former Post Office and University of Brighton building

Use: Mixed Use

SHELAA Reference: HL138

Minimum Indicative Capacity (net additional dwellings): 41

Site Area (gross): 0.1

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. Enhance public realm within Priory Square, including policy compliant 'greening' to the site in a form appropriate to the urban setting, seating and improvements to open space to encourage active and positive daytime use and support the promotion of Priory Street as a secondary route to the Town Centre and Bohemia.**
- c. Provide for active uses at ground floor level which should include retail, leisure or other town centre complementary uses which also preserve the frontage of the former post office building.**
- d. Avoid unacceptable harm to the significance of the conservation area and long-range views of and from Hastings Castle.**
- e. Take appropriate measures to mitigate the impact of noise on residential dwellings due to location within the active nighttime economy setting.**
- f. Enhance Priory Square itself following the principles of Secured by Design to create a safe and welcoming space for all users.**
- g. Include easements for works and infrastructure access to surrounding premises.**
- h. Provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.**

Policy HS8: Mayfield E, Bodiam Drive

- 6.60. Mayfield E, Bodiam Drive is a gently sloping site at the edge of an existing residential area, and there is the potential for this site to accommodate at least 38 dwellings. This site is in council ownership, and consideration has been given to the sale value of the land which the Council hopes to achieve and the potential for the site to provide affordable housing. The council is working to ensure that the site delivers 100% affordable housing.
- 6.61. There are opportunities to connect this site to the Mayfield Farm development by road or footpath which would aid permeability, making it easier for people to travel to and from their homes. There is also a good opportunity to include an access footpath to the existing bus stop on Bodiam Drive at the north-east corner of the site.
- 6.62. Landscaping and potentially noise screening (hedging for example), is likely to be required along the western border of the site to shield the development from the Queensway Road. Any development on this site could potentially affect the setting of Mayfield Farmhouse; a Grade II listed building that is sited immediately to the south-west of the site. Due to the size of the site, a Flood Risk Assessment is required.



Figure 16: Mayfield E, Bodiam Drive

Policy HS8: Mayfield E, Bodiam Drive

Use: Residential

SHELAA Reference: HL4

Minimum Density Range: 45 – 55 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 48 - 58

Site Area (gross): 1.06ha

Proposals for Development on this site should:

- a. Provide affordable housing.**
- b. Include walking and cycling links to improve local connectivity, including to local community infrastructure, green spaces and public transport provision, taking into account site topography.**
- c. Avoid unacceptable harm to the significance and setting of the Grade II listed Mayfield Farmhouse that is sited immediately to the south west of the site.**
- d. Provide boundary landscaping and noise screening along the western border of the site to act as a buffer to Queensway to the west.**
- e. Ensure the existing depression to the south of the site should be retained and incorporated into the surface water drainage system, as part of the proposed development.**
- f. Take account of Southern Water's underground infrastructure in the design of the layout of the site. Easements would be required, which may affect the site layout or require diversion, and these should be clear of all proposed buildings and tree planting.**
- g. Provide an Arboriculture Plan that demonstrates how existing trees on the site will be integrated into the development particularly those contained within the south eastern corner of the plot and those that border the curtilage of the listed building.**
- h. Ensure the existing green corridor should be maintained or replaced by comparative new green corridors.**
- i. Ensure the layout of the site is arranged so that the rear private gardens of the residential units are positioned immediately adjacent to the boundary of the farmhouse to protect the setting of the listed building. Hedging should be considered to reinforce the natural screening rather than walls or fences.**

Policy HS10: Land at Rock Lane

- 6.63. Land at Rock Lane is a greenfield site located at the boundary with Rother district council. The site adjoins a development to the northern boundary in Rother. The site is located in the High Weald National Landscape Area of Outstanding Natural Beauty (AONB). The site is suitable for residential development and would be expected to achieve 40% affordable housing and provide a variety of types and tenures of housing.
- 6.64. Design proposals would need to be sensitive to the location of the site within the National Landscape and have consideration to providing an active frontage to Rock Lane. The development would need to ensure that easements and buffers are secured to infrastructure on site including drains and overhead power lines. The development would need to ensure that an ecological management plan is developed for the site.

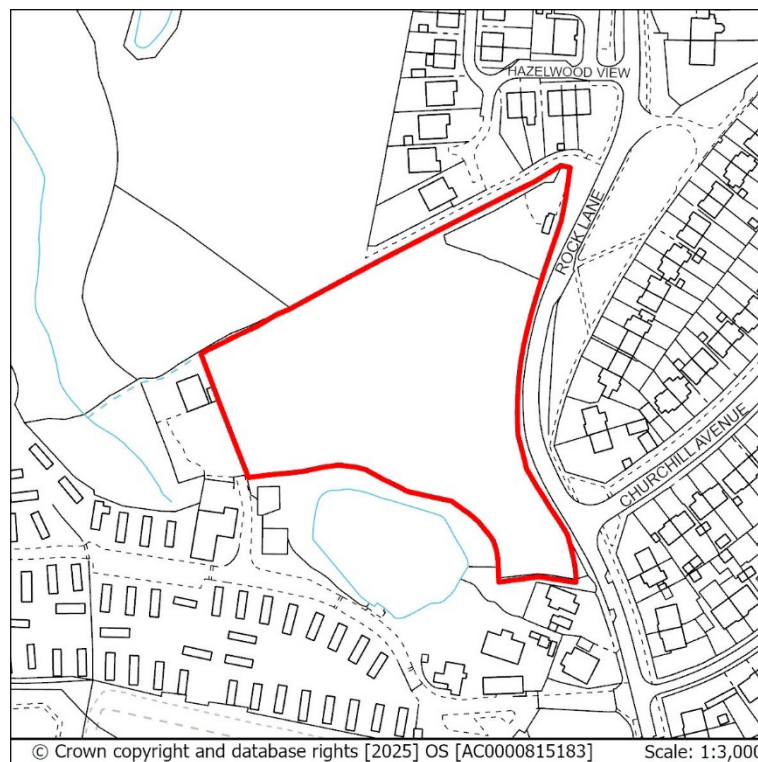


Figure 17: Land at Rock Lane

Policy HS10: Land at Rock Lane

Use: Residential

SHELAA Reference: HL63

Minimum Indicative Capacity (net additional dwellings): 26

Site Area (gross): 1.2ha

Proposals for Development on this site should:

- a. Provide 40% affordable housing requirement in line with Policy SP2.**
- b. In line with guidance at the time of an application, include an appropriate and safe buffer at the eastern boundary of the site (adjacent Rock Lane) due to presence of overhead power lines.**
- c. Create a frontage along Rock Lane and demonstrate the conservation and enhancement of the National Landscape (AONB) showing how adverse impacts will be avoided. The proposal should be in accordance with the High Weald Area of Outstanding Natural Beauty Management Plan.**
- d. Maintain a 5m buffer to the existing drain along the northern boundary of the site.**
- e. Provide multi-functional open and play space, including a maintenance and management plan for their lifetime.**
- f. Include and enhance walking and cycling links to ensure local connectivity, access to the wider National Landscape (AONB) and Ivyhouse Lane employment area, including to local community infrastructure, green spaces and public transport provision, taking into account site topography.**
- g. Include a Management Plan for the identified Ecology Zone, including measures for the management and ongoing maintenance of that area.**
- h. Have regard to any relevant policies from Rother District Council development plan documents.**

Policy HS11: Cinque Ports Way

- 6.65. Cinque Ports Way has redevelopment potential for a mix of uses including up to 25 units of residential alongside commercial uses. Its seafront location also gives an opportunity for commercial and tourist development. Any proposals are encouraged to Explore opportunities for co-ordinating development with the Seaside Road site (HS2), or allowances made to better enable this. Road and junction improvements should be considered in conjunction with the Seaside Road site (HS2).
- 6.66. There is a Public Right of Way (and a National Cycle Route) running along the southern boundary, which it will be important to link to. There is a Local Wildlife Site adjacent to the west; and avoidance of harm to it is of high importance and an impact assessment will be required.
- 6.67. This is a site that is in a flood risk area (from all types of flooding), protection and mitigation measures must be included in any scheme. Sustainable Drainage Systems (SuDS) are likely to be required along with potential contributions to the maintenance of the existing sea defences.

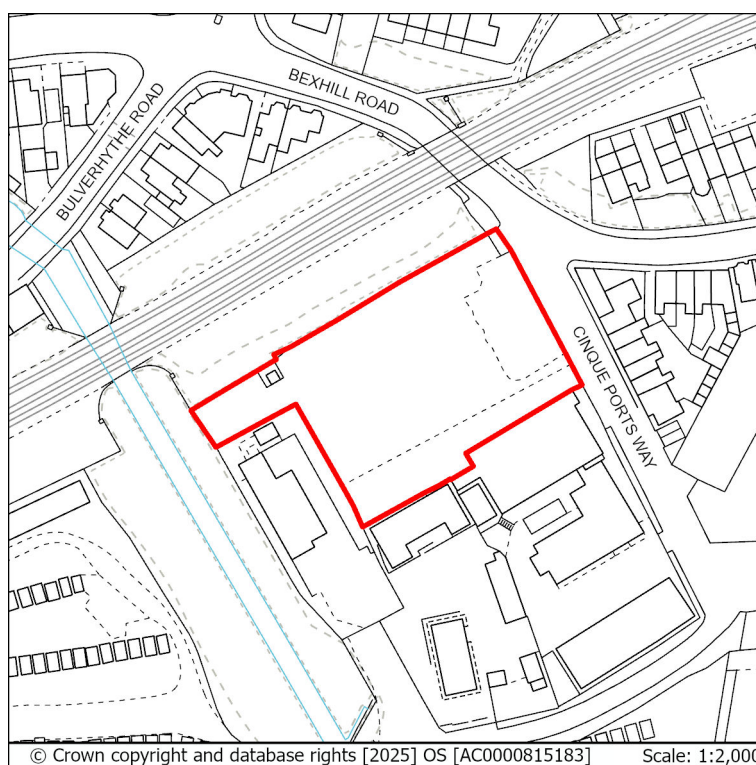


Figure 18: Cinque Ports Way

Policy HS11: Cinque Ports Way

Use: Mixed Use: Residential, Commercial

Minimum Density Range: 90 - 150 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 27 - 45

Site Area (gross): 0.37ha

Proposals for Development on this site should:

- a. Provide up to 25% affordable housing in line with Policy SP2, unless it can be demonstrated that a reduced provision is necessary to enable the provision of cultural and leisure elements of the mixed use.**
- b. Include walking and cycling links to the A259 bus corridor, improve local connectivity, including to local community infrastructure, green spaces and public transport provision, including high-quality bus passenger waiting facilities.**
- c. Enhance access to the public right of way and national cycle route that runs along the southern boundary and to the pedestrian walking and cycling routes to West St Leonards Station to improve connectivity.**
- d. Avoid unacceptable harm to the setting of the Grosvenor Gardens Conservation Area, including opportunities for innovative design that responds well to the scale and character of the area.**
- e. Provide a public realm and promenade that is attractive and inviting to residents and tourists and encourages foot or cycle journeys to the Bexhill Road Local Centre and St Leonards District Centre to the east.**
- f. Assess the ecological and recreational impact of the proposed development on the Bulverhythe Shingle Beach and Cliffs Local Wildlife Site. Proposals should seek to avoid or mitigate any identified impact.**
- g. Be supported by a Flood Risk Assessment and detailed drainage strategy that incorporate measures to address flood risk. This should include improvements to the sea wall and contributions to ongoing maintenance in light of tidal and fluvial flood risk which should be secured by legal agreement. This site has a high groundwater table and drainage design should be informed by onsite monitoring. Any improvements to sea defences should also take account of their impact upon Impact Risk Zones for Dungeness, Romney Marsh and Rye Bay SPA marine area and the Beachy Head East MCZ and mitigate any harms caused.**
- h. Have discharge rates agreed with the Pevensey & Cuckmere Water Level Management Board (PCWLMB) prior to granting of permission.**

- i. Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes is maintained. It should also take account of Southern Water's underground infrastructure in the design of the layout of the site. Easements would be required, which may affect the site layout or require diversion, and these should be clear of all proposed buildings and tree planting.**

Policy HS12: Gambier House, 111 West Hill Road and West House, 115 West Hill Road

- 6.68. The site is a brownfield site, and the existing buildings were vacated by the NHS in July 2011. The site is in a prominent cliff top location that offers a good residential development opportunity.
- 6.69. The site is located within the Grosvenor Gardens Conservation Area and the retention of the Gambier House building is preferred. Any scheme involving its demolition will need to robustly demonstrate the reasoning behind such a proposal. The site has an existing access point that should be taken advantage of.
- 6.70. The site has potential land instability towards the southern edge of the site at the cliffs. Development should provide a land stability report and buffer zone to this area. It is also important that any adverse impacts on the adjacent Local Wildlife Site are avoided.

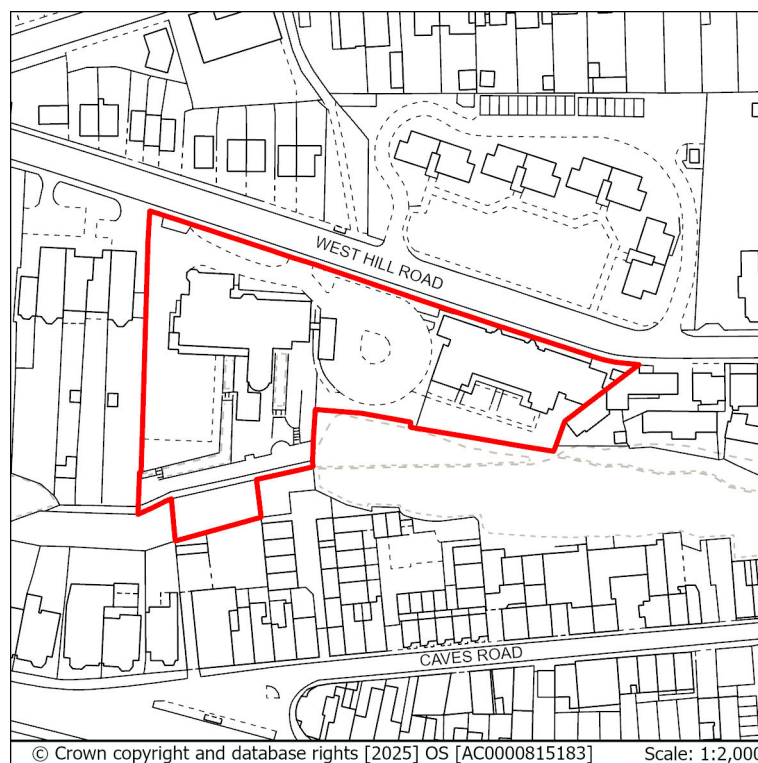


Figure 19: Gambier House, 111 West Hill Road and West House, 115 West Hill Road

Policy HS12: Gambier House, 111 West Hill Road and West House, 115 West Hill Road

Use: Residential

SHELAA Reference: HL111

Minimum Indicative Capacity (net additional dwellings): 20

Site Area (gross): 0.55ha

Proposals for Development on this site should:

- a. Provide 25% affordable housing in line with Policy SP2.**
- b. Retain and restore Gambier House and West House buildings together with infill development that should be of high quality with a strong visual architectural character and appearance or demonstrate how demolition would provide an opportunity for a more holistic design response.**
- c. Where Gambier House and West House are to be retained, consider the removal of 20th century extensions, particularly the extension to the east of the historic core of West House and the 1½ storey roof extension capped with pyramidal roof.**
- d. Ensure strategic spatial gaps between the built form that are characteristic of the conservation area to ensure a sense of openness.**
- e. Ensure infill development is of a scale to match the adjacent buildings West House and Gambier House.**
- f. Ensure the existing access point is utilised.**
- g. Ensure the layout of the site is arranged so that an undeveloped buffer zone is created at the southern extents of the site which shall be landscaped with appropriate planting to protect the cliff faces.**
- h. Assess the ecological and recreational impact of the proposed development on the adjacent Caves Road Cliffs Local Wildlife Site. Proposals should seek to avoid or mitigate any identified impact.**
- i. Avoid unacceptable harm to the significance of the Grosvenor Gardens Conservation Area.**
- j. Be informed by land stability reports and a geotechnical report due to the proximity to cliff edge and possible presence of caves or voids within the cliff itself.**
- k. Provide innovative solutions for any necessary on-site parking that do not dominate the site.**

- l. Have discharge rates agreed with the Pevensey & Cuckmere Water Level Management Board (PCWLMB) prior to granting of permission. This site also has a high groundwater table and drainage design should be informed by onsite monitoring and not use infiltration SuDS systems and include a new sewer connection for the site.**
- m. Include walking and cycling links to ensure local connectivity, including to local community infrastructure, green spaces and public transport provision, taking into account site topography.**

Policy HS13: Land North-West of Winchelsea Lane

- 6.71. Land North-West of Winchelsea Lane is a greenfield site located in the National Landscape adjacent to residential development in Rother District. The site is steeply sloping and will require a land stability assessment. The site has potential drainage issues and will need to incorporate Sustainable Drainage Systems (SuDS). The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies.
- 6.72. The council will expect any scheme to support a varied housing mix and affordable housing will also be required.

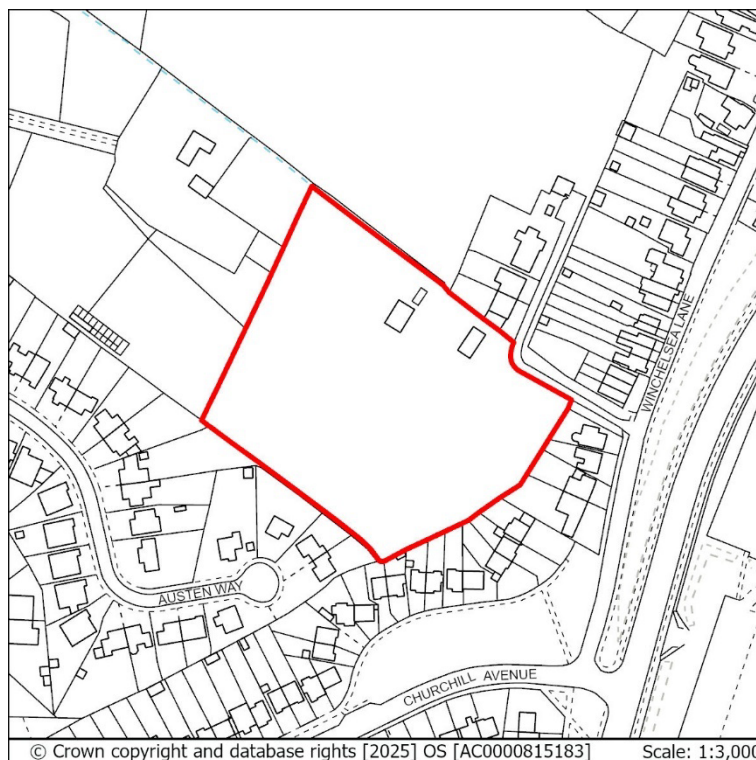


Figure 20: Land North-West of Winchelsea Lane

HS13: Land North-West of Winchelsea Lane

Use: Residential

SHELAA Reference: HL87

Minimum Indicative Capacity (net additional dwellings): 20

Site Area (gross): 1.17ha

Proposals for Development on this site should:

- a. Provide 40% affordable housing in line with Policy SP2.**
- b. Demonstrate the conservation and enhancement of the National Landscape showing how adverse impacts will be avoided, mitigated or compensated for.**
- c. Provide multi-functional open and play space in accordance with policy.**
- d. Include and enhance walking and cycling links to ensure local connectivity.**
- e. Be supported by a Flood Risk Assessment and detailed Drainage Strategy.**
- f. Retain and enhance any existing green infrastructure.**
- g. Be informed by slope stability reports and a geotechnical report.**

Policy HS15: 190 Bexhill Road

- 6.73. The site is a former mineral works brownfield site, with an exposed sandstone cliff face at the Northern and Eastern Boundary. There is one existing structure on the site, together with car parking and storage areas. The site itself is slightly sloping.
- 6.74. The site straddles the middle and inner consultation zones for major hazards, and early consultation with the HSE is therefore recommended to inform any development proposal.
- 6.75. Due to the presence of the cliff face, the history of the site and the generally sloping local topography the site will require a full and detailed land stability assessment covering the temporary (during demolition and construction) and permanent (post development) condition of the site. An appropriate buffer zone should be incorporated around the toe of the cliff, including any easement or access required to maintain any approved mitigation measures.
- 6.76. There is the potential for perched aquifers to be present in this location, and ground investigations are recommended to inform drainage designs. It is recommended that a single report is produced to take into account land stability, drainage design and pollution mitigation.
- 6.77. The site has an existing access point from Harley Shute Road that should be taken advantage of. Improvements to the pedestrian crossing to the South of the site at Bexhill Road may be required. Transport plans, including with regard to sustainable transport, should take into account the high traffic volume between this site and the Filsham Road junction.



Figure 21: 190 Bexhill Road

HS15: 190 Bexhill Road

Use: Residential

SHELAA Reference: HL14

Minimum Indicative Capacity (net additional dwellings): 32

Site Area (gross): 0.19ha

Proposals for Development on this site should:

- a. Provide 25% affordable housing in line with Policy SP2.**
- b. Ensure the layout of the site is arranged so that an undeveloped buffer zone is created to the northern and western extents of the site, taking into account any proposed access arrangements to maintain any cliff fall mitigation measures.**
- c. Be informed by agreed land stability and geotechnical reports covering both the temporary and permanent condition of the site, taking into account all dead and imposed loads.**
- d. Include a maintenance and management plan for any new, retained or improved land stability mitigation measures to ensure they will be safe for their intended lifetime.**
- e. Ensure the existing access point from Harley Shute Road is utilised.**
- f. Demonstrate engagement with Health and Safety Executive at the earliest possible point to address any impacts arising from the major hazard consultation zones.**
- g. Have discharge rates agreed with the Pevensey and Cuckmere Water Level Management Board (PCWLMB) prior to granting of permission.**
- h. Include walking and cycling links to ensure local connectivity, including to local community infrastructure, green spaces and public transport provision, taking into account site topography.**

Policy HS16: Site of former 12-19 Braybrooke Terrace

- 6.78. The site of former 12-19 Braybrooke Terrace is a smaller site close to Hastings Town Centre. It shares a boundary to the north and west with Linton Gardens Historic Park.
- 6.79. It is bound by retaining structures to the north, south and west. There is a mix of levels within the site, which overall slopes steeply towards the east and south. The high retaining walls and limited rear aspect mean that the amenity of future occupants must be considered in any potential scheme; it must be demonstrated that sufficient daylight can enter all the dwellings that are proposed on site.
- 6.80. The site was cleared in the late 1990s and formerly contained a four-story Victorian terrace. Due to the clearance activity, there is the potential for artificial ground and contamination to be present within the site.
- 6.81. A large diameter storm water retention tunnel passes underneath the site and proposals should design any scheme taking into account any access or easement arrangements required to maintain this asset. It is recommended that advice is sought from Southern Water at an early stage by any potential applicant to inform any design, and foundations and loading and agreed with them prior to submission. Southern Water will be invited to comment on any submitted proposals.
- 6.82. Due to the presence of retaining structures, the potential for artificial ground, the need to safeguard Southern Water's infrastructure the site will require a full and detailed land stability assessment covering the temporary (during site preparation and construction) and permanent (post development) condition of the site.
- 6.83. Proposals will need to consider and be informed by the need to resist ground movement and deformations during all project phases in order to protect the integrity of Linton Gardens Historic Park, the storm water retention tunnel and the adjacent dwellings to the west. It is recommended that ground investigations also take into account drainage design and any potential for contamination.
- 6.84. Special attention must be given to surface water management measures to avoid the creation of any new hydraulic low points. It is recommended that drainage and water management is agreed with Southern Water at an early stage.
- 6.85. Access options to the site are limited, and any proposal should be accompanied by a Transport Report, including sustainable and multimodal transport options.
- 6.86. The site is in an overgrown condition with scrubby coverage throughout. The trees in the north of the site and adjacent to it, in Linton Gardens should also

be retained, for their heritage and ecological value. Relevant ecological assessments will be required, including recommendations for any necessary translocation, habitat creation or restoration within the site.

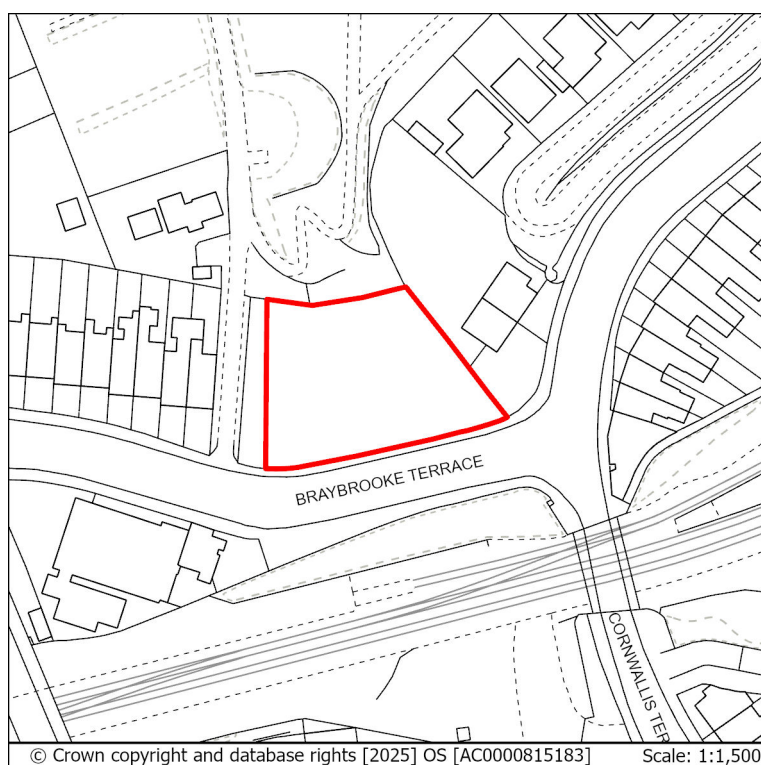


Figure 22: Site of former 12-19 Braybrooke Terrace

HS16: Site of former 12-19 Braybrooke Terrace

Use: Residential

SHELAA Reference: HL23

Minimum Indicative Capacity (net additional dwellings): 20

Site Area (gross): 0.12

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. Be informed by agreed land stability and geotechnical reports covering the temporary and permanent condition of the site, taking into account:
 - i. all dead and imposed loads, and;**
 - ii. the need to protect the integrity of the storm water retention tunnel;**
 - iii. the need to protect the integrity of adjacent sites, including Linton Gardens.****
- c. Include a maintenance and management plan for any new, retained or improved land stability mitigation measures to ensure they will be safe for their intended lifetime.**
- d. Incorporate measures to protect the underground storm water tunnel during both the temporary and permanent phases of development to the satisfaction of Southern Water.**
- e. Avoid unacceptable harm or loss to the significance and setting of the Linton Gardens Historic Park.**
- f. Include walking and cycling links to ensure local connectivity to key transport hubs including Hastings Railways Station and National Cycle Route 2.**
- g. Employ surface water management measures which avoid the creation of any new hydraulic low point as set out in SC16; these must be approved by Southern Water prior to determination.**
- h. Ensure vehicular access to the site meets appropriate highways standards.**
- i. Assess the ecological impact of the proposed development, including through an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or how compensation will be made for their loss.**

Policy HS17: Hastings Garden Centre, Bexhill Road

- 6.87. Hastings Garden Centre, Bexhill Road is a predominantly flat site to the west of the borough close to the Combe Valley Countryside Park. There are a number of existing structures on the site including the garden centre complex, tearoom, vehicle garages and a shed sales area as well as a surface carpark. The site may be suitable for a mixed-use proposal retaining some commercial uses at lower levels.
- 6.88. Although the majority of the site sits outside Flood Zone 2, climate change allowances indicate that the whole site has the potential to be in a higher risk flood zone by 2070 – 2125. Proposals will need to be accompanied by a detailed site-specific Flood Risk Assessment taking into account the effects of climate change to demonstrate that they will not be at risk of flooding either now or in the future, nor increase the risk of flooding elsewhere.
- 6.89. The proposed layout should take into account the need for any onsite flood mitigations as recommended by the Flood Risk Assessment, including SuDS and include a maintenance and management plan for the lifetime of any flood mitigation measures adopted, supported or introduced.
- 6.90. The site is in close proximity to the Combe Valley Countryside Park and Combe Haven River. This designated area must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints. Any development proposal must seek to avoid or minimise impact on this area during both the construction and occupation phases of the development.
- 6.91. Development must take into account the proximity of and contribute to the enhancement of the nearby 'Sophie's Play Space' and nearby green spaces. It should also ensure that it provides safe and legible pedestrian access to the play and recreation area and the surrounding Combe Valley Countryside Park.
- 6.92. The site falls within an Archaeological Notification Area so proposals will be referred to East Sussex County Council and, in consultation with the County Archaeologist, further investigation works and/or conservation may be required.
- 6.93. The capacity potential of this site indicates that a Transport Report will be required. Further advice on transport matters is available from East Sussex County Council.



Figure 23: Hastings Garden Centre, Bexhill Road

HS17: Hastings Garden Centre, Bexhill Road

Use: Mixed Use: Commercial/ Community and Residential

SHELAA Reference: HL150

Minimum Density Range: 45 - 55 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 30 - 45

Site Area (gross): 0.65

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. Include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the nearby Combe Valley Countryside Park and Combe Haven River and the results of site surveys of HS17 itself.**
- c. Include a Flood Risk Assessment taking into account all sources of flooding and include a maintenance and management plan for any new, retained or improved flood mitigation or adaptation measures to ensure they will be safe for their intended lifetime, including those related to site specific SuDS.**
- d. Provide a financial contribution to local green space management and play provision.**
- e. include a Historic Environment Record (HER) informed desk-based assessment of potential interest within an Archaeological Notification Area and agree a 'watching brief' during any development works (as advised by East Sussex County Council).**
- f. Include walking and cycling links to ensure local connectivity to key transport infrastructure including National Cycle Route 2.**
- g. Have discharge rates agreed with the Pevensey and Cuckmere Water Level Management Board (PCWLMB) prior to granting of permission.**

Policy HS18: Land at Tilekiln Farm

- 6.94. Land at Tilekiln Farm is a site in the east of the borough close to Ore Village Local Centre. The site slopes steeply to the south-east towards the Bourne Stream which runs along the south-east boundary.
- 6.95. The site is currently occupied in part by a former agricultural building towards the north-eastern corner of the site with the remainder being open grassland which has previously been farmed but now lies fallow. The site is bound to the rear by gardens of houses which front onto Fairlight Road, Fairlight Avenue, Tilekiln Lane, Edith Road and Harold Road and the Bourne Stream itself. The site is currently accessed from Fairlight Avenue.
- 6.96. The site vision is for residential development covering around 2/3 of the site. The remaining 1/3 of the site should be secured as public open space by legal agreement. A maintenance and management plan will be required for open space and play facilities provided onsite.
- 6.97. The site experiences localised flooding along the course of the Bourne Stream and has a small area of Flood Zone 3b directly adjacent to the stream and has an area of ponding in the centre of the site. A Flood Risk Assessment taking into account all potential sources of flooding will be required and mitigation as advised by the report should be incorporated into any potential scheme and maintained for its lifetime. The measures recommended by the report should ensure that the development will not contribute further to flooding associated with the Bourne Stream at lower elevations, and should include recommendations that have the potential to reduce flood risk to residential properties in nearby Clive Vale by reducing the flow rate of water entering the watercourse heavy rainfall events.
- 6.98. Adequate buffer zones should be incorporated into any proposal that takes into account riparian zones and the impacts of climate change on flood risk. The Bourne Stream is a sensitive receptor and Sustainable Drainage Systems (SuDS) for the site should ensure that any potential for contamination of sensitive receptors both within and surrounding the site arising from recreational, residential and highway use arising from development is mitigated appropriately and existing surface water drains that discharge into the stream within the site are incorporated within any scheme, or an alternative solution is sought where this will reduce flow rates and reduce the introduction of potential pollutants to the stream. Easements should be provided to allow the monitoring of water quality.
- 6.99. The site is also within an Archaeological Notification Area, and agreement to a 'watching brief' during any development must be secured.
- 6.100. Proposals for the development of the site should seek to retain and enhance the Public Right of Way (PROW) within the site that connects Fairlight Avenue to Barley Lane, identifying opportunities to connect the footpath to any new areas of public open space delivered through the scheme.

- 6.101. The site sits within the High Weald National Landscape and design of any scheme should be landscape-led to fit sensitively into the High Weald National Landscape and be guided by the High Weald Management Plan 2024-2039. Proposals should seek to incorporate and focus on existing key features of the site such as the Bourne Stream, trees and hedgerows and public right of way.
- 6.102. Proposals should incorporate natural boundary screening in a manner that is sensitive to its setting within the High Weald National Landscape, including retained trees and hedgerow. A lighting plan must be provided, and lighting schemes should be designed with regard to the High Weald National Landscape Dark Skies Technical Advice Note (TAN). Proposals also should seek to minimise light spill from internal sources in line with the Dark Skies TAN through design mitigations.
- 6.103. Due to the site sitting within the Impact Risk Zone (IRZ) for the Hastings Cliffs to Pett Beach SSSI, Natural England should be consulted at the earliest possible stage where development proposals are of a quantum and type (currently 100 dwellings) that would require consultation with Natural England. Proposals for fewer than 100 dwellings are advised to seek the advice of Natural England as a matter of best practice.
- 6.104. The National Landscape and the Bourne Stream must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints, taking into account the ecological and recreational impact of development. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development.
- 6.105. Due to the sloping nature of the site, its position within a river valley and the overall ground conditions detailed land stability reports will be required that take into account both the temporary and permanent condition of the site and propose mitigations to safeguard the stability of the site.
- 6.106. A transport study or assessment is likely to be required to identify and ensure suitable access can be gained to the site and links facilitating active travel should be designed in.

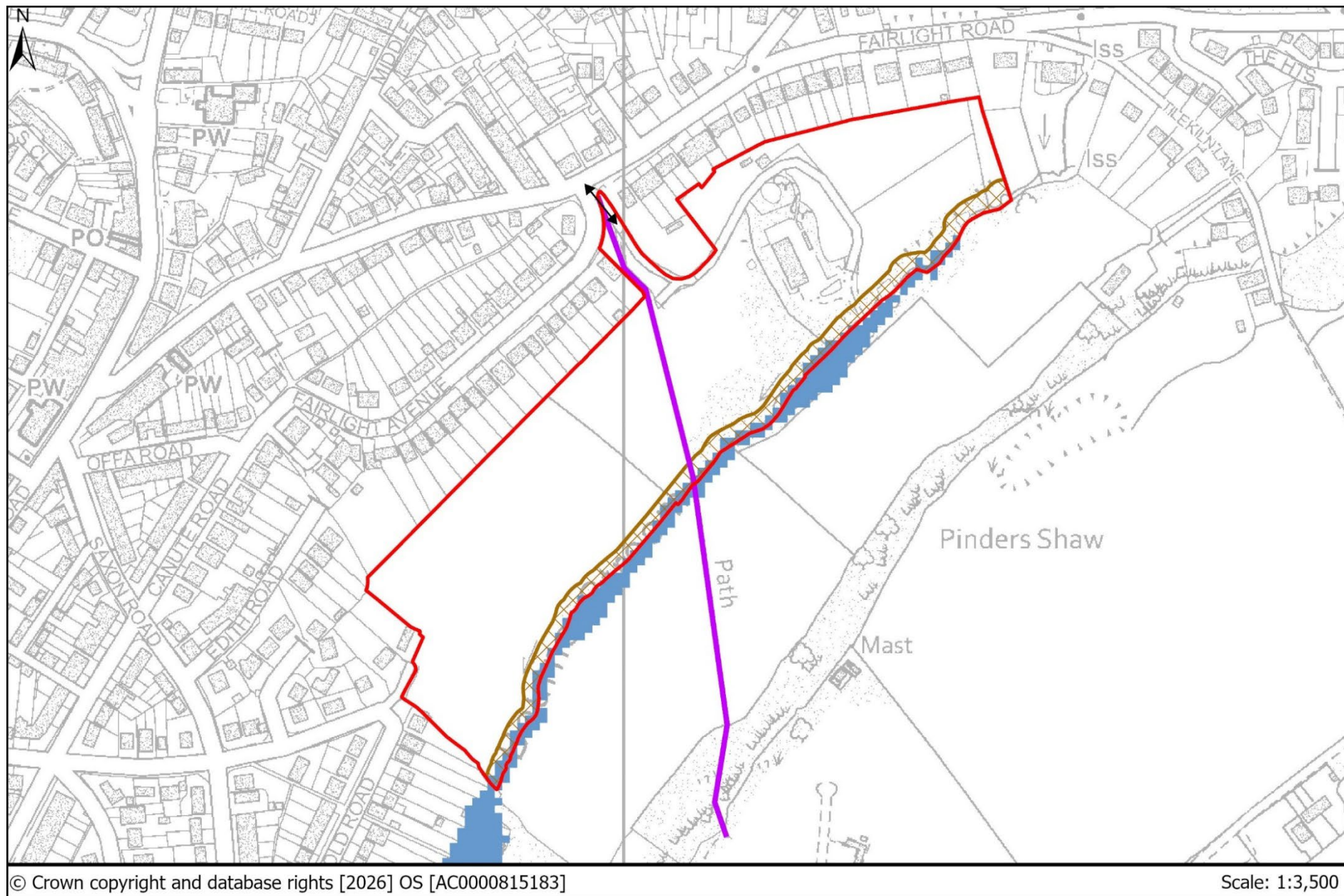


Figure 24: Land at Tilekiln Farm. See Figure 49 for map key.

HS18: Land at Tilekiln Farm

Use: Residential

SHELAA Reference: HL148

Minimum Indicative Capacity (net additional dwellings): 70-100

Site Area (gross): 6.29ha

Site Area (net developable area): 4.19ha

Proposals for Development on this site should:

- a. Provide a minimum of 40% affordable housing requirement in line with Policy SP2.**
- b. Secure a minimum of 1/3 of the site as public open space in perpetuity in a form which reflects the character and purpose for including it within the National Landscape. This will be secured by legal agreement.**
- c. Incorporate opportunities for play.**
- d. Include a maintenance and management plan for areas of publicly accessible open space and play.**
- e. Include a Flood Risk Assessment (FRA) and drainage survey taking into account all sources of flooding, local ground conditions, the presence of surface water drains and be informed by appropriate hydrological monitoring. The FRA and its recommendations should seek to improve the flow rate of the Bourne Stream during heavy rainfall and reduce the overall risk of flooding in residential areas downstream, including through Natural Flood Management Measures.**
- f. Include a maintenance and management plan for any new, retained or improved flood mitigation or adaptation measures to ensure they will be safe and functional for their intended lifetime, including those related to site specific SuDS.**
- g. Incorporate measures to preserve and enhance water quality by preventing pollutants from entering the Bourne Stream, such as the use of interceptors.**
- h. Incorporate buffer zones around the Bourne Stream (10m), and any necessary allowances for climate change. Provide easements to allow monitoring of the Bourne Stream.**
- i. Include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the Bourne Stream Hastings Cliffs to Pett Beach SSSI and High Weald National Landscape, the results of site surveys of HS18 itself,**

and to other nearby areas of wildlife sensitivity. The assessment must take into account any additional recreational impacts that may result from the proposal during all phases of development.

- j. Retain, enhance or provide appropriate boundary treatment and landscaping and in particular respect the setting of the Bourne Stream and the location of the site within the High Weald.**
- k. Provide a lighting plan for both the construction and occupation phases of the proposed development, with regard to the High Weald National Landscape Dark Skies TAN. The plan should include measures to prevent overspill from internal lighting. The lighting plan must be agreed before permission is granted.**
- l. Demonstrate how the proposal aligns with the High Weald Management Plan and is sensitive to the setting within the High Weald National Landscape.**
- m. Retain and enhance the PROW within the site, and support connections to the wider walking and cycling network and key transport hubs including Ore Village Local Centre.**
- n. Include a Historic Environment Record (HER) informed desk-based assessment of potential interests within an Archaeological Notification Area and agree to a 'watching brief' during any development works (as advised by East Sussex County Council).**
- o. Provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or their loss will be compensated for including the existing tree belts alongside the Bourne Stream.**
- p. Be supported by a Transport Report. Proposals must also indicate how the conclusions and recommendations of the Report have been incorporated within the development.**
- q. Ensure vehicular access to the site meets appropriate highways standards.**
- r. Be informed by agreed land stability and geotechnical reports covering the temporary and permanent condition of the site, taking into account all dead and imposed loads.**
- s. Include a maintenance and management plan for any new, retained or improved land stability mitigation measures to ensure they will be safe for their intended lifetime.**

Policy HS19: 107 The Ridge (Simes and Sons)

- 6.107. 107 The Ridge (Simes and Sons) is a former industrial site located close to the junction of The Ridge and Malvern Way. The site is flanked by the rear boundaries of residential properties to the north, south and west and by an active industrial site to the east so care should be taken to mitigate adverse impacts either as a result of or from being introduced to these existing uses as a result of site development. The site has retaining walls at key boundary locations. There is potential for contamination to be present onsite due to the former use, which may require remediation.
- 6.108. Existing site structures will require demolition and clearance to return the site to a developable state.
- 6.109. The Ore railway tunnel passes underneath the eastern part of the site and proposals should design any scheme taking into account any access or easement arrangements required to maintain this asset. It is recommended that advice is sought from the railway authority at an early stage by any potential applicant to inform any design. The railway authority will be invited to comment on any submitted proposals.
- 6.110. Due to the potential for artificial ground, the presence of retaining walls and the need to safeguard railway infrastructure the site will require a full and detailed land stability assessment covering the temporary (during site preparation and construction) and permanent (post development) condition of the site.
- 6.111. Proposals will need to consider and be informed by the need to resist ground movement and deformations during all project phases in order to protect the integrity of Ore Tunnel and adjacent dwellings and employment sites. It is recommended that ground investigations also take into account drainage design and any potential for contamination.
- 6.112. The site falls within an Archaeological Notification Area so proposals will be referred to East Sussex County Council and, in consultation with the County Archaeologist, further investigation works and/or conservation may be required.

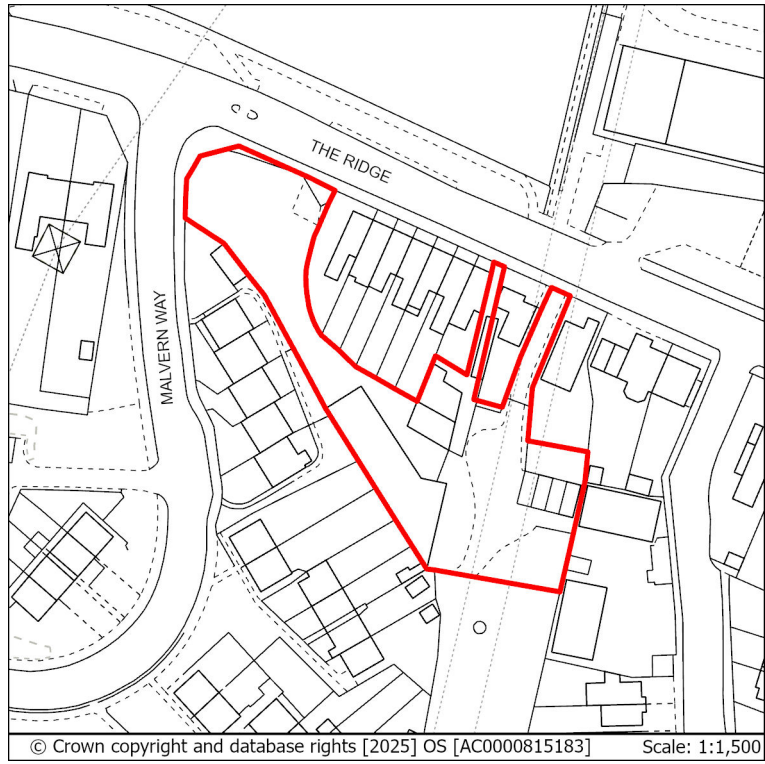


Figure 25: 107 The Ridge (Simes and Sons)

HS19: 107 The Ridge (Simes and Sons)

Use: Residential

SHELAA Reference: HL149

Minimum Density Range: 55-70 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 13 - 16

Site Area (gross): 0.23

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- c. Be informed by agreed land stability and geotechnical reports covering the temporary and permanent condition of the site, taking into account:
 - i. all dead and imposed loads, and;**
 - ii. the need to protect the integrity of the Ore tunnel;**
 - iii. the need to protect the integrity of adjacent sites.****
- c. Include a maintenance and management plan for any new, retained or improved land stability mitigation measures to ensure they will be safe for their intended lifetime.**
- d. Include a Historic Environment Record (HER) informed desk-based assessment of potential interest within an Archaeological Notification Area and agree a 'watching brief' during any development works (as advised by East Sussex County Council).**
- e. Be supported by a Transport Report. The Report must take account of the site's proximity to The Ridge. Proposals must also indicate how the conclusions and recommendations of the Report have been incorporated within the development. In addition, development may be required to contribute to transport improvements on The Ridge**
- f. Ensure vehicular access to the site meets appropriate highways standards.**
- g. Assess the ecological impact of the proposed development.**

Policy HS20: Former West Hill Road Reservoir

- 6.113. The former West Hill Road Reservoir is a former Water Board site unused since 1927 on the North side of West Hill Road. There are structures remaining on the site including a front reservoir, a single aspect derelict brick pump house with a flat roof, the original Victorian waterworks cottage, and the rear reservoir chambers. Due to its former use there is a potential for some element of pollution to be present.
- 6.114. The earth-mounded front reservoir forms part of the concrete retaining wall running parallel to West Hill Road and site investigation will be required to determine how to safely remove or remediate the front structures without causing ground movement or landslide within the surrounding areas.
- 6.115. The rear chambers consist of two vast brick-lined, earth-mounded and vaulted tanks with an internal height of about 5 metres. The roof has a row of ventilators visible from the outside within a largely grassed area.
- 6.116. The pumping house is a mono-aspect flat roofed structure in the centre of the site, and together with the Victorian-style waterworks cottage will require demolition or incorporation into any scheme. The site is ineligible for vacant building credit due to the poor condition of the structures.
- 6.117. The topography of the site is obscured by the structures in place within it, which at present result in a stepped site rising South-North. There is potential for the site to be remediated to a predominately flat or gently sloping topography, provided suitable engineered solutions are agreed.
- 6.118. The site will require a full and detailed land stability assessment covering the temporary (during demolition and construction), intermediate (following removal of structures) and permanent (post development) condition of the site. The development of the site may need to be phased accordingly. It is recommended that these reports also take into account drainage design and any potential for pollution.
- 6.119. The site is within the Grosvenor Gardens Conservation Area and there is a bus stop to the South of the site which should be retained and potentially improved by any proposed scheme.
- 6.120. The site is in an overgrown condition with scrubby coverage throughout. Relevant ecological assessments will be required, including recommendations for any necessary translocation, habitat creation or restoration within the site.

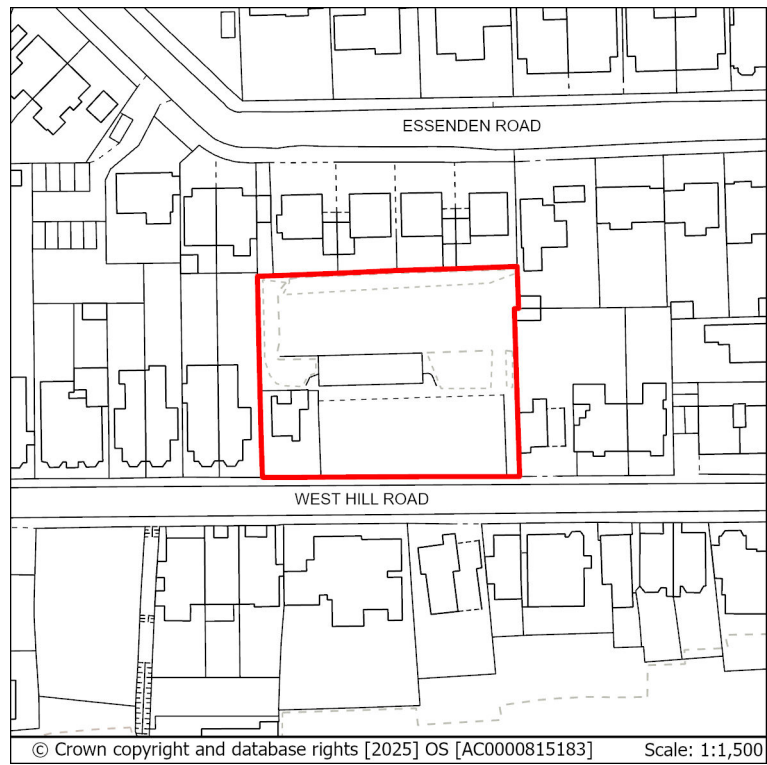


Figure 26: Former West Hill Road Reservoir

HS20: Former West Hill Road Reservoir

Use: Residential

SHELAA Reference: HL151

Minimum Indicative Capacity (net additional dwellings): 32

Site Area (gross): 0.21

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. Be informed by agreed land stability and geotechnical reports covering the temporary, intermediate and permanent condition of the site, taking into account all dead and imposed loads.**
- c. Include a maintenance and management plan for any new, retained or improved land stability mitigation measures to ensure they will be safe for their intended lifetime.**
- d. Retain and enhance or reprovide the bus stop to the South of the site.**
- e. Avoid unacceptable harm or loss to the significance and setting of the Grosvenor Gardens Conservation Area.**
- f. Include walking and cycling links to ensure local connectivity to key transport hubs including West St Leonards Station and National Cycle Route 2.**
- g. Ensure vehicular access to the site is attained from West Hill Road and meets appropriate highways standards.**
- h. Assess the ecological impact of the proposed development.**

Policy HS21: Land East of Rock Lane

- 6.121. Land East of Rock Lane is a 1.72ha site that straddles the Hastings – Rother administrative boundary. Approx. 0.72ha is within Hastings. The site is a part brownfield site with an existing access road and areas of dense vegetation.
- 6.122. The site shares a south-eastern boundary with site HS13, however a sharp difference in levels and an established drainage ditch and tree belt prevent the two sites from sharing significant transport infrastructure. However, there is potential for a pedestrian and cycle link connecting both sites to provide access to local schools, sports facilities and services in the vicinity of Rye Road.
- 6.123. The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies.
- 6.124. The site slopes north south and an appropriate assessment of land stability should be provided. Proposals should seek to incorporate existing surface water management measures such as the drainage channels to the north and east of the site into any proposed Sustainable Drainage Systems (SuDS).
- 6.125. Due to the overall area of the site, a Flood Risk Assessment will be required.
- 6.126. Vehicle access to the site must be from Rock Lane in neighbouring Rother District, and any proposal should be accompanied by a Transport Report, including sustainable and multimodal transport options.

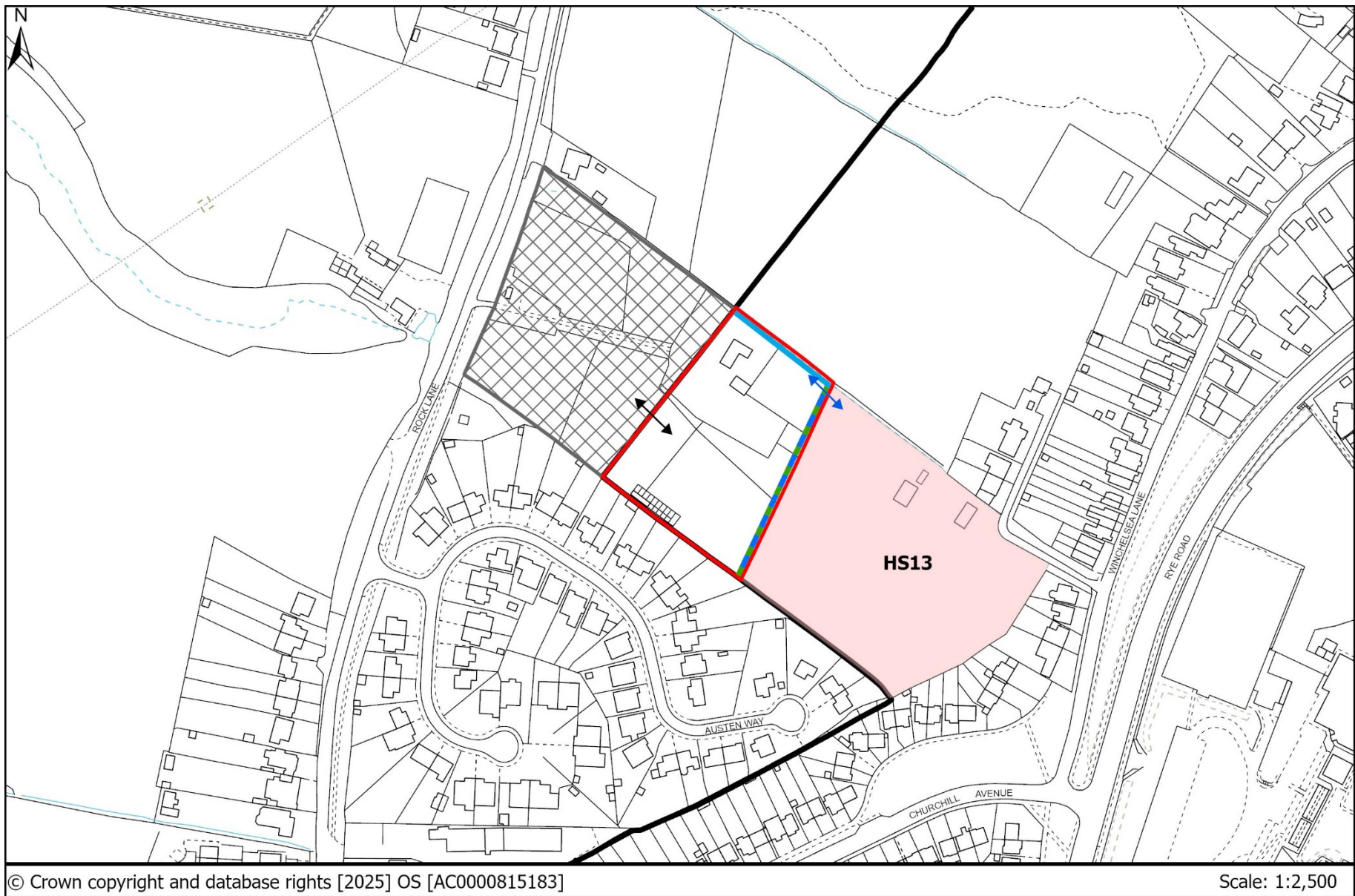


Figure 27: Land East of Rock Lane. See Figure 49 for map key.

Policy HS21: Land East of Rock Lane

Use: Residential

SHELAA Reference: HL153

Minimum Density Range: 30 - 45 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 22 - 32

Site Area (gross): 0.72ha (1.72ha total)

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2;**
- b. Be informed by agreed land stability and geotechnical reports;**
- c. Allow for a comprehensive scheme that incorporates the adjoining land within the Rother District Council administrative area;**
- d. Incorporate foot and cycle path connectivity to Winchelsea Lane;**
- e. Ensure vehicular access to the site must meet appropriate highways standards;**
- f. Be supported by a Flood Risk Assessment and detailed Drainage Strategy;**
- g. Assess the ecological impact of the proposed development, including through an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or how compensation will be made for their loss.**

Policy HS23: Land East of Beaney's Lane, The Ridge

- 6.127. Land East of Beaney's Lane is a 7.60ha site that straddles the Hastings – Rother administrative boundary. Approx. 0.40ha is within Hastings.
- 6.128. The site is within the High Weald National Landscape and therefore a sensitive form of development is required in line with Local Plan policies.
- 6.129. Although the Hastings' portion is relatively flat, the portion of the site that sits within Rother District undulates and then slopes steeply to the north within the northernmost area. Proposals should be supported by an appropriate land stability report for both the temporary (during construction) and permanent (occupation) condition of the site that includes mitigations where appropriate.
- 6.130. Due to the overall area of the site, a Flood Risk Assessment will be required taking into account both the site itself and the potential for impacts downstream. The site includes two areas of watercourse and proposals should seek to incorporate suitable SuDS measures.
- 6.131. There are TPOs at the southern boundary of the site, which should be retained as part of any proposed scheme.
- 6.132. Vehicle access to the site must be from The Ridge, and any proposal should be accompanied by a Transport Report, including sustainable and multimodal transport options.

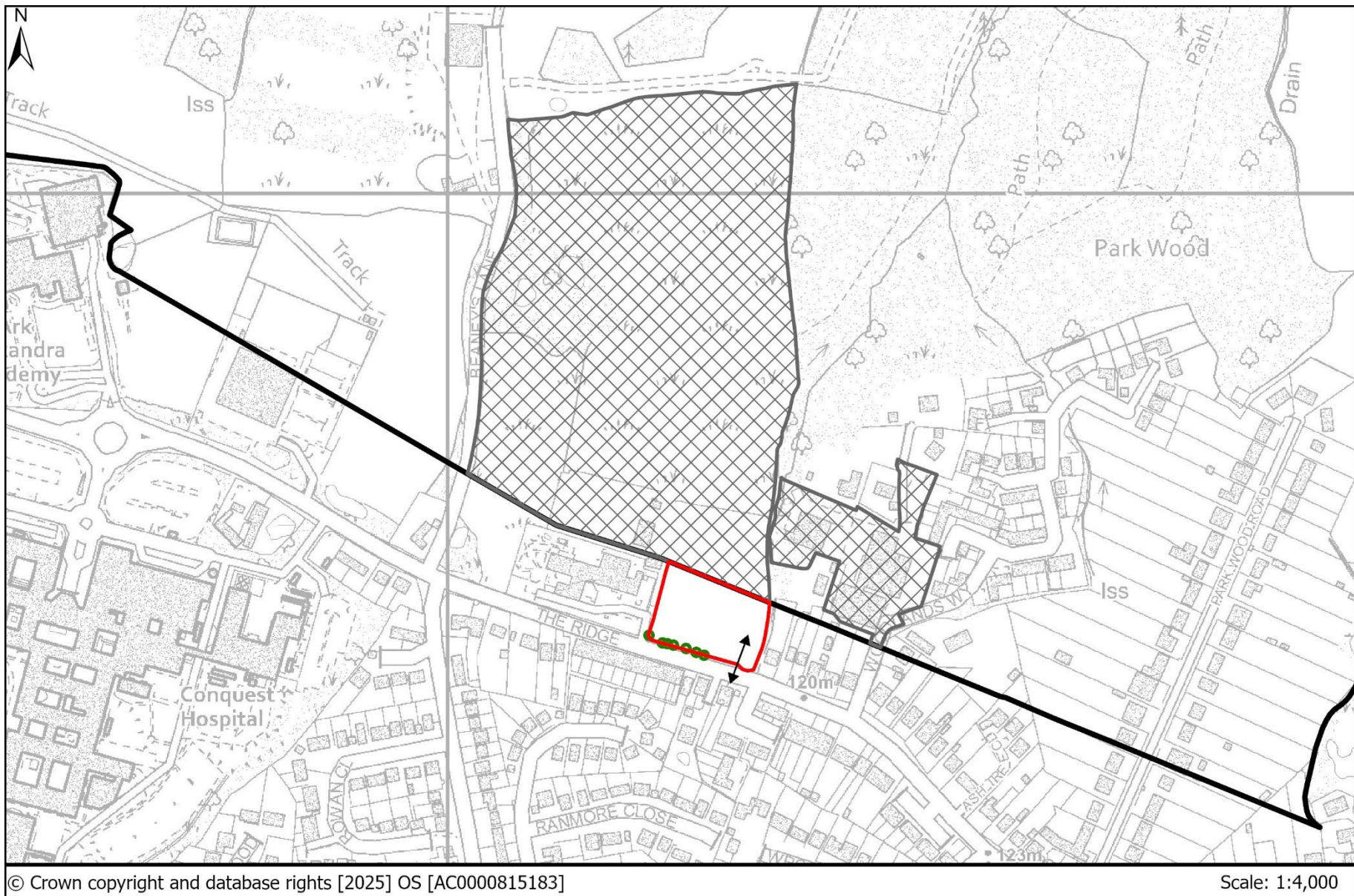


Figure 28: Land East of Beaney's Lane. See Figure 49 for map key.

HS23: Land East of Beaney's Lane, The Ridge

Use: Residential

SHELAA Reference: HL144b

Minimum Density Range: 45 - 55 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 18 - 22

Site Area (gross): 0.40ha (7.60ha total)

Proposals for Development on this site should:

- a. Provide 40% affordable housing requirement in line with Policy SP2;**
- b. Be informed by agreed land stability and geotechnical reports for both the temporary and permanent condition of the site;**
- c. Allow for a comprehensive scheme that incorporates the adjoining land within the Rother District Council administrative area;**
- d. Incorporate opportunities for active and multimodal travel;**
- e. Ensure vehicular access to the site meets appropriate highways standards.**
- f. Be supported by a Flood Risk Assessment and detailed Drainage Strategy.**
- g. Be informed by a landscape sensitivity assessment to determine an appropriate layout, form and detailed design to ensure the conservation and enhancement of the landscape and character of the High Weald National Landscape.**
- h. Be informed by ecological and hydrological survey work which demonstrates development will have no adverse impact on the integrity of the Maplehurst Wood SSSI;**
- i. Assess the ecological impact of the proposed development, including through an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or how compensation will be made for their loss.**

Policy HS24: Land at Graystone Lane

- 6.133. Land at Graystone Lane is a 0.46ha site located close to Ore Local Centre. The site sits adjacent to a public green space in the Ore Valley known as Speckled Wood.
- 6.134. The site is in an overgrown condition and Japanese Knotweed is present within the site. There is the potential for some contamination due to nearby industrial processes and the historic uses of the site.
- 6.135. The site itself gradually slopes towards the north before dramatically falling away at the northern boundary, which is bound by an earthen bank. Additionally, the site is bound by a large retaining structure to the south which should be incorporated appropriately into any scheme. The high retaining wall means that the amenity of future occupants must be considered in any potential scheme; it must be demonstrated that sufficient daylight can enter all the dwellings that are proposed on site.
- 6.136. To protect the setting of Speckled Wood and the amenity of occupiers, organic screening should be provided to the north and east of the site in order that the woodland setting is preserved.
- 6.137. Due to the presence of retaining structures, the potential for artificial ground, and the overall character of the area, the site will require a full and detailed land stability assessment covering the temporary (during site preparation and construction) and permanent (post development) condition of the site.
- 6.138. Proposals will need to consider and be informed by the need to resist ground movement and deformations during all project phases in order to protect the integrity of Speckled Wood, the Ore Stream valley, and the unadopted highway to the south. It is recommended that ground investigations also take into account drainage design and any potential for contamination.
- 6.139. Special attention should be paid to surface water management measures during all phases of development to prevent contamination of the Ore Stream, including through silting.
- 6.140. Biodiversity net gain measures for this site should include and prioritise a plan for the remediation of Japanese Knotweed. Knotweed remediation must be complete prior to commencement. All biodiversity net gain measures and any compensatory tree or vegetation planting to be delivered offsite must be delivered within Speckled Wood, and early engagement with the land management body should be undertaken early to agree a remediation and planting strategy within Speckled Wood. Offsite biodiversity net gain plans should prioritise the remediation of offsite knotweed and other invasive species within Speckled Wood where viable and will be legally secured for a minimum of 30 years.
- 6.141. Relevant ecological assessments will be required, including recommendations for any necessary translocation, habitat creation or restoration within the site.

The Speckled Wood Local Green Space and Ore Stream Valley and other areas of wildlife sensitivity must be specifically referenced in any ecological assessment and the site itself should be thoroughly surveyed to identify constraints.

- 6.142. Access options to the site are limited, and any proposal should be accompanied by a Transport Report, including sustainable and multimodal transport options.
- 6.143. Contributions will be sought to establish a play space within the Speckled Wood (Ore) Village Green, as specified by the council.

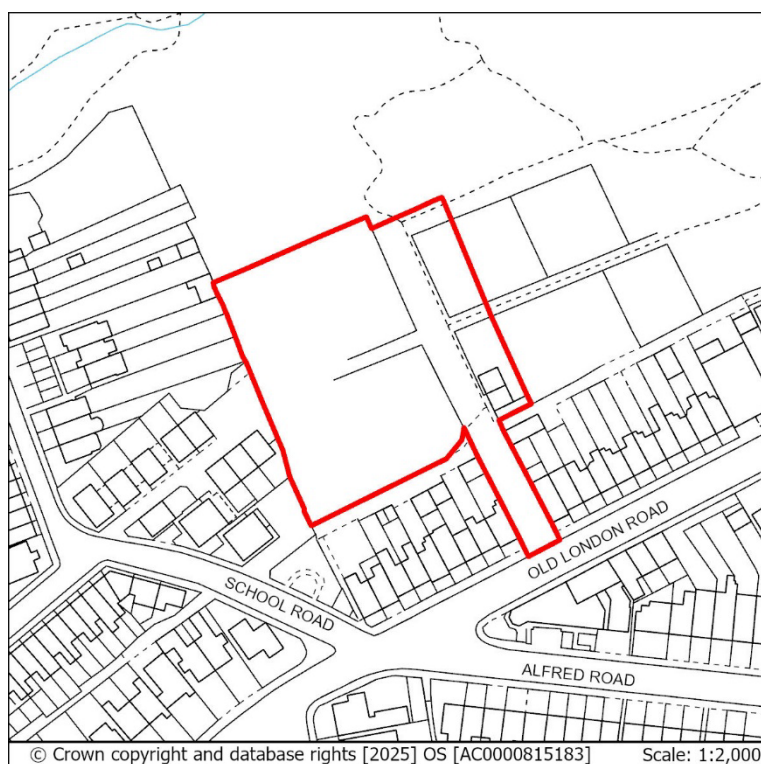


Figure 29: Land at Graystone Lane

HS24: Land at Graystone Lane

Use: Residential

SHELAA Reference: HL57

Minimum Density Range: 45 - 55 dwellings per hectare

Minimum Indicative Capacity (net additional dwellings): 25 - 41

Site Area (gross): 0.46ha

Proposals for Development on this site should:

- a. Provide 40% affordable housing requirement in line with Policy SP2;**
- b. Be informed by agreed land stability and geotechnical reports covering the temporary and permanent condition of the site, taking into account:**
 - i. all dead and imposed loads, and;**
 - ii. the need to resist ground movement and deformation in adjacent Speckled Wood and the Ore Stream valley, and;**
 - iii. the need to protect the integrity of adjacent sites, including properties at Old London Road and Solle Mews.**
- c. Include a maintenance and management plan for any new, retained or improved land stability mitigation measures to ensure they will be safe for their intended lifetime;**
- d. Incorporate agreed measures to control and manage the flow of surface water and protect water quality and capacity within the Ore Stream during both the temporary and permanent phases of development;**
- e. Incorporate organic boundary screening to the north and east of the site, and continue to safeguard the amenity of development to the south and west;**
- f. Assess the ecological impact of the proposal, taking into account site specific constraints and proposing suitable alternatives, including making provision for the eradication of Japanese Knotweed. The assessment must make specific reference to the presence of the adjacent Speckled Wood Local Greenspace and Ore Stream Valley, the results of site surveys of HS24 itself, and to other nearby areas of wildlife sensitivity;**
- g. Ensure that biodiversity net gain measures, and any compensatory planting schemes align to the following hierarchy:**
 - i. Within the site;**
 - ii. Within Speckled Wood Local Green Space.**

- h. Ensure vehicular access to the site meets appropriate highways standards.**
- i. Include walking and cycling links to ensure local connectivity to key transport hubs including Ore Railway Station, and to Speckled Wood Local Green Space.**
- j. Make a financial contribution to establish a play space at Speckled Wood (Ore) Village Green.**

Policy HSS2: 309-311 Harold Road

- 6.144. 309-311 Harold Road is a smaller brownfield site in Clive Vale. The site was part demolished in the 2020's and includes a terrace of structures requiring demolition and an area of hardstanding.
- 6.145. The site is bound by retaining structures. There is a mix of levels within the site. The amenity of future occupants must be considered in any potential scheme; it must be demonstrated that sufficient daylight can enter all the dwellings that are proposed on site and that the amenity of neighbouring dwellings is not compromised.
- 6.146. Due to the former use of the site as an industrial unit, there is the potential for contamination to be present within the site.
- 6.147. Due to the presence of retaining structures and the general sloping nature of the site and the surrounding area, the site will require a full and detailed land stability assessment covering the temporary (during site preparation and construction) and permanent (post development) condition of the site.
- 6.148. Proposals will need to consider and be informed by the need to resist ground movement and deformations during all project phases in order to protect the integrity of retaining structures supporting properties on Athelstan Road to the north west and the adjacent properties on Harold Road. It is recommended that ground investigations also take into account drainage design and any potential for contamination.
- 6.149. Access options to the site are limited, and any proposal should be accompanied by a Transport Report, including sustainable and multimodal transport options.
- 6.150. Relevant ecological assessments will be required, including recommendations for any necessary translocation, habitat creation or restoration within the site.

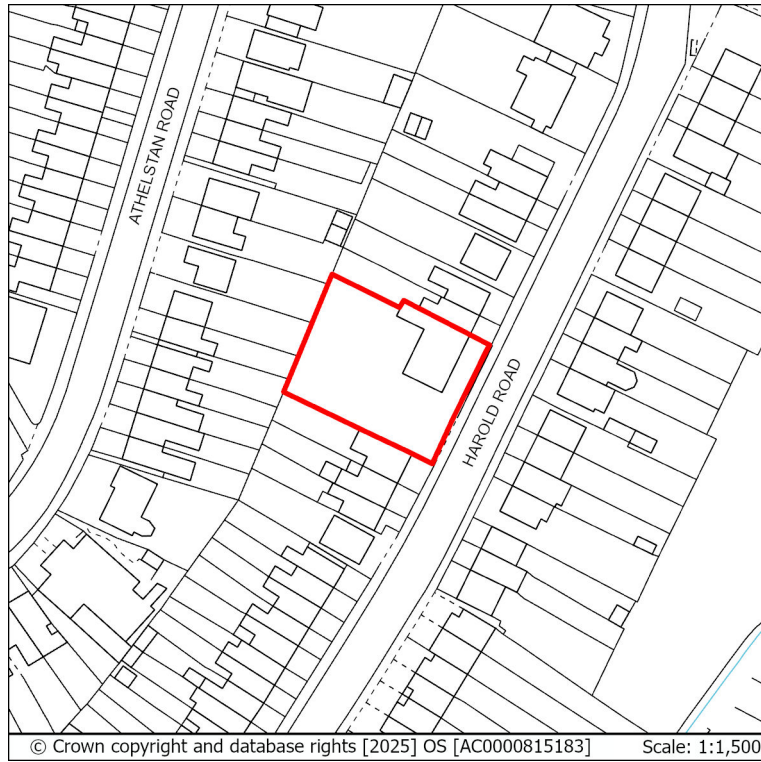


Figure 30: 309-311 Harold Road

HSS2: 309-311 Harold Road

Use: Residential

SHELAA Reference: HL45

Minimum Indicative Capacity (net additional dwellings): 7

Site Area (gross): 0.08

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. Be informed by agreed land stability and geotechnical reports covering the temporary and permanent condition of the site, taking into account:**
 - i. all dead and imposed loads, and;**
 - ii. the need to protect the integrity of all adjacent properties.**
- c. Include a maintenance and management plan for any new, retained or improved land stability mitigation measures to ensure they will be safe for their intended lifetime.**
- d. Include walking and cycling links to ensure local connectivity to key transport hubs including Hastings Railways Station and National Cycle Route 2.**
- e. Ensure vehicular access to the site meets appropriate highways standards.**
- f. Assess the ecological impact of the proposed development.**

HSS3: Land adjacent 142 Bexhill Road

- 6.151. Land adjacent 142 Bexhill Road is a sloping site to the west of the borough close to the Combe Valley Countryside Park and South Saxons Local Wildlife Site.
- 6.152. Although the majority of the site is in Flood Zone 1, the southern portion is in Flood Zone 3b, and climate change allowances indicate that the whole site has the potential to be in a higher risk flood zone by 2070 – 2125. Proposals will need to be accompanied by a detailed site-specific Flood Risk Assessment taking into account the effects of climate change to demonstrate that they will not be at risk of flooding either now or in the future, nor increase the risk of flooding elsewhere.
- 6.153. The proposed layout should take into account the need for any onsite flood mitigations as recommended by the Flood Risk Assessment, including SuDS and include a maintenance and management plan for the lifetime of any flood mitigation measures adopted, supported or introduced. There may also be the need to identify an alternative access route to the site to ensure that a safe access and exit route can be maintained as part of any agreed emergency plan.
- 6.154. The site is in close proximity to the Combe Valley Countryside Park, South Saxons Local Wildlife Site and Combe Haven River. These designations must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development.
- 6.155. The capacity potential of this site indicates that a Transport Report will be required. Further advice on transport matters is available from East Sussex County Council.

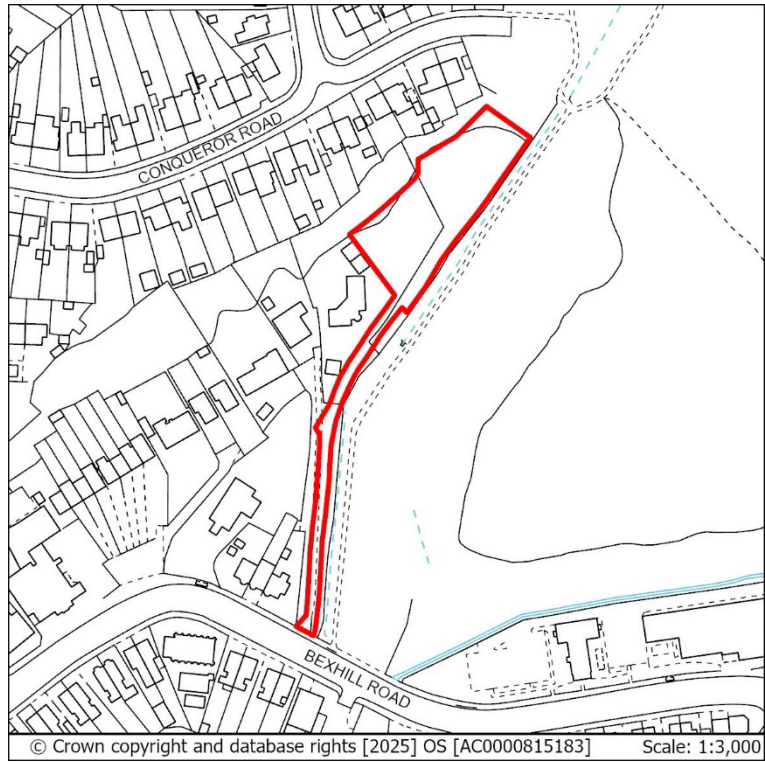


Figure 31: Land adjacent 142 Bexhill Road

HSS3: Land adjacent 142 Bexhill Road

Use: Residential

SHELAA Reference: HL73

Minimum Indicative Capacity (net additional dwellings): 6

Site Area (gross): 0.3

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- b. Include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the nearby Combe Valley Countryside Park, South Saxons Local Wildlife Site and Combe Haven River and the results of site surveys of HSS3 itself.**
- c. Include a Flood Risk Assessment taking into account all sources of flooding and include a maintenance and management plan for any new, retained or improved flood mitigation or adaptation measures to ensure they will be safe for their intended lifetime, including those related to site specific SuDS.**
- d. Ensure safe access and exit from the site in the event of flooding.**
- e. Include walking and cycling links to ensure local connectivity to key transport infrastructure including National Cycle Route 2.**
- f. Have discharge rates agreed with the Pevensey and Cuckmere Water Level Management Board (PCWLMB) prior to granting of permission.**

HSS5: Land at Chiltern Drive

- 6.156. Land at Chiltern Drive is a smaller site at the corner of Chiltern Drive and Southdown Avenue. It is both steeply sloping and has a mix of levels within the site. The site includes a terrace of pent roof bungalows to the south that should either be demolished or incorporated into any site proposal.
- 6.157. The site is crossed by overhead distribution lines linking the Ridge Primary Electricity Substation and the Hastings Main Electricity Substation on Ore Valley Road. Any scheme should either provide the necessary clearances for the powerlines or consider relocating them underground to remove height and working restrictions imposed by their presence. Appropriate easement to maintain the assets should be agreed with the electricity board.
- 6.158. Due to the site topography and the topographical character of the surrounding area, the site will require a full and detailed land stability assessment covering the temporary (during site preparation and construction) and permanent (post development) condition of the site.
- 6.159. Proposals will need to consider and be informed by the need to resist ground movement and deformations during all project phases in order to protect the integrity of nearby dwellings and those already present onsite if retained. It is recommended that ground investigations also take into account drainage design and any potential for contamination.
- 6.160. Relevant ecological assessments will be required, including recommendations for any necessary translocation, habitat creation or restoration within the site.

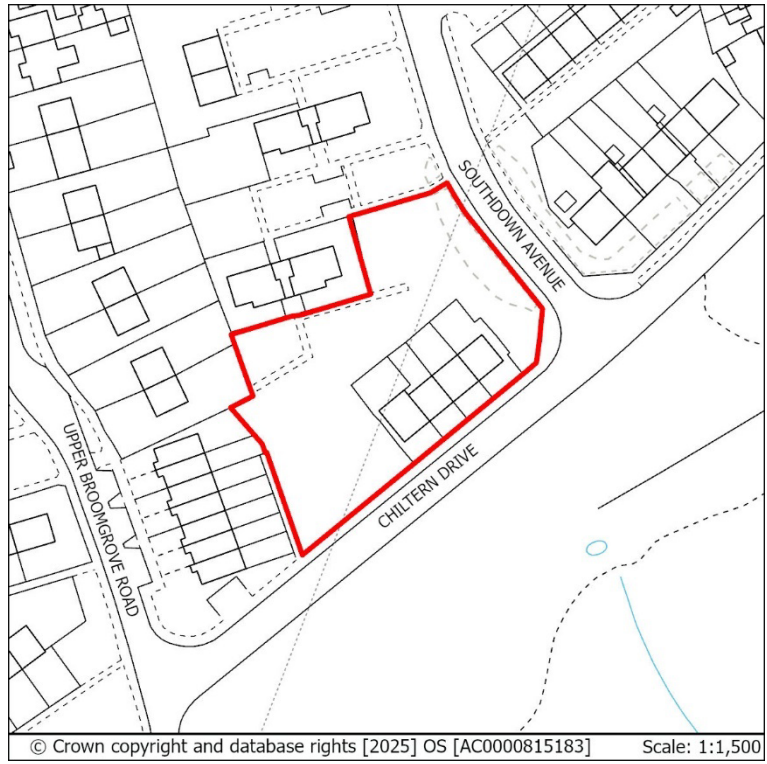


Figure 32: Land at Chiltern Drive

HSS5: Land at Chiltern Drive

Use: Residential

SHELAA Reference: HL100

Minimum Indicative Capacity (net additional dwellings): 13

Site Area (gross): 0.24

Proposals for Development on this site should:

- a. Provide 25% affordable housing requirement in line with Policy SP2.**
- c. Be informed by agreed land stability and geotechnical reports covering the temporary and permanent condition of the site, taking into account:
 - i. all dead and imposed loads, and;**
 - ii. the need to protect the integrity of adjacent buildings.****
- c. Include a maintenance and management plan for any new, retained or improved land stability mitigation measures to ensure they will be safe for their intended lifetime.**
- d. Include walking and cycling links to ensure local connectivity to key transport hubs including Ore Railway Station.**
- e. Ensure vehicular access to the site meets appropriate highways standards.**
- f. Assess the ecological impact of the proposed development, including through an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or how compensation will be made for their loss.**

GT1: Land South of Crowhurst Road

- 6.161. The site is located at the junction of B2092 Crowhurst Road and A2690 Queensway. Queensway has connections to the wider road network, including the A2690 Combe Valley Way (leading to the A259 to Brighton) and the A21 (leading to London and the A259 to Ashford) Some access improvements are required. The site has sufficient space to comfortably accommodate at minimum no.2 pitches, associated berths and ancillary buildings.
- 6.162. The site has a Local Wildlife Site and Ancient Woodland nearby. These areas must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the lighting plan must seek to minimise light spill to these and other areas of wildlife sensitivity. An arboriculture plan must also be provided to set out how existing trees will be either integrated into the proposal, or their loss will be compensated for. The ECOP, lighting plan and arboriculture plan can all form part of the same document if appropriate.
- 6.163. The site has an established tree belt at the perimeter, and any scheme should seek to preserve and enhance this both for the ecological value and for the amenity benefits it can provide in terms of amenity by screening the site from the noise, emissions and lack of privacy that could result from a more open boundary with Queensway. Additionally, retention of boundary landscaping to the west of the site will also provide a buffer that can help mitigate any noise and disturbance from the nearby railway line.
- 6.164. The site does not currently benefit from a sewerage connection, or suitable access to the highway. A sewer connection will be required for any utility block and must also be able to support the safe and easy disposal of any cassette waste holding tank contents from vehicles. Access to the site must be improved in line with the advice of the highway authority to provide safe access to and from the site for both residents and servicing.
- 6.165. The site has minimal risk from surface water flooding. However, for the amenity of residents an appropriate SuDS system should be incorporated into any proposal. Such schemes should seek to preserve water quality by including any necessary mitigation measures.



Figure 33: Land South of Crowhurst Road

GT1: Land South of Crowhurst Road

Use: Permanent Site for Gypsies and Travellers

Minimum Indicative Capacity (pitches): 2

Sites Area: 0.17ha

Proposals for Development on this site should:

- a. include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the nearby Ancient Woodland and Local Wildlife Site;**
- b. include a lighting plan to minimise light spill to nearby areas of wildlife sensitivity, including nearby Ancient Woodland and Local Wildlife Site;**
- c. provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or how compensation will be made for their loss;**
- d. retain and enhance existing landscaping to maintain an amenity and pollution buffer with Queensway and the nearby railway;**
- e. include improvements to the access at the junction of Crowhurst Road and the Queensway as advised by the Local Highways Authority (East Sussex County Council).**
- f. provide a connection to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water and ensure future access to the existing sewerage and water supply infrastructure for maintenance and upsizing purposes.**
- g. include an appropriate drainage plan to manage surface water and preserve water quality.**

Part two – Employment Allocations

- 6.166. To meet the future additional provision for employment space in Hastings, the council is guided by the employment evidence studies listed below:
- 6.167.
- Housing and Economic Development Needs Assessment Update 2023
 - Strategic Housing and Employment Land Availability Assessment 2023
 - East Sussex Economic Prosperity Strategy 2024
 - Room to Grow 2
 - East Sussex Employment Land Pipeline Study 2023
 - Land and Premises Supply Study: Market Assessment for East Sussex 2020
 - East Sussex Economic Recovery Plan 2020 (Updated February 2022)
- 6.168. A policy approach is recommended by the NPPF and Planning Practice Guidance whereby Councils positively plan to enhance the local economy and encourage jobs growth through the allocation of sufficient land to meet existing and future needs.
- 6.169. Where site allocations identified within this plan are at risk of flooding, the council will ensure that sites are sequentially tested in line with National Planning Policy and Practice Guidance, and that the exception test is applied where necessary. This will take place following the Regulation 18 consultation.
- 6.170. The Local Plan evidence identifies a need for 61,478sqm business floorspace by 2041. Approximately 41,342sqm of floorspace will be delivered through employment allocations totalling 18.31 ha located within the Strategic Industrial Employment Areas (SIEAs). Approximately 29,878sqm will be delivered on allocated sites within SIEA1 (Queensway Corridor) and approximately 11,464sqm will be delivered on allocated sites within SIEA2 (Ivyhouse Lane).
- 6.171. These allocations are consistent with SIEAs being assessed as suitable locations to meet the majority of Hastings' future employment needs. This is recognised in Policy SP3 which seeks to protect the integrity and function of SIEAs as key locations for future employment growth. Outside of SIEA1 and 2 there are no proposed site allocations within other SIEAs and it is anticipated that over the lifetime of the plan development in these locations will come forward as part of ongoing estate regeneration as older or lower quality stock is replaced by more modern employment floorspace that better reflects modern sectors and their processes and improves their layout and form to deliver a higher density within each SIEA as a whole.
- 6.172. The majority of the allocated employment sites were previously identified as allocations in the Hastings Development Management Plan 2015. These sites have been reassessed in detail by the council and remain suitable, achievable and deliverable for business (office or industrial) use. With specific regard to deliverability, it is noted that the recent provision of strategic road infrastructure, which was not present upon adoption of the previous Local

Plan, has materially increased the opportunity and attractiveness to the market of these sites.

- 6.173. Local Industrial Employment Areas (LIEA) provide a unique local function that is often sector specific and will be supported and protected through policy to where proposals are submitted that will enhance their existing function. In addition to the allocated employment sites set out below, the Plan also provides support for the enhancement of existing Strategic and Local Industrial Employment Areas and other sites currently or last in employment, subject to the criteria set out in Policy SP3 and E1 being met. There is also potential for small pockets of employment land to be delivered on the mixed-use housing allocation sites provided this will not compromise residential amenity.
- 6.174. With the potential that further land may come forward, potentially aligned with the Regeneration Area sites, flexibility in supply has been established. Consequently, the council will undertake robust monitoring of employment land supply and losses on an annual basis to ensure sufficient land is available to meet identified needs.

Policy EA1: Employment Sites and Allocations

Proposals for new or enhanced employment uses should take account of the site selection criteria and design specifications set out in Policy SP3.

Proposals should, where appropriate, address the following material considerations within proposals for development. For specific requirements applicants should refer to the council's validation checklist:

- **Design and character**
- **Heritage impacts**
- **Residential amenity**
- **Transport**
- **Flood risk**
- **Contamination, nuisance and hazards**
- **Land stability**
- **Ecology and Green and Blue infrastructure**
- **Biodiversity Net Gain**
- **Arboriculture and landscape**
- **Waste and recycling**
- **Contributions and legal agreements**

Where relevant, proposals should take account of underground water infrastructure, high pressure gas mains and overhead power transmission and distribution lines in the design of the layout of the site. Easements may be required, which will affect the site layout or require diversion, and these should be clear of all proposed buildings and tree planting.

The following sites are allocated, as shown on the Policies Map, for employment use to meet the employment land requirement set out in Policy SP1.

The sites listed in the table below (and as shown on the Policies Map) are allocated for employment use to deliver the employment floorspace requirement set out in Policy SP3. Design briefs can be found within site specific policies.

Approach to Industrial Employment Areas

Table 10: List of SIEA/ LIEA

Industrial Location	Designation	Policy approach
Queensway North and South	SIEA1	Safeguard, enhance and intensify.
Ridge West	SIEA1	Safeguard, enhance and intensify.
Castleham	SIEA1	Safeguard, enhance and intensify.
Conqueror	SIEA1	Safeguard, enhance and intensify.
Churchfields	SIEA1	Safeguard, enhance and intensify.
Ivyhouse and Rock Lane (incorporating Hayward Way)	SIEA2	Safeguard, enhance and intensify.
Ponswood	SIEA3	Safeguard, enhance and intensify.
Bulverhythe East	SIEA4	Safeguard, enhance and intensify.
Bulverhythe West	SIEA4	Safeguard, enhance and intensify.
York Road Transport Hub	SIEA5	Safeguard, enhance and intensify.
Roebuck Estate	LIEA1	Safeguard and enhance.
Fishmarket	LIEA2	Safeguard and enhance.

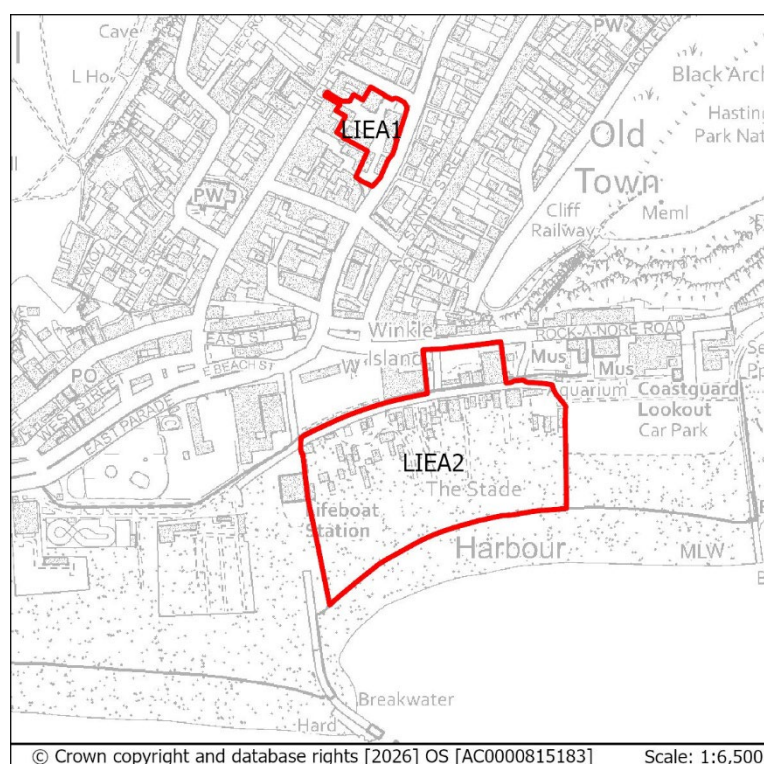


Figure 34: LIEA Locations

Approach to allocated sites

[Hastings DRAFT Policies Map Local Plan Preferred Options \(Regulation 18\) February 2026 Consultation](#)

Table 11: Proposed allocations within SIEA1

Site Ref.	Site Address	Site Area (ha)	Use	Indicative Capacity (sqm floorspace)	Proposals should comply with these additional site-specific requirements:
SIEA1 – Queensway Corridor					
ES1	Queensway North, Queensway	4.68	Industrial	9,700	See site Policy ES1
ES2	Site PX, Churchfields Estate	0.58	Industrial	500	See site Policy ES2
ES3	NX2 Sidney Little Road, Churchfields Estate	0.32	Industrial	770	See site Policy ES3
ES4	NX3 Sidney Little Road, Churchfields Estate	0.17	Industrial	920	See site Policy ES4
ES8	Land at junction of The Ridge West and Queensway	2.95	Industrial	6,000	See site Policy ES8
ES9	Land at Whitworth Road	1.66	Industrial	6,000	See site Policy ES9
ES10	Marline Fields, Enviro21 Business Park, Land West of Queensway	1.38	Industrial	5,600	See site Policy ES10

Table 12: Proposed allocations within SIEA2

SIEA2 – Ivyhouse Lane					
ES5	Adjacent Unit C, 1-8 Brook Way	0.16	Industrial	500	See site Policy ES5
ES6	UK Power Networks, Hastings Main, The Ridge/ Ivyhouse Lane	1.57	Industrial	1,900	See site Policy ES6

SIEA2 – Ivyhouse Lane					
ES7	Ivyhouse Lane, Northern Extension	5.42	Industrial	7,000	See site Policy ES7

Policy ES1: Queensway North, Queensway

- 6.175. The site occupies a prominent position in SIEA1 and is accessed from A2690 Queensway with strong links to both the A259 (Brighton-Ashford) and the A21 (London). The site is capable of delivering a range of layouts, including a single larger size unit or a broader mix of small-medium size units. The site also has strong potential to accommodate low carbon technologies as part of any development, including solar PV.
- 6.176. The site is adjacent to a Site of Special Scientific Interest and Local Nature Reserve, with a Local Wildlife Site and Ancient Woodland nearby. Due to the site sitting within the Impact Risk Zone (IRZ) for the Marline Valley Woods SSSI, Natural England should be consulted at the earliest possible stage.
- 6.177. The site itself is undulating with areas of dense scrub and mature trees. These designated areas must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development, including the hydrological effects of drainage into the Marline Valley Stream. The introduction of pollutants to the highly vulnerable groundwater aquifer within the site should likewise be avoided during both phases and cumulative impacts of development within the IRZ should be considered. Development proposals should seek to avoid breaching the underlying sandstone layer.
- 6.178. Due to the topography of the site, investigations of ground behaviour and land stability should take into account the hydrology and hydrogeology of the site, and a detailed stability report will be required. Proposals for SuDS that include attenuation may be appropriate subject to hydrological, hydrogeological and ground behaviour assessments.
- 6.179. It is anticipated that the site will feature an ecology buffer zone to the North West of the site closest to the SSSI, and opportunities to deliver green and blue infrastructure and net gain activities in this location should be explored.
- 6.180. A lighting plan will be required due to the close proximity to areas of wildlife sensitivity and must demonstrate how steps have been taken to reduce light spill that may impact on these areas. An arboriculture plan must also be provided to set out how existing trees will be either integrated into the proposal, or their loss will be compensated for. The site has a natural tree boundary that should be retained and enhanced where possible, particularly to the north of the site where it borders a holiday park to safeguard the amenity of occupiers. The ECOP, lighting plan and arboriculture plan can all form part of the same document if appropriate.

- 6.181. It is anticipated that the site will be served by a single looped spine road accessed directly off Queensway - with a simple main 'T' junction and a secondary 'emergency only' junction. Limited improvements to Queensway itself may be required. A pedestrian connection to the adjoining chalet site or the residential area should be considered, in consultation with residents. There may also be opportunities to improve connections to nearby Rights of Way. Development proposals will need to show consideration of the transport impact along The Ridge.
- 6.182. Improvements to better support access to the site through public and sustainable transport may be required. Further advice on transport matters is available from East Sussex County Council.
- 6.183. Where possible, proposals should seek to make connections to the area of open space bordering High Beech Close to enhance the amenity value of the finished development and deliver policy compliant green infrastructure within the site.

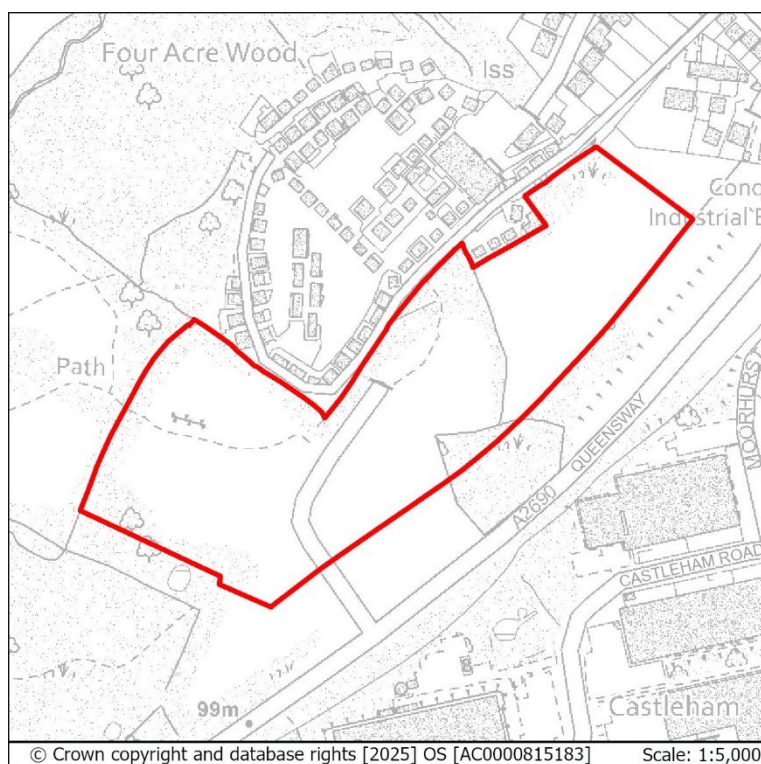


Figure 35: Queensway North, Queensway

Policy ES1: Queensway North, Queensway

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 9,700sqm

Site area: 4.70ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA1;**
- b. include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the adjacent Site of Special Scientific Interest (SSSI), the results of site surveys of ES1 itself, and to other nearby areas of wildlife sensitivity.**
- k. include a lighting plan to minimise light spill to nearby areas of wildlife sensitivity, including nearby SSSI, Ancient Woodland and Local Wildlife Site;**
- l. include boundary landscaping to act as a buffer to the existing holiday park to the north;**
- m. provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, including the existing tree belts running through the centre of the site, and at the western boundary;**
- n. ensure drainage schemes, including SuDS, are appropriate for the site and take into account the impact on the Marline Valley Stream, the SSSI and groundwater pollution vulnerability. Hydrological and hydrogeological monitoring should inform the drainage plans for this site;**
- o. include traffic access improvements onto and off Queensway (and an additional emergency access);**
- p. include appropriate active and sustainable travel infrastructure;**
- q. be supported by a Transport Assessment and Travel Plan. The Transport Assessment must take account of the site's proximity to The Ridge. Proposals must also indicate how the conclusions and recommendations of the Assessment have been incorporated within the development.**

- r. investigate the impact of ground behaviour and land stability and incorporate remediation or mitigation measures as appropriate;**
- s. investigate the potential for contamination within or effecting the site, and incorporate remediation or mitigation measures as appropriate;**
- t. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to occupiers, the environment, and neighbours;**
- u. investigate the potential to make navigable connections to the area of open space adjacent to the site;**
- v. provide policy compliant green and blue infrastructure within the site.**

Policy ES2: Site PX, Churchfields Estate

- 6.184. The site sits within SIEA1, and is well connected A2690 Queensway with strong links to both the A259 (Brighton-Ashford) and the A21 (London). A modern, low-carbon business centre has been developed on site QX to the North of this location and the site offers potential for a similar style of development. The site also has strong potential to accommodate low carbon technologies as part of any development, including solar PV.
- 6.185. The site is adjacent to an area of Ancient Woodland to the East, and a Local Wildlife Site sits nearby to the South East. The site itself is sloping with areas of dense scrub. The Ancient Woodland must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints. Due to the site sitting within the Impact Risk Zone (IRZ) for the Marline Valley Woods SSSI and Combe Haven SSSI, Natural England should be consulted at the earliest possible stage.
- 6.186. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development. The introduction of pollutants to the highly vulnerable groundwater aquifer within the site should likewise be avoided during both phases. Combining or complimenting ecological and SuDS measures with those already implemented through the development of site QX may be appropriate.
- 6.187. The site slopes away steeply to the South and occupies a relatively high position within the valley. A fault line runs close to the Southeast corner of the site, with a watercourse close by. Due to these characteristics and the base geology, investigations of ground behaviour and land stability should take into account the hydrology and hydrogeology of the site, the strata and the potential for subterranean water conduits. A detailed stability report will be required and should inform any potential SuDS design for the site.
- 6.188. A lighting plan will be required due to the close proximity to areas of wildlife sensitivity and must demonstrate how steps have been taken to reduce light spill that may impact on these areas. An arboriculture plan must also be provided to set out how existing trees will be either integrated into the proposal, or their loss will be compensated for. The site has a natural tree boundary to the south and east that should be retained and enhanced where possible. The ECOP, lighting plan and arboriculture plan can all form part of the same document if appropriate.
- 6.189. Development proposals will need to show consideration of the transport impact along The Ridge, and a Transport Assessment and Travel Plan will be required. Improvements to better support access to the site through public and sustainable transport may be required. There are a number of potential site access routes, including opportunity to connect to an existing access

route at site QX. The choice of access point should be justified. Further advice on transport matters is available from East Sussex County Council.

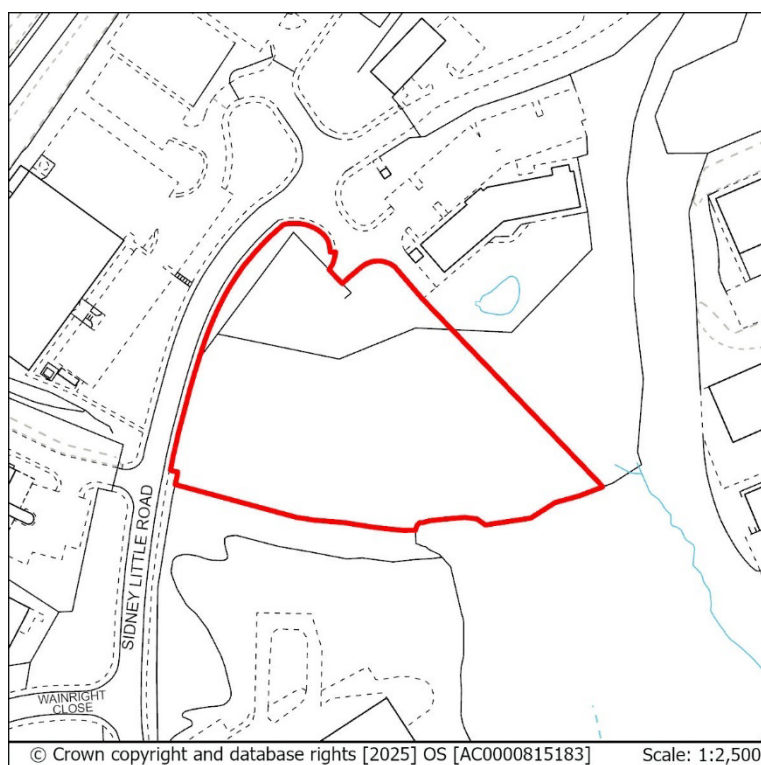


Figure 36: Site PX, Churchfields Estate

Policy ES2: Site PX, Churchfields Estate

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 500sqm

Site area: 0.58ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA1;**
- b. include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the adjacent Ancient Woodland the results of site surveys of ES2 itself, and to other nearby areas of wildlife sensitivity.**
- c. include a lighting plan to minimise light spill to nearby areas of wildlife sensitivity, including adjacent Ancient Woodland and nearby Local Wildlife Site;**
- d. include boundary landscaping appropriate to the setting and taking into account existing trees and vegetation;**
- e. provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, including the existing tree belts running through the centre of the site, and at the southern and eastern boundary;**
- f. ensure drainage schemes, including SuDS, are appropriate for the site and take into account Impact Risk Zones, the strata, potential for subterranean water conduits and groundwater pollution vulnerability. Hydrological and hydrogeological monitoring should inform the drainage plans for this site;**
- g. include appropriate active and sustainable travel infrastructure;**
- h. be supported by a Transport Assessment and Travel Plan. The Transport Assessment must take account of the site's proximity to The Ridge. Proposals must also indicate how the conclusions and recommendations of the Assessment have been incorporated within the development;**
- i. investigate the impact of ground behaviour and land stability and incorporate remediation or mitigation measures as appropriate;**

- j. investigate the potential for contamination within or effecting the site, and incorporate remediation or mitigation measures as appropriate;**
- k. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to the environment, occupiers and neighbours;**
- l. provide policy compliant green and blue infrastructure within the site;**

Policy ES3: NX2, Sidney Little Road, Churchfields Estate

- 6.190. The site occupies a prominent position in SIEA1, and is well linked to the A2690 Queensway with strong links to both the A259 (Brighton-Ashford) and the A21 (London). It is one of a group of three small development plots. The first, NX1 immediately to the south, was developed as a row of small business units. The site is capable of delivering additional small units. The site also has strong potential to accommodate low carbon technologies as part of any development, including solar PV.
- 6.191. The site is adjacent to an area of Ancient Woodland to the East, and a Local Wildlife Site sits nearby to the South East. The site itself is sloping with areas of dense scrub. The Ancient Woodland must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development. The introduction of pollutants to the highly vulnerable groundwater aquifer within the site should likewise be avoided during both phases.
- 6.192. There is potential to create integrated ecological and surface water management interventions, including SuDS, with sites PX and NX3, building upon those already delivered through the development of site QX. Due to the site sitting within the Impact Risk Zone (IRZ) for the Marline Valley Woods SSSI and Combe Haven SSSI, Natural England should be consulted at the earliest possible stage.
- 6.193. A lighting plan will be required due to the close proximity to areas of wildlife sensitivity and must demonstrate how steps have been taken to reduce light spill that may impact on these areas. An arboriculture plan must also be provided to set out how existing trees will be either integrated into the proposal, or their loss will be compensated for. The site has a natural tree boundary to the south and east that should be retained and enhanced where possible. The ECOP, lighting plan and arboriculture plan can all form part of the same document if appropriate.
- 6.194. The site slopes to the South and includes some areas of undulation. A fault line runs through the Southwest portion of the site. The area of high groundwater vulnerability to pollution sits to the South of the fault. Due to these characteristics, investigations of ground behaviour and land stability should take into account the hydrology and hydrogeology of the site, the strata and the potential for subterranean water conduits. A detailed stability report will be required and should inform any potential SuDS design for the site.
- 6.195. The existing access off Sidney Little Road is configured to serve both the existing units and those still to be built on this site, and on site NX3. Development proposals will need to show consideration of the transport

impact along The Ridge, and a Transport Assessment and Travel Plan will be required. Improvements to better support access to the site through public and sustainable transport may be required. Further advice on transport matters is available from East Sussex County Council.

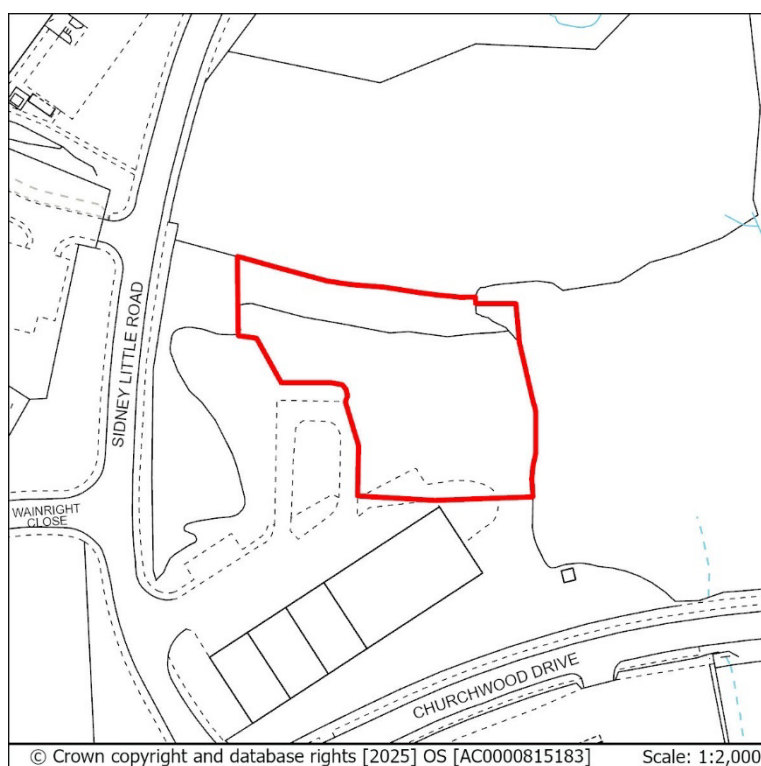


Figure 37: NX2, Sidney Little Road, Churchfields Estate

Policy ES3: NX2, Sidney Little Road, Churchfields Estate

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 770sqm

Site area: 0.32ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA1;**
- b. include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the adjacent Ancient Woodland, the results of site surveys of ES3 itself, and to other nearby areas of wildlife sensitivity.**
- b. include a lighting plan to minimise light spill to nearby areas of wildlife sensitivity, including adjacent Ancient Woodland and nearby Local Wildlife Site;**
- c. include boundary landscaping appropriate to the setting and taking into account existing trees and vegetation;**
- d. provide an Arboriculture Plan that demonstrates how existing trees on site and at the southern and eastern boundary will be integrated into the development;**
- e. ensure drainage schemes, including SuDS, are appropriate for the site and take into account Impact Risk Zones, the strata, potential for subterranean water conduits and groundwater pollution vulnerability. Hydrological and hydrogeological monitoring should inform the drainage plans for this site;**
- f. include appropriate active and sustainable travel infrastructure;**
- g. be supported by a Transport Assessment and Travel Plan. The Transport Assessment must take account of the site's proximity to The Ridge. Proposals must also indicate how the conclusions and recommendations of the Assessment have been incorporated within the development;**
- h. investigate the impact of ground behaviour and land stability incorporate remediation or mitigation measures as appropriate;**
- i. investigate the potential for contamination within or effecting the site, and incorporate remediation or mitigation measures as appropriate;**

- j. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to the environment, occupiers and neighbours;**
- k. provide policy compliant green and blue infrastructure within the site.**

Policy ES4: NX3, Sidney Little Road, Churchfields Estate

- 6.196. The site occupies a prominent position in SIEA1, and is well linked to the A2690 Queensway with strong links to both the A259 (Brighton-Ashford) and the A21 (London). It is one of a group of three small development plots. The first, NX1 immediately to the south, was developed as a row of small business units. This site is capable of delivering additional small units. The site also has strong potential to accommodate low carbon technologies as part of any development, including solar PV.
- 6.197. The site is in close proximity to an area of Ancient Woodland to the East, and Local Wildlife Sites to the South East and South West. The site itself is sloping with areas of dense scrub. The and the site itself should be thoroughly surveyed as part of the Ecological Constraints and Opportunities Plan (ECOP), to identify constraints. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development. The introduction of pollutants to the highly vulnerable groundwater aquifer to the South of the site should likewise be avoided during both phases.
- 6.198. There is potential to create integrated ecological and surface water management interventions, including SuDS, with sites PX and NX2, building upon those already delivered through the development of site QX. Due to the site sitting within the Impact Risk Zone (IRZ) for the Marline Valley Woods SSSI and Combe Haven SSSI, Natural England should be consulted at the earliest possible stage.
- 6.199. A lighting plan will be required due to the close proximity to areas of wildlife sensitivity and must demonstrate how steps have been taken to reduce light spill that may impact on these areas. An arboriculture plan must also be provided to set out how existing trees will be either integrated into the proposal, or their loss will be compensated for. The site has a natural tree boundary to the West that should be retained and enhanced where possible. The ECOP, lighting plan and arboriculture plan can all form part of the same document if appropriate.
- 6.200. The site slopes to the South and undulates throughout. A fault line runs through the Southwest portion of the site. Due to these characteristics, investigations of ground behaviour and land stability should take into account the hydrology of the site, the strata and the potential for subterranean water conduits. A detailed stability report will be required and should inform any potential SuDS design for the site.
- 6.201. The existing access off Sidney Little Road is configured to serve both the existing units and those still to be built on this site and on site NX2. Development proposals will need to show consideration of the transport impact along The Ridge, and a Transport Assessment and Travel Plan will be required. Improvements to better support access to the site through public

and sustainable transport may be required. Further advice on transport matters is available from East Sussex County Council.

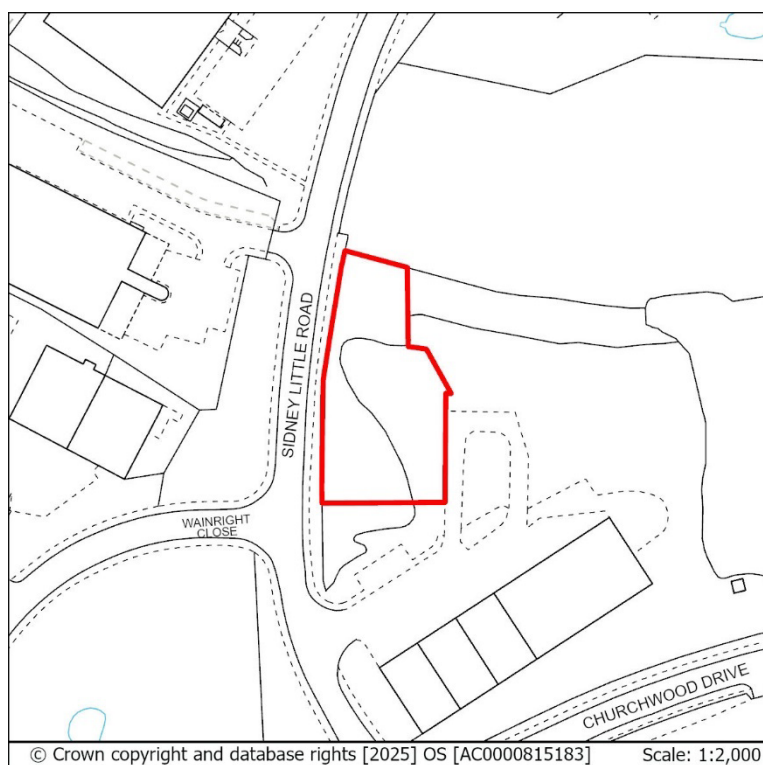


Figure 38: NX3, Sidney Little Road, Churchfields Estate

Policy ES4: NX3, Sidney Little Road, Churchfields Estate

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 920sqm

Site area: 0.17ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA1;**
- b. include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the adjacent Ancient Woodland, the results of site surveys of ES4 itself, and to other nearby areas of wildlife sensitivity.**
- b. include a lighting plan to minimise light spill to nearby areas of wildlife sensitivity, including nearby Ancient Woodland and Local Wildlife Site;**
- c. include boundary landscaping appropriate to the setting and taking into account existing trees and vegetation;**
- d. provide an Arboriculture Plan that demonstrates how existing trees on site and at the western boundary will be integrated into the development;**
- e. ensure drainage schemes, including SuDS, are appropriate for the site and take into account Impact Risk Zones, the strata, potential for subterranean water conduits and groundwater pollution vulnerability. Hydrological and hydrogeological monitoring should inform the drainage plans for this site;**
- f. include appropriate active and sustainable travel infrastructure;**
- g. be supported by a Transport Assessment and Travel Plan. The Transport Assessment must take account of the site's proximity to The Ridge. Proposals must also indicate how the conclusions and recommendations of the Assessment have been incorporated within the development;**
- h. investigate the impact of ground behaviour and land stability incorporate remediation or mitigation measures as appropriate;**
- i. investigate the potential for contamination within or effecting the site, and incorporate remediation or mitigation measures as appropriate;**

- j. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to the environment, occupiers and neighbours;**
- k. provide policy compliant green and blue infrastructure within the site;**

Policy ES5: Adjacent Unit C, 1-8 Brook Way

- 6.202. The site occupies a prominent position in SIEA2, and is well linked to the B2093 The Ridge with strong links to both the A259 (Brighton-Ashford) and the A21 (London). It is a relatively small plot in a small depression within a larger sloping system. It is in close proximity to a number of taller units, with the topography of the land rising towards The Ridge to the South. The site is capable of delivering additional units that are sensitive to the setting of the Rock Lane – Ivyhouse Lane area and the adjacent National Landscape as a whole. The site also has strong potential to accommodate low carbon technologies as part of any development, including solar PV.
- 6.203. The site is adjacent to the National Landscape, including the Cemetery and Crematorium which has wide reaching views across the NL. Regard should be had to the High Weald National Landscape Area of Outstanding Natural Beauty (AONB) Unit Management Plan and associated Technical Guidance. Although the site has been allocated to meet strategic employment needs, any development must take full account of the effect on its setting, and views of it from other parts of the National Landscape – in particular from the Rock Lane and Hastings Cemetery areas from where it is visible. A landscape impact assessment should inform the design of any scheme.
- 6.204. Due to the site sitting within the Impact Risk Zones (IRZ) for Maplehurst Wood SSSI and Hastings Cliffs to Pett Beach SSSI, Natural England should be consulted at the earliest possible stage. Any development proposal must seek to avoid or minimise negative impact on designated areas of landscape or environmental importance during both the construction and occupation phases of the development.
- 6.205. A lighting plan will be required due to the close proximity to the National Landscape and must demonstrate how steps have been taken to reduce light spill that may impact on this area. Additional guidance on lighting plans in this location is provided in the High Weald Unit's Dark Skies Technical Advice Note.
- 6.206. Southern Water infrastructure crosses this site, this should be taken into account in the design of any proposal. Care should be taken to prevent the introduction of pollutants to the surface water sewer either during or following construction, in line with Policy SC18 (Pollution and Hazards).
- 6.207. Due to the topographical position of the site, investigations of ground behaviour and land stability should take into account the hydrology of the site, and a detailed stability report will be required.
- 6.208. Development proposals will need to show consideration of the transport impact along The Ridge, and a Transport Assessment and Travel Plan will be required. Improvements to better support access to the site through public and sustainable transport may be required. Proposals should seek to enhance pedestrian and cycling infrastructure both to local residential areas

and to existing links within the National Landscape that may support better connectivity to Rock Lane. This could potentially be delivered in combination with site ES7. Further advice on transport matters is available from East Sussex County Council.

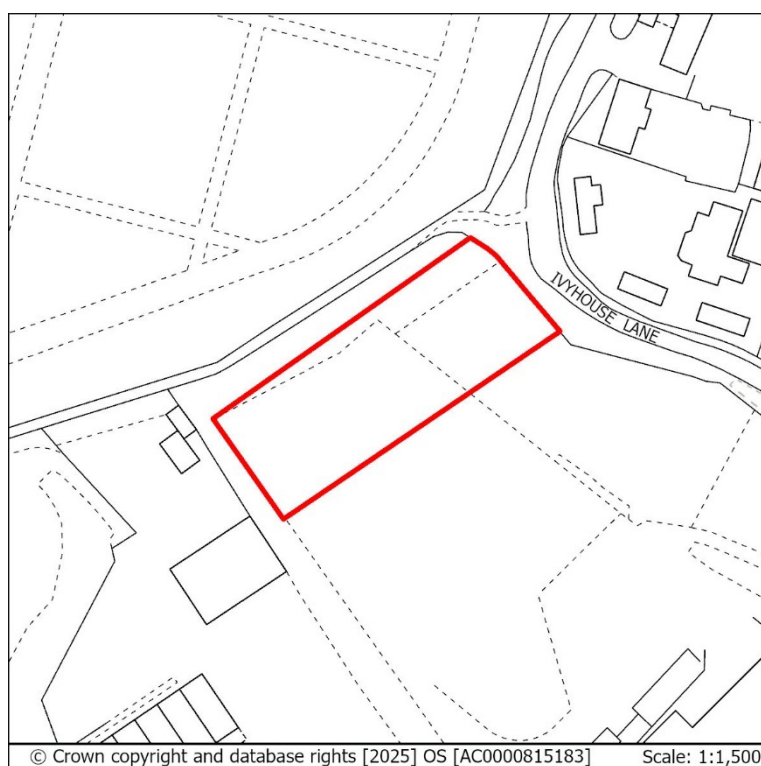


Figure 39: Adjacent Unit C, 1-8 Brook Way

Policy ES5: Adjacent Unit C, 1-8 Brook Way

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 500sqm

Site area: 0.16ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA2;**
- b. include landscape impact assessment, taking into account both its setting and long-range views across the National Landscape;**
- c. include a lighting plan to minimise light spill to the nearby National Landscape;**
- d. include boundary landscaping appropriate to the setting and taking into account existing trees and vegetation;**
- e. ensure drainage schemes, including SuDS, are appropriate for the site and take into account the existing surface water sewer, the Impact Risk Zones and ground behaviour. Hydrological monitoring should inform the drainage plans for this site;**
- f. Take into account the Southern Water infrastructure crossing the site;**
- g. include appropriate active and sustainable travel infrastructure, including improvement to existing pedestrian and cycling routes;**
- h. be supported by a Transport Assessment and Travel Plan. The Transport Assessment must take account of the site's proximity to The Ridge. Proposals must also indicate how the conclusions and recommendations of the Assessment have been incorporated within the development proposal;**
- i. investigate the impact of ground behaviour and land stability and incorporate remediation or mitigation measures as appropriate;**
- j. investigate the potential for contamination within or affecting the site, and incorporate remediation or mitigation measures as appropriate;**
- k. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to the environment, occupiers and neighbours;**

I. provide policy compliant green and blue infrastructure within the site

Policy ES6: UK Power Networks, Hastings Main, The Ridge/ Ivyhouse Lane

- 6.209. The site occupies a prominent position in SIEA2, and is well linked to the B2093 The Ridge with strong links to both the A259 (Brighton-Ashford) and the A21 (London). The site is contained within the Hastings main grid site and is not publicly accessible, with access to the site restricted to field staff due to the danger misuse of the site presents. It is expected to deliver updated operational space for the District Network Operator (DNO), including ancillary office functions.
- 6.210. The site slopes to the North, with TPO trees along the Northern boundary. The site incorporates electricity infrastructure within the curtilage. Care should be taken to minimise risks associated with proximity to this infrastructure as much as possible, including ensuring appropriate overhead clearances for transmission and distribution lines are observed in line with GS6 and Policy SC18 (Pollution and Hazards). Due to the danger to local wildlife presented by the transmission lines, any ecological assessment will need to consider whether good quality onsite ecological enhancements can be delivered through an ecology report. In consideration of the constraints presented by this particular site, faunal enhancements such as bird and bat boxes will not be encouraged. However, ground based measures such as logpiles, hibernacula and hedgehog boxes will be welcomed.
- 6.211. The site also has potential to accommodate low carbon technologies as part of any development, including heat pump technology where appropriate.
- 6.212. The site is close to the National Landscape. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development. There is already well-established boundary landscaping to the North and South sides of the site, which should be retained where possible. To the South side of the site, boundary landscaping should create an amenity buffer between the site and residential premises to the south side of B2093 The Ridge. A landscape impact assessment should inform the design of any scheme.
- 6.213. The site sits within the Impact Risk Zone (IRZ) for Hastings Cliffs to Pett Beach SSSI, and Natural England should be consulted at the earliest possible stage. Any development proposal must seek to avoid or minimise negative impact on designated areas of landscape or environmental importance during both the construction and occupation phases of the development.
- 6.214. A lighting plan will be required and must demonstrate how steps have been taken to reduce light spill from the site, including impacts on nearby residential premises to the south side of B2093 The Ridge.
- 6.215. A small part of the Southwestern part of the site has high vulnerability to groundwater pollution. The introduction of pollutants to this aquifer or nearby

surface water systems should be avoided during both construction and occupation phases.

- 6.216. The site already benefits from direct access to the B2093 The Ridge, although there is also potential for a new or additional access to be created from Ivyhouse Lane. Due to the nature of the site, it is anticipated that the main mode of transport used to access it will be motorised fleet vehicles as opposed to more active forms of travel due to the primary purpose being the base facility for operational staff for delivering activity related to large scale electricity infrastructure maintenance and connection. Proposals should seek to provide EV charging infrastructure and work towards decarbonising the fleet where possible. Development proposals will need to show consideration of the transport impact along The Ridge, and a Transport Assessment and Travel Plan will be required. Further advice on transport matters is available from East Sussex County Council.

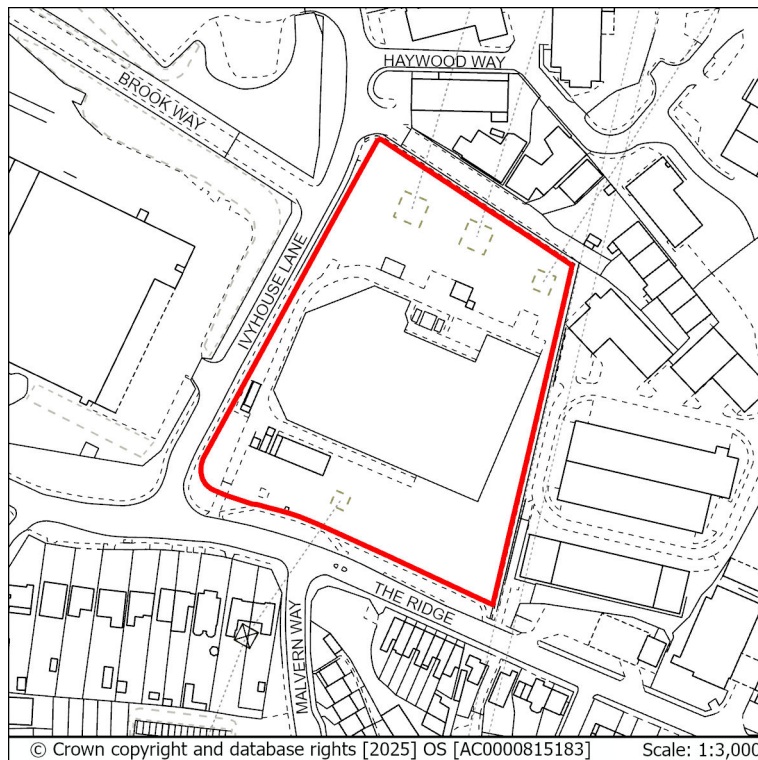


Figure 40: UK Power Networks, Hastings Main, The Ridge/ Ivyhouse Lane

Policy ES6: UK Power Networks, Hastings Main, The Ridge/ Ivyhouse Lane

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 1,900sqm

Site area: 1.57ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA2;**
- b. include landscape impact assessment, taking into account both its setting and long-range views across the National Landscape;**
- c. include an ecological constraints and opportunities plan (ECOP), taking into account site specific constraints and proposing suitable alternatives;**
- d. include a lighting plan to minimise light spill;**
- e. retain and enhance boundary landscaping appropriate to the setting to the north and south of the site, taking into account existing trees and vegetation and continuing to safeguard the amenity of residential premises opposite the site to the south;**
- f. ensure drainage schemes, including SuDS, are appropriate for the site and take into account the Impact Risk Zone and ground behaviour. Hydrological monitoring should inform the drainage plans for this site;**
- g. be supported by a Transport Assessment and Travel Plan. The Transport Assessment must take account of the site's proximity to The Ridge. Proposals must also indicate how the conclusions and recommendations of the Assessment have been incorporated within the development proposal;**
- h. investigate the impact of ground behaviour and land stability and incorporate remediation or mitigation measures as appropriate;**
- i. investigate the potential for contamination within or effecting the site, and incorporate remediation or mitigation measures as appropriate;**
- j. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to the environment, occupiers and neighbours;**
- k. take into account the presence of overhead power transmission and distribution lines within the site and ensure that any scheme**

maintains easements and safe clearance distances during both the construction and occupation phases;

- I. provide policy compliant green and blue infrastructure within the site;**

Policy ES7: Ivyhouse Lane, Northern Extension

- 6.217. The site occupies a prominent position in SIEA2, and is well linked to the B2093 The Ridge with strong links to both the A259 (Brighton-Ashford) and the A21 (London). It is an undeveloped site in close proximity to ES5 and slopes towards the South, with some undulation. A second slope system lies to the East, with evidence of overland flows connecting to a series of watercourses leading to culverts and sinks close to the railway line where it emerges from the Ore Tunnel. A fault line crosses the Northeast corner of the site. The site forms a natural extension to the Ivyhouse Lane estate and is capable of delivering additional units that are sensitive to the setting of the Rock Lane – Ivyhouse Lane area and the adjacent National Landscape as a whole. The site also has strong potential to accommodate low carbon technologies as part of any development, including solar PV.
- 6.218. The site is within the National Landscape. Regard should be had to the High Weald National Landscape Area of Outstanding Natural Beauty (AONB) Unit Management Plan and associated Technical Guidance. Although the site has been allocated to meet strategic employment needs, any development must take full account of the effect on its setting, and views of it from other parts of the National Landscape – in particular from the Rock Lane and Hastings Cemetery areas from which it is visible, and from the Caravan Park to the West. A landscape impact assessment should inform the design of any scheme.
- 6.219. The National Landscape must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints and opportunities for delivering biodiversity net gain. Due to the site sitting within the Impact Risk Zone (IRZ) for Hastings Cliffs to Pett Beach SSSI, Natural England should be consulted at the earliest possible stage. Any development proposal must seek to avoid or minimise negative impact on designated areas of landscape or environmental importance during both the construction and occupation phases of the development.
- 6.220. A lighting plan will be required due to the position of the site within the National Landscape and must demonstrate how steps have been taken to reduce light spill that may impact on this area. Additional guidance on lighting plans in this location is provided in the High Weald Unit's Dark Skies Technical Advice Note.
- 6.221. The site contains a well-defined tree boundary, as well as trees throughout the site. An arboriculture plan must also be provided to set out how existing trees will be either integrated into the proposal, or their loss will be compensated for. The site has a natural tree boundary that should be retained and enhanced where possible, particularly to the Northwest of the site where it borders a holiday park to safeguard the amenity of occupiers.

The ECOP, lighting plan and arboriculture plan can form part of the same document if appropriate.

- 6.222. A historic lane runs north-south within the site and provides some separation. Any proposal should ensure that it is sensitive to the setting of the lane itself and seek to incorporate it into the scheme.
- 6.223. To the East of the track, there is an area with high vulnerability to groundwater pollution. The introduction of pollutants to this aquifer or nearby surface water systems or bodies should be avoided during both construction and occupation phases.
- 6.224. Due to the size of the site, a Flood Risk Assessment will be required, which should incorporate recommendations for appropriate SuDS and measures to control surface water. Due to the topography, base geology and water interactions within the site, investigations of ground behaviour and land stability should take into account the hydrology and hydrogeology of the site, and a detailed land stability and drainage report will be required. Given the interactions between existing site hydrological features and the railway line, the potential for impact on the railway infrastructure nearby should be considered as part of this report and National Rail Route Asset Managers for Earthworks and Drainage should be consulted at an early stage.
- 6.225. Transmission lines run to the East of the site, and care should be taken to ensure development of the site does not result in a loss of easements to maintain this infrastructure.
- 6.226. Development proposals will need to show consideration of the transport impact along The Ridge, and a Transport Assessment and Travel Plan will be required. Improvements to better support access to the site through public and sustainable transport may be required. Proposals should seek to enhance pedestrian and cycling infrastructure both to local residential areas and to existing links within the National Landscape that may support better connectivity to Rock Lane. This could potentially be delivered in combination with site ES5. Further advice on transport matters is available from East Sussex County Council.
- 6.227. Due to the proximity to the Borough boundary with neighbouring Rother District, relevant policies within their development plan documents will also apply. Assessments of environmental risk including flood risk, pollution and ground behaviour should consider the impacts from or on nearby areas in Rother District where this is relevant.



Figure 41: Ivyhouse Lane, Northern Extension

Policy ES7: Ivyhouse Lane, Northern Extension

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 7,000sqm

Site area: 5.42ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA2;**
- b. include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the High Weald National Landscape, Impact Risk Zone, and adjacent Ancient Woodland, and include the results of site surveys of ES7 itself;**
- c. Retain the historic sunken lane as a wildlife corridor;**
- d. include landscape impact assessment, taking into account both its setting and long-range views across the National Landscape;**
- e. provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development or their loss compensated for;**
- f. include a lighting plan to minimise light spill within the National Landscape;**
- g. include boundary landscaping appropriate to the setting and taking into account existing trees and vegetation, including to the north east to act as a buffer to the existing holiday park;**
- h. ensure drainage schemes, including SuDS, are appropriate for the site and take into account the existing surface water sewer, the Impact Risk Zones, the potential for impact on railway assets, and ground behaviour. Hydrological and hydrogeological monitoring should inform the drainage plans for this site;**
- i. preserve existing Rights of Way within the site;**
- j. include appropriate active and sustainable travel infrastructure, including improvement to existing pedestrian and cycling routes;**
- k. be supported by a Transport Assessment and Travel Plan. The Transport Assessment must take account of the site's proximity to**

The Ridge. Proposals must also indicate how the conclusions and recommendations of the Assessment have been incorporated within the development;

- l. investigate the impact of ground behaviour and land stability and incorporate remediation or mitigation measures as appropriate;**
- m. investigate the potential for contamination within or effecting the site, and incorporate remediation or mitigation measures as appropriate;**
- n. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to the environment, occupiers and neighbours;**
- o. ensure easements to transmission lines to the east of the site are maintained during all phases of development;**
- p. provide policy compliant green and blue infrastructure within the site.**

Policy ES8: Land at the junction of The Ridge West and Queensway

- 6.228. The site occupies a prominent position in SIEA1, and is accessed from A2690 Queensway with strong links to both the A259 (Brighton-Ashford) and the A21 (London). The site is capable of delivering a range of layouts. Combined with ES9 (adjacent), the site has potential to deliver a small business park due to the favourable access conditions created by the roundabout at Whitworth Road. It is anticipated that the development of the site will be phased, and proposals should clearly set out the sequence of any phasing in order that planning obligations can be attached to suitable milestones. The site also has strong potential to accommodate low carbon technologies as part of any development, including solar PV.
- 6.229. The site is sloping, with a steep and heavily vegetated embankment to the West and Northwest of the site adjacent A2690 Queensway. Another area of embankment is located to the South where the site borders Whitworth Road. This results overall in a basin-like topography, with areas of undulation. There is the potential for artificial (or 'made') ground to be present within the site. A watercourse crosses the Southeast corner of the site into ES9 through a culvert below Whitworth Road, with a depression surrounding the culvert entrance. A fault line is also present in the far Southeast of the site, extending across ES9. There is a track along the Eastern boundary of the site, entering the site close to the Southeast corner. The track continues through a subway to ES9 and terminates at Beauport Farm Close.
- 6.230. It is mainly open grassland and is surrounded by woodland with some belts of trees, including TPO trees in the Southwest and Northeast corners of the site. It is positioned close to the High Weald National Landscape and is adjacent to a Local Wildlife Site to the East that overlaps with ES9. These designated areas must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints.
- 6.231. Due to the site sitting within the Impact Risk Zone (IRZ) for the Marline Valley Woods SSSI, Combe Haven SSSI and the Maplehurst Woods SSSI Natural England should be consulted at the earliest possible stage. The cumulative impact of development within the IRZs should be considered alongside the impact of this development alone. Any development proposal must seek to avoid or minimise impact on areas of environmental and landscape significance during both the construction and occupation phases.
- 6.232. A lighting plan will be required due to the close proximity to areas of wildlife sensitivity and must demonstrate how steps have been taken to reduce light spill that may impact on these areas. An arboriculture plan must also be provided to set out how existing trees will be either integrated into the proposal, or their loss will be compensated for. The site has a natural tree boundary that should be retained and enhanced where possible. The ECOP,

lighting plan and arboriculture plan can all form part of the same document if appropriate.

- 6.233. Due to the size of the site a Flood Risk Assessment will be required, and drainage schemes to manage surface water should form part of any proposal. Surface water flows towards the Southwest corner where the site meets the junction of Whitworth Road and Queensway, and development proposals should ensure that there is adequate drainage in this area. There is a pond to the South of the site in ES9 that should be considered when designing any drainage scheme.
- 6.234. The majority of the site has a high vulnerability to groundwater pollution, and the introduction of pollutants to the highly vulnerable groundwater aquifer within the site should be avoided during both phases. Development proposals should seek to avoid breaching the underlying sandstone layer.
- 6.235. Due to the topography and geology of the site and the potential presence of artificial ground, investigations of ground behaviour and land stability should take into account site hydrology, hydrogeology and the impact of loading on existing structures. A detailed stability report will be required.
- 6.236. Development proposals will need to show consideration of the transport impact along The Ridge and the A21 (John Macadam Way). Any proposed access via the roundabout at Whitworth Road should take into account the watercourse and the depression surrounding the culvert entrance and take care to consider the impact of loading on any existing structures. Care should be taken to avoid the culvert becoming blocked during or following construction.
- 6.237. Improvements to better support access to the site through public and sustainable transport may be required, including creating a navigable connection to track Hastings 131a that connects to the housing estate at Beauport Home Farm. Opportunities to better connect this footpath to Hastings 130 should also be explored to allow better pedestrian connections to residential neighbourhoods at Harrow Lane. Further advice on transport matters is available from East Sussex County Council.

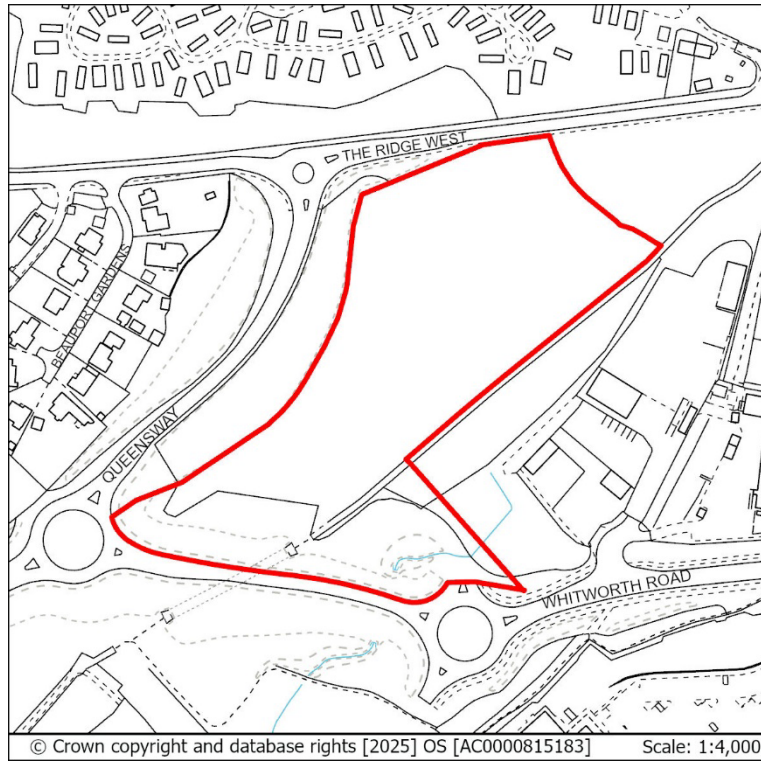


Figure 42: Land at the junction of The Ridge West and Queensway

Policy ES8: Land at the junction of The Ridge West and Queensway

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 6,000sqm

Site area: 2.95ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA1;**
- b. include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of nearby Sites of Special Scientific Interest (SSSI), TPO trees, Impact Risk Zones for all potentially affected SSSI, the results of site surveys of ES8 itself, and to other nearby areas of wildlife sensitivity;**
- c. include measures to conserve and enhance the setting of the High Weald National Landscape;**
- d. include a lighting plan to minimise light spill to nearby areas of wildlife sensitivity including the adjacent Local Wildlife Site;**
- e. include boundary landscaping to act as a buffer to Queensway and The Ridge;**
- f. provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or their loss will be compensated for including the existing tree belts running through the centre of the site;**
- g. include a Flood Risk Assessment, and demonstrate how the proposal will deliver flood resilient design based on the recommendations of this report. Site appropriate SuDS and surface water management measures should be identified as part of this process, taking into account the impact on watercourses, culverts, SSSI Impact Risk Zones and groundwater pollution vulnerability. Hydrological and hydrogeological monitoring should inform the drainage plans for this site.**
- h. include appropriate active and sustainable travel infrastructure;**
- i. be supported by a Transport Assessment and Travel Plan. The Transport Assessment must take account of the site's proximity to The Ridge and the A21. Proposals must also indicate how the**

conclusions and recommendations of the Assessment have been incorporated within the development. In addition, development may be required to contribute to transport improvements on The Ridge and/ or A21;

- j. investigate the impact of ground behaviour and land stability, including the impact on existing structures, and incorporate remediation or mitigation measures as appropriate;**
- k. investigate the potential for contamination within or effecting the site, and incorporate remediation or mitigation measures as appropriate;**
- l. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to the environment, occupiers and neighbours;**
- m. investigate the potential to make navigable connections to housing estates at Beauport Home Farm and Harrow Lane by improving footpath access;**
- n. provide policy compliant green and blue infrastructure within the site;**
- o. ensure future access to Southern Water infrastructure crossing the site.**

Policy ES9: Land at Whitworth Road

- 6.238. The site occupies a prominent position in SIEA1, and is accessed from A2690 Queensway with strong links to both the A259 (Brighton-Ashford) and the A21 (London). The site is capable of delivering a range of layouts. Combined with ES8 (adjacent), the site has potential to deliver a small business park due to the favourable access conditions created by the roundabout at Whitworth Road. It is anticipated that the development of the site will be phased, and proposals should clearly set out the sequence of any phasing in order that planning obligations can be attached to suitable milestones. The site also has strong potential to accommodate low carbon technologies as part of any development, including solar PV.
- 6.239. The site is sloping with a steep embankment along the Northern border where it meets Whitworth Road. Ground levels within the site are various, and historic areas of artificial ground may be present. There are watercourses within the site, also crossing ES8 and emerging in the Northeast of the site from a culvert below Whitworth Road. There is a depression where the watercourse emerges from the culvert. A large detention pond is also present in the Northwest of the site. A geological fault runs broadly through the centre of the site on a Northeast – Southwest angle. Towards the Southeast boundary of the site, this fault meets with another fault system. There is a track along the Western part of the site, starting from The Ridge and emerging through a subway from ES8. The track terminates at Beauport Farm Close.
- 6.240. The overall character of the site is mainly open grassland and is surrounded by woodland with some belts of trees, with some individual trees carrying a TPO. The site sits within a Local Wildlife Site, is also within the Impact Risk Zone (IRZ) for the Marline Valley Woods SSSI, Combe Haven SSSI and the Maplehurst Woods SSSI. Natural England should be consulted at the earliest possible stage. The cumulative impact of development within the IRZs should be considered alongside the impact of this development alone.
- 6.241. These designated areas must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints. Any development proposal must seek to avoid or minimise impact on areas of environmental and landscape significance during both the construction and occupation phases.
- 6.242. A lighting plan will be required due to the presence of areas of wildlife sensitivity and must demonstrate how steps have been taken to reduce light spill that may impact on these areas. An arboriculture plan must also be provided to set out how existing trees will be either integrated into the proposal, or their loss will be compensated for. The site has a natural tree boundary that should be retained and enhanced where possible. The ECOP, lighting plan and arboriculture plan can all form part of the same document if appropriate. Should the site be combined with adjacent ES8, there is potential for these assessments to cover the combined site area.

- 6.243. Part of the site is in Flood Zone 3, and therefore a Flood Risk Assessment will be required, and drainage schemes to manage surface water should form part of any proposal. There is a balancing pond to the south that should be considered when designing any drainage scheme.
- 6.244. The entirety of the site has a high vulnerability to groundwater pollution, and the introduction of pollutants to the highly vulnerable groundwater aquifer within the site should be avoided during both phases. Development proposals should seek to avoid breaching the underlying sandstone layer.
- 6.245. Due to the topography and geology of the site and the potential presence of artificial ground, investigations of ground behaviour and land stability should take into account site hydrology, hydrogeology and the impact of loading on existing structures. A detailed stability report will be required.
- 6.246. Any proposed access via the roundabout at Whitworth Road should take into account the watercourse and the depression surrounding the culvert and take care to consider the impact of loading on any existing structures. Care should be taken to avoid the culvert becoming blocked during or following construction.
- 6.247. Development proposals will need to show consideration of the transport impact along The Ridge and the A21 (John Macadam Way). Improvements to better support access to the site through public and sustainable transport may be required, including creating a navigable connection to footpath Hastings 131a that connects to the housing estate at Beauport Home Farm. Opportunities to better connect this footpath to Hastings 130 should also be explored to allow better pedestrian connections to residential neighbourhoods at Harrow Lane. Further advice on transport matters is available from East Sussex County Council.

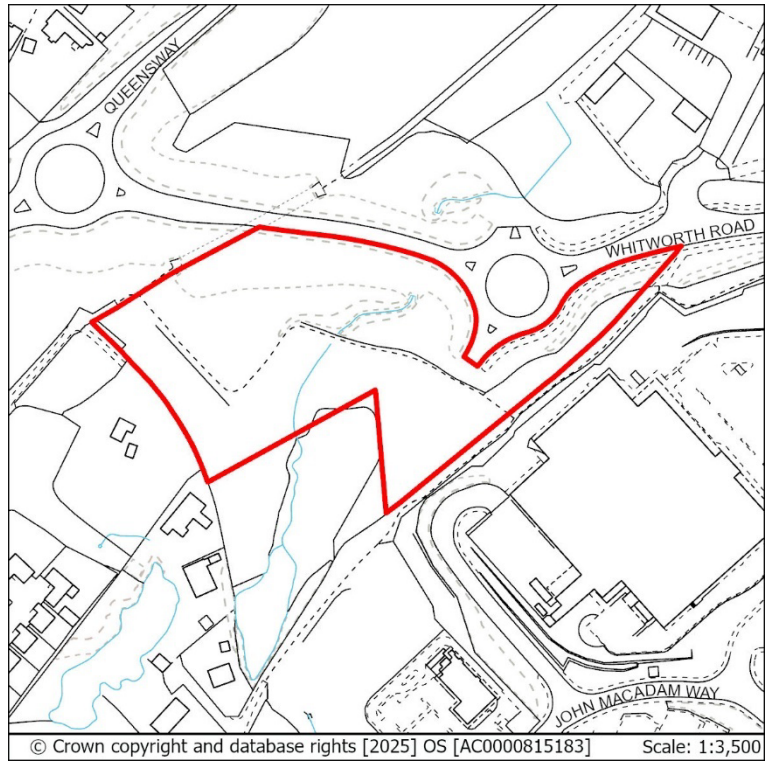


Figure 43: Land at Whitworth Road

Policy ES9: Land at Whitworth Road

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 6,000sqm

Site area: 1.66ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA1;**
- b. include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of nearby Sites of Special Scientific Interest (SSSI), TPO trees, Impact Risk Zones for all potentially affected SSSI, the results of site surveys of ES9 itself, and to other nearby areas of wildlife sensitivity;**
- c. include measures to conserve and enhance the setting of the High Weald National Landscape;**
- d. include a lighting plan to minimise light spill to nearby areas of wildlife sensitivity including the adjacent Local Wildlife Site;**
- e. include boundary landscaping to act as a buffer to Queensway and The Ridge;**
- f. provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, or their loss will be compensated for including the existing tree belts running through the centre of the site;**
- g. include a Flood Risk Assessment, and demonstrate how the proposal will deliver flood resilient design based on the recommendations of this report. Site appropriate SuDS and surface water management measures should be identified as part of this process taking into account the impact on watercourses, culverts, SSSI Impact Risk Zones and groundwater pollution vulnerability. Hydrological and hydrogeological monitoring should inform the drainage plans for this site;**
- h. include appropriate active and sustainable travel infrastructure;**
- i. be supported by a Transport Assessment and Travel Plan. The Transport Assessment must take account of the site's proximity to The Ridge and the A21. Proposals must also indicate how the**

conclusions and recommendations of the Assessment have been incorporated within the development. In addition, development may be required to contribute to transport improvements on The Ridge and/ or A21;

- j. investigate the impact of ground behaviour and land stability, including the impact on existing structures, and incorporate remediation or mitigation measures as appropriate;**
- k. investigate the potential for contamination within or effecting the site, and incorporate remediation or mitigation measures as appropriate;**
- l. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to the environment, occupiers and neighbours;**
- m. investigate the potential to make navigable connections to housing estates at Beauport Home Farm and Harrow Lane by improving footpath access;**
- n. provide policy compliant green and blue infrastructure within the site;**

Policy ES10: Marline Fields, Enviro21 Business Park, Land West of Queensway

- 6.248. The site occupies a prominent position in SIEA1, and is accessed from A2690 Queensway with strong links to both the A259 (Brighton-Ashford) and the A21 (London). This site is the second phase of the Enviro21 Business Park and has been cleared and prepared for development and has good access through the existing spine road. It is capable and is capable of accommodating an extension to the existing park. The site also has strong potential to accommodate low carbon technologies as part of any development, including solar PV and the potential for small scale wind generation as part of any scheme may also be explored.
- 6.249. The site is adjacent to a Site of Special Scientific Interest and Local Wildlife Site, with Ancient Woodland nearby. These designated areas must be specifically referenced in any Ecological Constraints and Opportunities Plan (ECOP), and the site itself should be thoroughly surveyed to identify constraints. Due to the site sitting within the Impact Risk Zone (IRZ) for the Marline Valley Woods SSSI, Natural England should be consulted at the earliest possible stage.
- 6.250. Any development proposal must seek to avoid or minimise impact on these areas during both the construction and occupation phases of the development, in particular the hydrological effects of drainage into the Marline Valley Stream. The introduction of pollutants to the highly vulnerable groundwater aquifer within the site should likewise be avoided during both phases and cumulative impacts of development within the IRZ should be considered. Development proposals should seek to avoid breaching the underlying sandstone layer.
- 6.251. The site slopes away steeply towards the SSSI to the West and occupies a relatively high position within the valley. Due to these characteristics and the base geology, investigations of ground behaviour and land stability should take into account the hydrology and hydrogeology of the site, and a detailed stability report will be required. Proposals for SuDS that include attenuation may be appropriate subject to hydrological, hydrogeological and ground behaviour assessments.
- 6.252. A lighting plan will be required due to the close proximity to areas of wildlife sensitivity and must demonstrate how steps have been taken to reduce light spill that may impact on these areas. An arboriculture plan must also be provided to set out how existing trees will be either integrated into the proposal, or their loss will be compensated for. The site has a natural tree boundary that should be retained and enhanced where possible. The ECOP, lighting plan and arboriculture plan can all form part of the same document if appropriate.

- 6.253. Due to the size of the site, a Flood Risk Assessment will be required. This must take into account the risk of surface water flooding and incorporate mitigation measures as appropriate.
- 6.254. Improvements to the pedestrian connection to Napier Road and footpath Hastings 34a should be considered. Development proposals will need to show consideration of the transport impact and provide a transport assessment and travel plan. Further improvements to better support access to the site through public and sustainable transport may be required. Further advice on transport matters is available from East Sussex County Council.

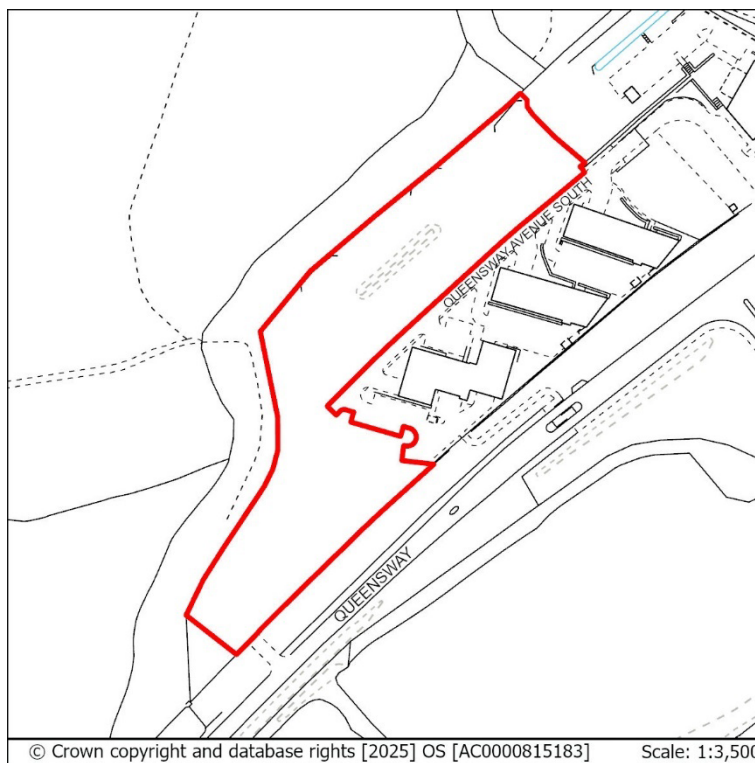


Figure 44: Marline Fields, Enviro21 Business Park, Land West of Queensway

Policy ES10: Marline Fields, Enviro21 Business Park, Land West of Queensway

Use: Employment

Minimum Indicative Capacity (minimum floorspace): 5,300sqm

Site area: 1.48ha

Proposals for development on this site should:

- a. be designed in a way that contributes positively to the intensification of SIEA1;**
- b. include an Ecological Constraints and Opportunities Plan (ECOP) and incorporate appropriate conservation and mitigation measures as recommended by the ECOP. The ECOP must make specific reference to the presence of the adjacent Site of Special Scientific Interest (SSSI), the results of site surveys of ES10 itself, and to other nearby areas of wildlife sensitivity.**
- c. include a lighting plan to minimise light spill to nearby areas of wildlife sensitivity, including SSSI, Ancient Woodland and Local Wildlife Site;**
- d. provide an Arboriculture Plan that demonstrates how existing trees on site will be integrated into the development, including the existing tree belts running through the centre of the site, and at the western boundary;**
- e. include a Flood Risk Assessment, and demonstrate how the proposal will deliver flood resilient design based on the recommendations of this report, taking into account the impact on the Marline Valley Stream, the SSSI and groundwater pollution vulnerability. Hydrological and hydrogeological monitoring should inform the drainage plans for this site. Site appropriate SuDS and surface water management measures should be identified as part of this process;**
- f. include appropriate active and sustainable travel infrastructure;**
- g. be supported by a Transport Assessment and Travel Plan. Proposals must also indicate how the conclusions and recommendations of the Assessment have been incorporated within the development.;**
- h. investigate the impact of ground behaviour and land stability and incorporate remediation or mitigation measures as appropriate;**
- i. investigate the potential for contamination within or effecting the site, and incorporate remediation or mitigation measures as appropriate;**

- j. be designed to avoid or, where this is not possible, mitigate the impact of potential pollution and environmental hazards to the environment, occupiers and neighbours;**
- k. investigate the potential to make navigable connections to Napier Road and the SSSI by improving footpath access and crossing points;**
- l. provide policy compliant green and blue infrastructure within the site;**

7. Development Management Policies

- 7.1. The Plan sets out Strategic Policies in Part 4 of this document, there are also place-based and allocation policies to guide future development in the borough. The development management policies contained in this section are also part of the policy framework, which aim to achieve the Vision for Hastings and the strategic objectives of this Local Plan. They provide more detail for decision making in relation to particular issues and for assessing the acceptability of certain types of development.
- 7.2. The policies set out in this section address the main issues that occur in relation to the consideration of planning applications in the borough. They do not repeat national policies. In the absence of a directly relevant development management policy, proposals will be considered in the context of national policies and/or relevant Local Plan strategic and place-based policies.

Part one – Housing

- 7.3. These policies focus on housing delivery and provide detailed guidance in relation to matters including affordable housing, specialist accommodation, accessibility standards and houses in multiple occupation.

Policy H1: Specialist Housing for Older People

7.4. National planning policy^{xxii} and guidance^{xxiii} tells us that we need to determine the needs of people who will be approaching or reaching retirement over the plan period, as well as the existing population of older people. Examples of the types of housing covered by Policy H1 include:

- Age-restricted general market housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.
- Retirement living and sheltered housing: This usually consists of purpose-built homes with limited communal facilities (e.g. lounge, laundry room and guest room). It provides some support to enable residents to live independently, such as 24-hour on-site assistance (alarm) and a warden or house manager.
- Extra care housing or housing-with-care: This usually consists of purpose-built or adapted homes with a medium to high level of care available if required, through an onsite care agency. Residents are able to live independently with 24-hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. The intention is for residents to benefit from varying levels of care as time progresses.
- Residential care homes and nursing homes including End of Life, Hospice Care, and Dementia Care Home Accommodation: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living.

The above list is not definitive. Specialist developments may contain a range of different types of specialist housing.

7.5. Our evidence shows there are significant drivers of need for older persons market housing in Hastings. Including:

- a. Population projections which show a significant increase in the population who will be over 75 years within the next two decades;
- b. A disparity in the availability of all types of specialist market accommodation available to homeowners compared to the availability for those living in social housing;
- c. A low level of provision of specialist market accommodation when compared to the proportion of the over 75 population presently residing in the market sector but who experience limited mobility or poor or very poor health.

- 7.6. Our evidence also tells us that this specialised provision is predominantly driven by the need to supply many existing residents with a more appropriate type of accommodation for their old age.
- 7.7. Planning for the housing needs of older people can help facilitate ‘rightsizing’ by creating a range of accommodation options which means that moving later in life becomes a realistic and positive choice, helping to improve quality of life and reducing the need for residential care.
- 7.8. Enabling ‘rightsizing’ can also help release general market family accommodation, thereby improving accessibility for all. In addition, more specialist forms of housing for older people, such as extra care housing, has the potential to provide the level of support needed to help people remain connected to their communities and maintain independence for longer through the integration of accommodation and care.
- 7.9. Whilst needs will be met by providing support for people to live in suitable homes within the general housing stock, there needs to be a widening of the choice of the type of provision of specialist housing for older persons so that a variety of accommodation is available.
- 7.10. Increasingly specialist open market accommodation is now taking the form of ‘housing with care’ as opposed to older style ‘housing with support’ such as sheltered housing. Housing with care allows occupiers to escalate the level of care they need whilst remaining in their homes and maintaining their independence.
- 7.11. Many older people want to retain as much independence as possible and want to remain in their own homes. Community based health and support services enable many people to do so. Accessibility is often a key issue for older people and Policy SC2 Design – Housing Mix, Accessibility and Adaptability seeks to ensure that new residential development can appropriately cater for the needs of residents throughout their life.
- 7.12. Our evidence indicates there is a considerable range in the potential future need for care home accommodation and shows a possible downward trend in institutional care needs^{xxiv}. However, it is appropriate to plan for and recognise that there will be a loss of care home bed spaces as older properties become outdated, for example those with shared bedrooms or shared washing facilities. This need for the renewal of current stock is recognised in Policy H1.
- 7.13. Regard should be had to meeting the growing number of people living with dementia and complex care needs^{xxv}. Hybrid housing and nursing care models can cater for those who will need this type of support to end of life.
- 7.14. For planning purposes, specialist housing for older people includes development falling within both Use Classes C2 (Residential Institutions) and C3 (Dwellinghouses). Indeed, some schemes can include a mix of Class C2 and C3. The PPG states that it is for the local planning authority to consider

which use class a particular proposal falls within. It is for this reason that the council will need a firm understand of the level of care to be provided within a scheme. Consequently, each application will be assessed on its own merits.

- 7.15. Where a proposal is considered to be, or contains, Class C3 accommodation, affordable housing or a financial contribution will be expected to be provided in accordance with Policy SP2: New and Affordable Housing.
- 7.16. Proposals considered as Class C2 accommodation, will be exempt from the need to provide affordable housing provision due to the level of care and level of communal facilities provided to the residents. In the case of C2 accommodation, as a minimum, daily assistance should consist of help with personal care, such as washing and preparing food. Planning applications including C2 proposals should be supported by relevant and robust evidence, including the need and details of the minimum care package that all residents are expected to sign up to.

Policy H1: Specialist Housing for Older People

Development proposals should have regard to meeting the housing needs of older people. The housing needs of older people can range from accessible and adaptable general needs housing to specialist housing with high levels of care and support. Regard should be had to good practice design principles² and proposals should show how these have been adhered to.

1. Proposals for new residential care homes and nursing homes (Use Class C2), and extensions to existing homes should:

- a. Provide clear evidence of need;**
- b. Provide details of the minimum care package be provided to residents in order to meet use class C2; and,**
- c. be accessible by public transport;**

2. Housing for older people where appropriate should incorporate amenity or garden space. Housing schemes for older people will not be required to make contributions to provide for equipped play space.

3. Site specific parking arrangements may be required, for staff, residents and visitors, and should not diminish the character of the street scene.

4. Where proposals contain Class C3 accommodation affordable housing should be provided in accordance with the affordable housing Policy, Policy SP2: New and Affordable Housing.

² Housing our Ageing Population Panel for Innovation (HAPPI) principles <https://www.housinglin.org.uk/Topics/browse/Design-building/HAPPI/> , and the Royal Town Planning Institute's guidance document Dementia & Town Planning, Dementia & Town Planning, RTPI 2020

Policy H2: Shared Housing

- 7.17. National planning policy provides the context for ensuring that future housing delivery leads to the creation of sustainable, inclusive and mixed communities. Shared housing, or now more frequently known as Co-living is a form of housing where unrelated individuals rent private rooms within a larger shared property. This includes access to communal facilities, such as kitchens, lounges, workspaces and outdoor space. Services such as cleaning, broadband and utilities are also typically a feature of these properties. Modern formats aim to foster a strong sense of community, convenience, and social connection. This form of housing is often appealing to young professionals, key workers, remote workers seeking a social connection, and those who have recently relocated for work purposes.
- 7.18. Shared housing is important in meeting the needs of residents, including young people starting out on their careers and those on low incomes. It is likely that the level of shared housing in the Town will need to increase, driven by the cost of housing and the shortfall in affordable housing. Whilst this shortfall extends across all sizes of homes, it is most acutely impacting single people. The existence of the shared accommodation rate of housing benefit restricts single people to a lower level of housing benefit. This means that single people who rely on housing benefit to help pay their rent are at a significant disadvantage when trying to secure a property. Furthermore, the assessment of housing benefit entitlement is based on the age of the claimant not the reality of their housing, with claimants under the age of 35 receiving a lower 1-bedroom rate in comparison to those in the over 35 age group.
- 7.19. New developments of affordable housing have prioritised larger homes for viability reasons, and existing 1-bedroom social housing has been prioritised for current social housing tenants looking to downsize and free up larger social homes.
- 7.20. In short, shared housing is an important housing option which can and does provide good quality homes when well run. However, it is important to avoid situations where existing neighbourhoods become dominated by a particular housing type, such as shared housing.
- 7.21. Policy H4 provides guidance for developers and landlords regarding future shared housing schemes. In planning and housing legislation shared housing is referred to as housing in multiple occupation (HMOs).
- 7.22. Planning Use Class C4 (Houses in Multiple Occupation) covers small, shared houses or flats occupied by between three and six unrelated individuals who share basic amenities such as a bathroom and/or kitchen. Larger shared properties occupied by 7 or more unrelated people are unclassified by the Use Classes Order and are therefore considered to be 'sui generis'.

- 7.23. Whilst space provision for HMOs is likely to be less than self-contained dwellings, the council does need to ensure there will be an adequate standard of living for occupants, enabling them to live a healthy lifestyle. Appropriately sized and equipped communal areas and adequate bathroom and cooking facilities should be provided, relative to the expected number of occupants.
- 7.24. The council will need to consider the usability and configuration of communal space, which should also be proportionate to the number of residents to be accommodated. In line with Policy SC2, HMOs will be required to provide useable private outdoor amenity space appropriate to the scale and character of the development.
- 7.25. Acceptable standards for HMO accommodation will therefore be measured by compliance with all relevant housing legislation and statutory guidance that it applicable to the premises. This includes but is not limited to;
- The Housing Act 2004
 - The Management of Houses in Multiple Occupation (England) Regulations 2006
 - The Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007
- 7.26. Amenity standards will be measured against those set by the council^{xxvi}.
- 7.27. HMOs should contain adequate provision for waste and recycling, cycle storage and resident amenity space.
- 7.28. Where permission is granted for an HMO, the council will require the property to be appropriately managed. A management plan, submitted in support of a proposal, should set out how this will be achieved and well secured via planning condition.
- 7.29. Continuing to accommodate the need and demand for HMOs also means managing the potential negative effects that high concentrations of this type of housing may have on local communities. HMOs may generate greater amounts of refuse or greater parking pressures, compared to a typical family home. Cumulatively the effect of incremental intensification in an area caused by numerous changes of uses or new build HMOs can be significant, affecting both immediate neighbours and the wider area. A balance must be struck between maintaining this sector of the housing market whilst ensuring that local communities are mixed and balanced in terms of both housing tenure, and the people that live there.

Policy H2: Shared Housing

In order to support mixed and balanced communities and maintain an appropriate housing mix within the Borough, applications for new buildings or the conversion of existing buildings into non-self-contained residential accommodation to:

- **Class C4 (House in Multiple Occupation), or;**
- **House in Multiple Occupation in a sui generis use (more than six people sharing)**

must demonstrate the following:

- 1. An acceptable standard of residential accommodation can be provided;**
- 2. Communal living space and cooking and bathroom facilities are provided appropriate in size to the expected number of occupants, and retained throughout the lifetime of the development;**
- 3. Adequate storage facilities can be provided for cycles, waste and recycling along with adequate functional provision for the collection of waste from the site;**
- 4. The scale and nature of the use would not harm neighbourhood amenity, for example by way of noise, general disturbance, waste management, on-street parking or impact on visual amenity; and**
- 5. There is supervision by a resident owner or manager, or an appropriate alternative level of supervision. The ongoing management will be secured via a planning condition where appropriate.**

This Policy will not apply to care homes, children's homes, bail hostels and properties occupied by students managed by educational establishments.

This Policy will not apply to households who have foreign students staying as guests for a set period of time.

Policy H3: Conversion of Existing Dwellings

- 7.30. It is an aim of the Plan to both increase the supply of new dwellings and at the same time promote an appropriate mix of dwelling types and sizes in the Borough, with an emphasis on increasing the supply of larger and family sized units. The Plan seeks to meet the housing needs of all sectors of the community. This can be achieved through new development and/or the conversion of existing dwellings. The conversion of large single dwelling houses into flats can provide a useful source of new dwellings, but at the same time care needs to be taken to ensure that valuable family housing is not lost or, that as a result of inappropriate conversions poor living environments are created either for the occupiers of such units or existing neighbouring residents. Policy SC2 requires housing developers to have regard to housing mix in new development. Even in a conversion scheme there is the potential to provide good quality family accommodation.
- 7.31. Policy H6 supports Policy SC2 with regard to housing mix and quality. Judgements about a house and whether it should be retained as a single dwelling will be made based on the existing number of bedrooms within the dwelling, and amenity factors such as whether the proposed layout of rooms reflects, as far as practicable, the existing room layout. The subdivision of floorspace to create internal rooms to provide facilities will not normally be acceptable, for example. Also, the desirability, and necessity (in respect of family dwellings) of preserving front and rear gardens and other landscape features will be important. Marketing evidence should also be provided in support of proposals in order to help demonstrate that it can no longer be retained as single-family dwelling house.

Policy H3: Conversion of Existing Dwellings

To support the provision of quality homes and dwelling mix, planning permission will be granted for the conversion of all or part of a dwelling into multiple self-contained dwellings, provided that;

- a. the applicant has justified robustly that the building can no longer be retained in its entirety for single family housing occupancy;**
- b. a high standard of accommodation is provided that complies with requirements set out in Policy SC2: Design - Housing Mix, Accessibility and Adaptability;**
- c. it would not involve the self-containment of basement areas or other parts of any property having inadequate light or low ceilings or which would result in a poor outlook from habitable rooms;**
- d. adequate storage facilities can be provided for cycles, waste and recycling along with adequate functional provision for the collection of waste from the site;**
- e. adequate car and cycle parking is provided that does not result in hardstanding dominating the layout.**

Policy H4: Self build and Custom housebuilding

- 7.32. The council supports self-build and custom housebuilding. Such development widens choices in the local housing market and enables local people to design and build their own home that will meet their bespoke needs.
- 7.33. Self-build and custom housebuilding are homes where the initial owner of the home will have primary input into its final design and layout.
- 7.34. Off-plan housing, homes purchased at the plan stage prior to construction and without input into the design and layout from the buyer, are not considered to meet the definition of self-build and custom housing.
- 7.35. Fully mutual housing co-operatives and community-led housing schemes, where the initial owners will collaboratively design, occupy and manage a development, can be considered a form of self-build and custom housebuilding.
- 7.36. In order to support potential self-builders, the council has developed a Self-Build Portal which provides information, advice and guidance. This service is available to all prospective self-builders and not limited to those currently on the register.
- 7.37. Based on evidence of demand through the Self Build Register, the Housing and Economic Development Needs Assessment and past delivery trends, it is expected that the number of serviced plots to satisfy the demand in Hastings is minimal compared to the critical need for market and affordable homes. It is likewise expected that provision for self-build and custom plots will come forward on small sites, single plots on infill sites and other Windfall sites. It is anticipated that small Windfall sites will play a key role in meeting this demand.
- 7.38. Self and custom build homes must therefore achieve an appropriate density. Self-build properties are exempt from certain planning obligations, including but not limited to the requirement to deliver biodiversity net gain. An obligation from the self-builder that they qualify as a self-builder pursuant to The Self-build and Custom Housebuilding Act 2015 will be secured for a period of three years to confirm this exemption. Planning obligations will be required when occupy the premises as a primary residence ceases, sale of the premises or other activity outside of the definitions set out within the Act.

Policy H4: Self build and Custom housebuilding

Proposals for self and custom housebuilding will be supported in appropriate locations where there is demonstrable demand for plots and other relevant planning policies are satisfied.

Developments that seek self-build and custom housebuilding exemptions from planning obligations will have their occupancy secured by condition or legal agreement for a suitable period.

Policy H5: Accommodation for Traveller Communities

- 7.39. Under national planning guidance, all Councils are required by law to assess the future housing needs in their area. This involves assessing the types of housing needed for different groups in the community. Councils need to reflect these requirements in local planning policies, including the accommodation needs of Gypsy Roma and Travellers.
- 7.40. The East Sussex Gypsy and Traveller Accommodation Assessment (2022) identified a need for up to 12 permanent pitches during the plan period.
- 7.41. As such, the council recognises the need for a criteria-based policy that clearly sets out our approach to applications for the development of previously unidentified ('Windfall') sites for use as permanent pitches by the traveller community.
- 7.42. Accommodation for Gypsy Roma and Traveller communities will need to provide a safe environment with good amenity for residents and neighbours. Although many of the characteristics sought are similar to those sought for mainstream housing, permanent traveller pitches may have additional locational and site requirements, such as the ability to access main transit routes and store work and travelling vehicles, inclusion of shower and utility blocks and the need to fully secure the entire site to safeguard against theft or damage to property. Additionally, permanent traveller pitches are considered a 'highly vulnerable' use and as such will be incompatible with flood zone 3 in all cases and will require an exception test to be performed if a site within flood zone 2 is proposed.
- 7.43. The council wishes to maximise community cohesion, traveller sites should integrate well with their locality and encourage positive interaction with other members of the wider Hastings' community.

Policy H5: Accommodation for Traveller Communities

- 1. The council will support proposals that address the permanent pitch need set out in the most recent Gypsy and Traveller Accommodation Assessment where:**
 - a. Proposals are for a site of at least 0.05ha in size; and,**
 - b. No part of the site is in Flood Zone 3 and flood risk from all sources can be appropriately mitigated; and,**
 - c. The site is free from environmental hazards, either now or as a result of the development process; and,**
 - d. Incorporates a 3m or greater firebreak from pitch boundary and between touring and static caravan standings; and,**
 - e. There is good access to the road network for pedestrians and vehicles, including emergency services and waste collection; and,**
 - f. It is possible to fully secure the site without loss of amenity to the occupants or surrounding residential communities; and,**
 - g. The site has no constraints that would prevent residential or commercial development from being appropriate within this location, including environmental; and,**
 - h. Both residential and entrepreneurial or employment activity can take place on the site with no loss of amenity to the occupants or surrounding residential communities.**

Policy H6: Housing Renewal

- 7.44. There is a pressing need to maximise the provision of affordable housing within the borough. Whilst new development can help address this need, with limited development opportunities improving and / or modifying the existing stock of social housing is also important. This will ensure the existing stock continues to meet future needs in respect of size and tenure. Policy H6 supports the upgrading of the existing social housing stock and the effective use of land within existing social housing areas.
- 7.45. The following sites, though others may come forward over the Plan period are identified as potential locations for housing renewal:
- 7.46. **The Four Courts, Stonehouse Drive** Southern Housing has announced that despite substantial investment, the existing high-rise blocks have numerous deficiencies that make redevelopment a better option for both current and future residents. The existing buildings were constructed in the 1960s and no longer meet modern safety, accessibility, and energy efficiency standards.
- 7.47. The site is large enough to build more homes than currently exist in the present layout. The intention is to build a broader mix of housing types, including family homes, independent living homes, and accessible properties. There will be a phased approach to the redevelopment of the exiting high-rise homes. The construction programme is likely to take place over a 10-year period starting 2026/2027.

- 7.48. **Clifton Court, Holmesdale Gardens.** Clifton Court includes no.2 vacant flat blocks. The existing development comprises 53 social housing dwellings. A number of flats are considered not fit for purpose with a small number failing to meet Nationally Described Space Standards (NDSS). Orbit Housing believe redevelopment is the best option, which will enable the development of larger dwellings.
- 7.49. **43 Earl Street.** This is a vacant 12-unit flat block which could be redeveloped with potentially more homes.

Policy H6: Housing Renewal

Proposals for housing renewal will normally be supported where they result in improvements to the housing mix, quality of design, deliver other public benefits and align with other policies of this plan, including those on retrofit first. Proposals which result in a net loss in affordable housing will only be supported in exceptional circumstances.

Policy H7: Temporary Residential Uses

- 7.50. There may be circumstances where it will be appropriate to allow the use of a site for Temporary Residential Uses. This may apply to vacant or underused sites and buildings and may take place as part of the phased development of development sites, and within other vacant premises where a longer-term use is still being resolved.
- 7.51. Some developments and regeneration projects can take a period of years to reach the point of delivery. Providing Temporary Residential Uses within these locations can contribute positively to meeting temporary accommodation needs, to the safety and security of the site, and support the delivery of enabling works and essential infrastructure required for a sites' substantive use.
- 7.52. In some cases, Temporary Residential Uses may be used where there is a period of hiatus of an established lawful use- for example, where a new lease is being negotiated, or part of a site is currently underoccupied by existing occupiers.
- 7.53. Within existing housing estates, it may be appropriate to consider Temporary Residential Uses as a precursor to future regeneration schemes.
- 7.54. The delivery of temporary community facilities either accompanying Temporary Residential Uses or as a standalone is set out in Policy SC20 of this Plan.
- 7.55. Temporary Residential Uses may include residential dwellings and temporary stopping places for van dwellers with no permanent residence and gypsy, traveller, travelling showpeople communities.
- 7.56. This Policy does not apply to receptor sites, highways mitigation land, adopted or unadopted highway, or other transport corridors.
- 7.57. This Policy provides a set of criteria to support these uses coming forward in appropriate locations and where evidenced by a demonstrable local need for temporary dwellings.

Duration of Temporary Residential Uses

- 7.58. Permission may be granted for no less than 6 months, and no more than five years from date of first occupation. Permissions may be renewed where there is evidence that the remediation of the site to enable the allocated or lawful use will not yet be required at the end of the initial period. A remediation plan must be provided as part of any proposal that sets out how the site will be remediated and returned to an agreed condition. Any groundworks, servicing, access or planting delivered as part of any proposal must not prejudice the ability of the land to be used for its allocated or lawful use.

- 7.59. Remediation plans must include information regarding the future reuse or recycling of units, landscaping or infrastructure removed from the site during remediation, to demonstrate that the lifecycle of proposals delivers against the council's net zero carbon objectives.
- 7.60. The granting of permission for a Temporary Residential Use does not establish the principle for permanent residential development.

Amenity, Safety, Wellbeing and Community

- 7.61. The temporary nature of housing proposals submitted under this Policy does not obviate the need to adhere to housing quality, sustainability and design standards as set out in Part 7 of this plan. Applications for temporary residential uses must demonstrate that high quality housing will be provided and that any unacceptable impacts on health, safety and amenity have been mitigated.
- 7.62. In some cases, Temporary Residential Uses may have additional locational and site requirements, including onsite shower and utility blocks, firebreaks, instant access self-storage and the need to fully secure the entire site to safeguard against theft or damage to property. Adequate storage and collection requirements must be provided for waste, recycling, cycle and carparking. The inclusion of community facilities to support community cohesion is desirable. Proposals should state how they have sought to meet the basic needs of intended occupiers.
- 7.63. Proposals must demonstrate how heating, lighting, potable water, sewerage, internet and mobile network services will be provided.
- 7.64. Where permission is granted for a Temporary Residential Use, the Council will require the site to be appropriately managed. A management plan, submitted in support of a proposal, should set out how this will be achieved and will be secured via planning condition.
- 7.65. As the Agent of Change, any proposal must set out how any negative amenity impacts including, but not limited to, noise, odour, nuisance lighting and air quality have been mitigated to a standard that complies with National and Local Planning Policy. Proposals for Temporary Residential Uses must not prejudice the lawful operation of nearby uses or sites allocated for future uses.
- 7.66. Proposals for dwellings utilising a raft, pad or other form of perched or shallow foundation, or for residential vehicles, will be considered a 'highly vulnerable' use in terms of flood risk vulnerability and as such will be incompatible with flood zone 3 in all cases and will require an exception test to be performed if a site wholly within flood zone 2 or greater is proposed, or where a site is considered to be at high risk from other sources of flooding- ground, surface, artificial or sewer. Site specific Flood Risk Assessments will be required where policy triggers are met.

- 7.67. Proposals must ensure that ground conditions are understood in terms of stability, potential for contamination and hydrology in accordance with National and Local Planning Policy. Where mitigations are proposed, their maintenance and management must be secured for their intended lifetime by condition. Mitigations should consider both the Temporary Residential Use and the allocated or lawful use of the land.
- 7.68. Construction management guidance set out within the policies of this plan must be adhered to for all proposals. This will be demonstrated through an agreed construction management plan.
- 7.69. Where policy thresholds are met, a Transport Plan will be required for each site and vehicle access should meet appropriate highways standards.

Natural Environment Considerations

- 7.70. Access to open space and sports facilities is a key pillar of the Local Plan and National Planning Policy and as such, permission will not normally be granted where a proposal for a Temporary Residential Use would reduce or compromise the lawful use of playing pitches, recreation grounds, Local Green Spaces, or public open space as identified on the policies map.
- 7.71. Appropriate ecological surveys must be provided alongside any proposal. Where feasible, existing green and blue infrastructure should be incorporated into any scheme.

Policy H7: Temporary Residential Uses

- 1. The council will support proposals for Temporary Residential Uses where:**
 - a. The use will meet a demonstrable need to provide Temporary Accommodation in the form of:**
 - i. Dwellings;**
 - ii. Temporary stopping places for gypsy, travellers and travelling showpeople;**
 - iii. Van dwellers with no permanent residence.**
 - b. Permissions will be granted for no less than 6 months and no more than five years from first occupation except where the proposal is to enable a wider housing renewal scheme as defined in Policy H6 where a maximum of 10 years from first occupation may be granted.**
 - c. The proposal will not prejudice the lawful operation of nearby uses or sites allocated for future uses in a Local Plan.**
 - d. A remediation plan is agreed and secured by condition, setting out:**
 - i. How and within what timescale the site will be returned to an agreed condition;**
 - ii. How units, landscaping or infrastructure will be reused or recycled once removed from the site.**
 - e. Any groundworks, servicing, access or planting delivered as part of any proposal must not prejudice the ability of the land or building to be used for its allocated or lawful use.**
 - f. The proposal demonstrates alignment with policies of this plan that apply to residential development, including but not limited to those relating to design, safety, health, amenity, environment and developer contributions.**
 - g. The proposal demonstrates that essential services, including digital connectivity, will be provided onsite from first occupation.**
 - h. The proposal demonstrates how it will meet the needs of occupiers through the provision of appropriate on-site facilities. Proposals incorporating community facilities are desirable.**
 - i. The proposal includes an agreed site management plan that will be secured by condition.**

- j. The proposal sets out how negative amenity impacts including, but not limited to, noise, odour, nuisance lighting and air quality have been mitigated to a standard that complies with National and Local Planning Policy.**
 - k. An assessment of ground conditions informs the design of the proposal taking into account stability, potential for contamination and hydrology in accordance with National and Local Planning Policy.**
 - l. The maintenance and management of mitigations are secured for their intended lifetime by condition. Mitigations must be suitable for both the proposal and the allocated or lawful use of the land or building.**
 - m. Firebreaks are incorporated as appropriate commensurate to the intended occupancy and design.**
 - n. There is good access to the road network for pedestrians, cyclists and vehicles, including emergency services and waste collection.**
 - o. If a fully secured site is proposed, this can be achieved without loss of amenity to the occupants or surrounding residential communities.**
 - p. A construction management plan is agreed and secured by condition.**
 - q. A transport plan is submitted, taking into account sustainable and multimodal means of travel.**
 - r. Vehicle access meets appropriate highways standards.**
 - s. Existing green and blue infrastructure is incorporated into the scheme, or appropriate compensation made for its loss.**
 - t. Appropriate environmental assessments are provided, taking into account both the proposal and allocated or lawful use of the land or building.**
- 2. Permission for Temporary Residential Uses will not be granted on land identified as Sports Field and Playing Pitches, Local Green Spaces, or public Open Spaces as shown on the policies map; nor will they be granted for recreation grounds, highway, highway mitigation land or agreed receptor sites.**

Part two - Economic Development

- 7.72. These policies focus on driving necessary economic development activity that must take place in order to provide employment opportunities for residents of Hastings and the wider functional economic market area, while at the same time protecting amenity by directing economic activity to the most appropriate location, and ensuring amenity is not compromised.
- 7.73. Economic development policies provide detailed guidance setting out our approach on matters including employment land and premises, drinking establishments, hot food take aways, retail and town centres, tourism and the visitor economy and skills development.

Policy E1: Protecting and Enhancing Employment sites, areas and allocations.

- 7.74. Hastings is the largest urban economic area within the Hastings and Rother Functional Economic Market Area (FEMA)^{xxvii} and is home to a number of organisations that are of national and international renown including Kurt J Lesker, AAK BD Foods, Focus SB and Medica Group. However, the local economic structure continues to be dominated by the public sector and education, which is gradually reducing its local share due to an ongoing trend of shrinkage^{xxviii}.
- 7.75. Overall, the Borough has a comparatively low job density of just 0.7^{xxix}. In order to achieve economic rebalancing, build resilience and support investment in local jobs Hastings must plan for growth in sectors where there is an established or expected trend of growth potential.
- 7.76. The impact of the Covid-19 pandemic on the local economy was significant. Although the economy is recovering, it is predicted that this recovery will be gradual throughout the plan period. To plan for this slow but sustained growth, the safeguarding of employment land is of significant importance throughout the plan period. Therefore, the loss of employment land or premises must be fully justified to ensure that opportunities for occupation and/ or redevelopment in a market with so little headroom are not lost. The prevailing character of an area being generally residential is not in itself a justification for loss of employment uses.
- 7.77. The National Planning Policy Framework (NPPF) places significant weight on the need to support economic growth and productivity^{xxx}. In planning for economic development, a key focus should be addressing barriers or weaknesses^{xxxi} that limit the economic potential of an area. In addition to low job density, Hastings has high unemployment and an uneven local skills profile, which acts as a barrier to investment^{xxxii}. Hastings is unsuited to reinvention as a commuter town and relies heavily on local job opportunities for economic development.
- 7.78. By successfully supporting our growth industries, we will create a more vibrant economy, benefitting other sectors including the construction industry and service industries. The Hastings Towns Fund prospectus (2021)^{xxxiii}, the East Sussex Economic Prosperity Strategy (2024)^{xxxiv} and the developing Pride in Place (2025)^{xxxv} set out how economic rebalancing should be targeted and what the benefits to the town and wider FEMA will be when goals are achieved.
- 7.79. Improving the condition and quality of our employment stock is also a key local priority, to support our wider health, wellbeing, climate and employment goals. Much of the existing employment stock is older and in poor condition and low energy efficiency associated with stock of this age^{xxxvi}. The layout,

size and servicing of older units may also be incompatible with modern methods of working and logistics profiles.

- 7.80. A key part of our local strategy is therefore to encourage the redevelopment and enhancement of existing Industrial Employment Locations, opportunity sites and land last in use for employment purposes to improve the overall quality and quantity of the stock, layout and servicing to generate additional floorspace and improve the energy efficiency and green infrastructure associated with these locations.
- 7.81. Hastings was already moving ahead of the curve when it came to the delivery of flexible workspaces which was accelerated by the Covid-19 pandemic, with flexible, co-working and virtual office spaces already established and with high occupancy rates. We will continue to welcome innovation by accommodating mixed use development where it is appropriate, sustainable, well-serviced and will not negatively impact on existing and future industrial processes or employment generating uses.
- 7.82. Managing employment growth in a sustainable way to meet current and future needs contributes to Sustainable Development Goal 8 'Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all', Goal 10 'Reduce inequality within and among countries' and Goal 11 'Make cities and human settlements inclusive, safe, resilient and sustainable'. Improving the condition of employment stock contributes to Goal 12 'Ensure sustainable consumption and production patterns'.

Policy E1: Protecting and Enhancing Employment Sites, Areas and Allocations

- 1. Within Strategic and Local Employment Areas (SIEA and LIEA) and land or premises last in employment use, development proposals will be supported where:**
 - a. It would result in the one or more of the following: retention, intensification, conversion, redevelopment, enhancement, and/or extension of employment generating uses including offices, research and development, light industrial processes, general industrial, storage and distribution, and other compatible uses***
 - b. In areas that will accommodate mixed use development it will promote the successful integration of residential, commercial and employment space, optimising physical layout and servicing to reflect the mix of uses proposed and taking into account the need to safeguard residential amenity alongside existing employment uses.**
- 2. In exceptional circumstances, the loss of land or premises last used purposes may be acceptable where there is no reasonable prospect of retention or redevelopment of the site as set out in 1. This must be demonstrated through a detailed supporting statement in line with the most up to date guidance.**
- 3. Employment uses required by this Policy will be secured and where necessary, retained, through the implementation of conditions in accordance with the tests set out in national policy.**

*** Currently use classes E(g), B2, B8 in the Use Class Order (Amended) 2020 or sui generis uses that are identified as employment generating uses similar to those listed in Policy E1, Part 1, Limb a.**

Policy E2: Skills, Employment and Supply Chain

- 7.83. The National Planning Policy Framework places significant weight on the need to support economic growth in plan making, including countering any weaknesses and addressing barriers to investment^{xxxvii}. These barriers will be specific to individual functional economic market areas and may change over time.
- 7.84. Hastings has a low job density of just 0.7^{xxxviii}- in simple terms, this means that there are too few jobs for the working age population. A low job density can be a barrier to investment, as it limits opportunities for career development and change and limits the pool of available workforce that may have transferrable skills for new employers. Jobs growth must be a priority for the local plan for the period until 2041.
- 7.85. The low job density in Hastings is coupled with the additional barrier of a high unemployment rate and a generally low level of formal qualifications amongst the working age population, especially at level 3 or above^{xxxix}. When choosing an area in which to do business, access to a suitably skilled workforce to perform the roles created by the investment is key for inward investor employers. A lack of a skilled workforce can be a major deterrent to the delivery of economic objectives and must be addressed in tandem with employment space delivery goals.
- 7.86. Increasing local employment opportunities also allows residents the opportunity to work locally instead of out commuting to jobs outside of the area, which supports the council priorities of working towards a low carbon future for the town and keeping local people and the local economy at the heart of council policy^{xl}. This extends to providing reasonable options for young people who at present leave the area to study and then stay away to access employment opportunities with decent pay and prospects for progression^{xli}.
- 7.87. Local labour and procurement agreements should work towards a goal of 50% locally supplied labour, goods and services and should report on the success or failure of measures upon the completion of development in order that the benefits to the local economy can be evaluated.
- 7.88. People not in education, employment or training may be hindered by a variety of barriers to upskilling including cost and access to opportunities. To capitalise on the successes created by the development of new or improved employment spaces and local employment and procurement, it is important that those furthest from the labour market are given support to gain the skills and confidence needed to engage in a growing job market. By developing a local skills development plan, developers or employers where the occupier is the developer can engage with existing initiatives or highlight the benefits of their own skills development programming. A completion statement outlining

the key outcomes should be provided upon completion of the local skills development plan commitments.

- 7.89. East Sussex County Council (ESCC) will support developers to prepare, monitor and deliver local skills development plans if the developer does not already have a preferred approach. Developers should engage with ESCC at the earliest opportunity to discuss potential options, and skills development plans must be agreed prior to occupation phase. Local skills development plans should be proportionate to the development proposed. The developer contributions schedule carries additional detail on expected levels of engagement.
- 7.90. Supporting more people into education, employment and training contributes to Sustainable Development Goal 8 'Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all', Goal 4 'Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all', Goal 10 'Reduce inequality within and among countries' and Goal 11 'Make cities and human settlements inclusive, safe, resilient and sustainable'. Seeking local procurement opportunities for goods and services contributes to Goal 12 'Ensure sustainable consumption and production patterns'.

Policy E2: Skills, Employment and Supply Chain

- 1. Proposals incorporating 1,000sqm or more gross new commercial floorspace and/ or 40 dwellings or bed spaces should include:**
 - a. Local labour and procurement agreements setting out how local employment and goods will be secured where possible;**
 - b. A local skills development plan;**
 - c. A project completion statement for a and b above.**

to be secured by condition.

Policy E3: Primary Shopping Areas

- 7.91. In accordance with the NPPF the Local Plan designates Primary Shopping Areas and identifies the range of uses considered acceptable in such locations, as part of a positive and flexible strategy for the future of the key centres within the Borough. Primary Shopping Areas (PSAs) are identified for all of the shopping areas and are shown on the Policies Map. These areas are intended primarily for Class E Commercial uses which support the function of the town centre. Class E ensure a competitive and attractive town centre offer, which will underpin healthy and thriving town centres.
- 7.92. It is considered that a relatively flexible approach to uses within the town centres is advantageous to allow the centres to adapt to new and emerging town centre trends, rather than applying an overly prescriptive approach that has been used historically in such centres, to take account of recent significant changes to the retail sector and likely longer-term trends.
- 7.93. The council recognises that the flexibility provided by the current permitted development rights for commercial uses means that some changes of use would not require planning permission. Where planning permission is required the retail and town centres Policy will apply.
- 7.94. Residential development plays an important role in the vitality and viability of our centres, bringing people into the town at different times of the day, increasing footfall and supporting a more vibrant evening and night time economy. It is however important to provide a balance between protecting town centres from an overall erosion of those characteristics which make a vibrant town centre and enabling residential uses through appropriate parameters. Residential uses at ground floor level within primary shopping areas would be harmful to the overall vitality of the Districts town centres, both in terms of fragmenting retail and commercial uses, and also by creating incompatible living conditions for potential occupiers. Proposals for change of use of ground floor premises to residential within the primary shopping areas will not therefore be supported.

Policy E3: Primary Shopping Areas

Primary Shopping Areas are defined for all town centres, as set out on the Policies Map. Within the Primary Shopping Areas, the council will support proposals for retail and main town centre uses and commercial, business and services falling within Planning Use Class E, where proposals:

- 1. Maintain and enhance the vitality of these centres; and,**
- 2. Enable the interchange between town centre uses and uses falling within Use Class E where they would not harm the vitality and range of uses. Or**
- 3. Other related uses, providing a robust case is made, may be acceptable.**

Proposals must:

- a. Attract vibrancy, activity and pedestrian footfall to the town centre;**
- b. Have an active frontage and is immediately accessible by the public;**
- c. Not harm the character and function of the town centre.**
- 4. The council will support proposals to bring upper floors back into use, including for residential and office use.**
- 5. Changes of use to residential will not be permitted on the ground floor of any unit within Primary Shopping Areas.**

Policy E4: Food, Drink, Entertainment and the Night-time Economy

- 7.95. Evening and night-time economy uses can become a source of unwanted environmental nuisance or pollution if not subject to appropriate controls. This may include noise nuisance, odour, anti-social behaviour, disorder, disturbance, nuisance lighting, or danger to pedestrians and other road users due to frequent stopping and manoeuvring of vehicles. When assessing proposals for new Food, Drink, Entertainment and Night-time Economy uses, it is necessary to take into account the cumulative impacts within a locality and whether the addition is likely to result in harm or loss of amenity.
- 7.96. Proposals should provide clear and detailed information about their proposal in a supporting statement, including a detailed description of the proposed use, benefits, potential for harm and demonstrate that these harmful impacts have been identified and mitigated appropriately.
- 7.97. Proposals for some uses covered by this Policy may also require separate consents with other schemes and regulations in addition to the granting of planning permission. This includes for example premises licences, personal licences, pavement licences, food premises registration. The granting of permission does not automatically convey compliance with other operational requirements, and the opposite is also true.
- 7.98. Home-delivery and platform-based delivery services frequently form part of the delivery model of Cafes, Restaurants and Hot food Take-aways, allowing businesses to access a wider catchment for their services. However, their use can cause disturbance or hazards. The economic benefits these services bring needs to be balanced with the impact on safety and amenity resulting from their use. Proposals including home delivery should likewise ensure that any potential for harm and appropriate mitigations are included in a supporting statement.
- 7.99. It is becoming increasingly important to prevent commercial waste products such as food waste, oil and grease from entering the sewer system. Sewer flooding arising from such waste products, can result in a significant loss of amenity, health hazards for households, be economically damaging for businesses, and potentially cause pollution events such as sewer flooding, or collapse where a blockage results in a sewer burst. In order to prevent the build-up of deposits in sewers and drains, proposals for food service establishments must clearly set out where grease traps will be installed and set out how often these will be maintained and managed.
- 7.100. Supporting sustainable economic growth in these industries without compromising amenity contributes to Sustainable Development Goal 8 'Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all'.
- 7.101. Proposals for new hot-food take aways within the Sui Generis class should additionally refer to Policy SP11, which sets out expectations to enable

healthy food options and to consider the potential for negative impacts on health and wellbeing.

Policy E4: Food, Drink, Entertainment and the Night-time Economy

- 3. Development proposals for new Cafes, Restaurants, Drinking Establishments and Hot-Food Take Aways will be supported in Town, District and Local Centres where:**
 - a. the proposal would not, on its own or cumulatively with other such uses be likely to result in harmful impacts either on the character of the area or other residents and businesses, such as odour, noise, disturbance, anti-social behaviour, or public disorder and taking into account any evidence of harm caused by these uses;**
 - b. it would not cause inconvenience or danger on the public highway as a result of the additional stopping and manoeuvring of vehicles. If home delivery services form part of the proposal, details must be specified as part of the planning application, including where loading and unloading is proposed to take place;**
 - c. proposals for food service establishments must include the installation of grease traps in wastewater drainage systems to prevent the build-up of deposits in sewers and drains.**
- 4. Proposals must be accompanied by a supporting statement providing additional detail relating to the proposal including:**
 - a. Public opening hours (if different to hours of operation);**
 - b. Cooking facilities proposed on site;**
 - c. Any outdoor seating arrangements, with proposed hours of access or use;**
 - d. Overall customer capacity for both internal and external areas;**
 - e. Refuse management plans to prevent waste spill onto highways or other public areas;**
 - f. A management plan for late night uses, setting out how entry and exit to the premises during night-time hours will be managed to prevent excess noise or disruption.**

- 5. Proposals for new Cafes, Restaurants, Drinking Establishments and Hot-Food Take Aways outside of these areas will be determined based on 1 and 2 above and the overall sustainability of the location.**

Policy E5: The Visitor Economy

- 7.102. Hastings is a coastal resort town, and popular with visitors due to a wide-ranging visitor offer including purpose-built attractions, natural assets, leisure, culture, the heritage character and shopping areas all appealing to the interests of a diverse range of visitors. Tourism, arts and culture contributed around 3% of GVA in 2020 despite the impacts of the pandemic. Although much of the employment is seasonal, the sector still provides a range of job opportunities for local people at entry level and above.
- 7.103. Serviced visitor accommodation, such as hotels, bed and breakfast, inns and pubs, plays an important part in the visitor economy for both Hastings and the surrounding hinterland. Overnight visits contributed positively to the visitor economy for the period 2019-2022. As well as providing accommodation for visitors, serviced accommodation also provides employment opportunities for local people. Supporting and planning for a sustainable visitor economy contributes to Sustainable Development Goal 8 'Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all'.
- 7.104. The visitor accommodation and food services sectors have the largest sector specific projections for jobs growth during the plan period. The element of this growth related to the accommodation sector has the potential to come from both new and enhanced visitor accommodation. To enable investment, the council will be supportive of proposals for new, enhanced and extended serviced visitor accommodation and will resist the loss of existing accommodation unless it can be demonstrated that this use is no longer viable or possible.
- 7.105. Non-serviced accommodation, including that provided through the sharing economy, provides flexibility for visitors who are seeking a more independent experience when visiting the area, and provides an important part of the overall visitor accommodation offer. It is important that non-serviced accommodation of all types in the Borough is well regulated, safe, accessible, meets amenity standards and does not result in a loss of dwellings in an area of already constrained housing supply.
- 7.106. The council is not supportive of the development of new visitor accommodation including purpose built short-term lets within the curtilage of existing residential dwellings. This is partially due to the potential of purpose-built visitor accommodation to be used as a permanent dwelling under existing permitted development rights. A building originally designed and built as visitor accommodation may not conform to the residential amenity, size, access and transport standards set out elsewhere in this Plan which could result in a poor standard of accommodation for permanent residents.
- 7.107. The HEDNA identifies a deficiency in all sizes of self-contained housing stock. This includes 1-2 bedroom and studio accommodation as well as larger

homes to accommodate families. The ability to retain smaller accommodation as dwellings is of particular importance to accommodate an aging population and households without dependants^{xlii} and to respond to affordability pressures within the 'rent/buy gap' at local level.

- 7.108. Therefore, while the council is supportive of new and enhanced serviced and non-serviced visitor accommodation, this should not be at the expense of the loss of a residence. The council may seek to implement Article 4 directions to restrict permitted development rights where it would result in the loss of one or more dwellings. Such a direction would establish a legal definition of short-term holiday lettings that will supersede any prior definition utilised by the council. dwellings.
- 7.109. The council considers that whole premises leased as short-term holiday lets currently fall into the *Sui Generis* category due to the material differences between use as visitor accommodation and use as a dwellinghouse. Properties used as a short-term holiday let will therefore require planning permission to operate in line with this Policy.
- 7.110. Likewise, due to the need to bring units formerly used as permanent dwellings back into this use, the council would not require the loss of visitor accommodation to be justified should visitor accommodation that has formerly been in use as a single residential dwelling seek to revert to its previous residential use.
- 7.111. This process will ensure better control of the housing stock, ensuring provision of housing to contribute towards local needs. There is a need to implement innovative measures to ensure that the existing housing stock is protected for the intended use.
- 7.112. Our approach to outdoor accommodation such as caravan sites, camping and glamping (such as yurts and log cabins) and touring sites is set out in Policy E6.
- 7.113. Visitor accommodation should be located centrally and sustainably to encourage low carbon travel options, or within a location with a well-established visitor accommodation or tourism presence. Appropriate locations for new visitor accommodation include Hastings Town Centre and the Resort Area the District Centres, site allocations at Seaside Road and Cinque Ports Way as part of a mixed-use development, and within the resort area, as shown on the policies map.
- 7.114. All visitor accommodation, including hostels, should meet amenity and safety standards, including those related to size, access and living conditions. Standards will be provided in the Technical Advice Note on Visitor Accommodation Standards.
- 7.115. The visitor economy is supported by the resort area, which has potential for growth both through new developments as part of mixed-use schemes in West St Leonards, through regeneration of premises in alternative uses and

through the enhancement of existing attractions. The resort area encompasses the entire length of the seafront from Rock-a-Nore to Glyne Gap and the Town, District and Local Centres at The Old Town, Hastings Town Centre, St Leonards and Bexhill Road.

- 7.116. Amusement arcades, scenic and novelty rides, gaming centres, theme parks, aquariums and other similar uses can present unique challenges if poorly sited due to their nature. In particular, there is the potential for harm to residential amenity and the amenity of occupiers of other commercial premises, such as office space.

Policy E5: The Visitor Economy

- 1. New and extended serviced visitor accommodation, including hotels and bed and breakfast, but excluding outdoor accommodation, will be supported where:**
 - a. It is appropriately located, within Hastings Town Centre, the resort area or another established tourism location,**
 - b. It is of a scale, type and appearance and with suitable infrastructure appropriate to the character of the local area; and,**
 - c. It will not compromise residential amenity; and,**
 - d. The proposal will result in an acceptable level of amenity for occupiers, and,**
 - e. It will not result in the loss of residential accommodation.**
- 2. Proposals that would result in the loss of existing visitor accommodation will only be supported where there is no reasonable prospect of retention of, or investment in, the existing use. This must be demonstrated through a marketing exercise in line with current guidance before any justification for alternative uses may be considered.**
 - a. Within Hastings Town Centre, the Resort Area, on main arterial transport routes (A21/ A259) and for larger accommodation in excess of 5 beds, proposals must provide:**
 - i. Evidence of performance and costs for the prior 36 months;**
 - ii. Evidence of investment, including business planning and promotional activities, or otherwise to improve viability for the prior 12 months;**
 - iii. Evidence repositioning is not viable;**
 - iv. An independent opinion by a qualified specialist;**
 - v. Evidence of an appropriate marketing campaign to dispose of the asset as visitor accommodation, including direct and targeted marketing, use of industry specialist brokers, and marketing materials that adequately reflect the condition and current operating practice of the business.**

- b. Operators operating outside of the criteria set out in 2a:**
 - i. Evidence of performance and costs for the prior 12 months;**
 - ii. Evidence of investment, including business planning and promotional activities for the prior 12 months;**
 - iii. Evidence repositioning is not viable;**
 - iv. Evidence of an appropriate marketing campaign to dispose of the asset as visitor accommodation, including direct and targeted marketing, use of industry specialist brokers, and marketing materials that adequately reflect the condition and current operating practice of the business.**
- 3. New and extended non-serviced visitor accommodation, including but not limited to, holiday apartments, short-term holiday lets, but excluding outdoor accommodation, will be supported where:**
 - a. It is appropriately located, within Hastings Town Centre, the resort area or another established tourism location,**
 - b. It is of a scale, type and appearance and with suitable infrastructure that appropriate to the character of the local area; and,**
 - c. It will not compromise residential amenity; and,**
 - d. The proposal will result in an acceptable level of amenity for occupiers, and,**
 - e. It will not result in the loss of residential accommodation;**
 - f. Is not within the curtilage of a residential property.**
- 4. Where a proposal is for short-term holiday let previously lawfully used as a dwellinghouse back to a dwellinghouse, Part 2 of this Policy does not apply.**
- 5. Proposals for new and upgraded visitor attractions will be supported in the Resort Area, where they will not compromise residential amenity. Proposals that include evening or night-time public opening hours must submit supporting information in line with Policy E4.**
- 6. Proposals seeking to introduce a new use in close enough proximity to an established use that would harmfully impact the operation of the incoming use must include mitigation of the negative impacts. Where mitigation is not possible, the incoming use may not be compatible with its proposed setting.**

Policy E6: Outdoor Visitor Accommodation

- 7.117. The tourism sector is significant part of the Borough's local economy, providing investment opportunities and generating employment. Outdoor accommodation such as caravan and camping sites provide an important part of the overall visitor accommodation offer. accounting for 34% of Hastings' total visitor accommodation stock through. As most of the town's existing chalet parks and caravan and camping pitches adjoin the High Weald Area National Landscape and other significant environmental designations, it is important any proposals for improvement to or expansion of, are sensitive to the impact on the countryside, particularly in terms of preserving and enhancing the landscape and avoiding any adverse impact.
- 7.118. The standard of caravan sites is improving continually but given the sensitive location of several of the town's caravan sites, the council will encourage proposals which will mitigate their visual impact and enhance their appearance, such as tree or hedgerow planting for screening or the replacement of static caravans with less visually intrusive holiday accommodation. Any such development must be sympathetic to the surrounding area.
- 7.119. Caravan, camping and chalets accommodation should be provided on a seasonal basis only assurance that the premises shall not be occupied as a person's sole place of residence will be dealt with by condition of the planning permission.

Policy E6: Outdoor Visitor Accommodation

Proposals for the provision of new, expansion of or improvement to existing lawful caravan, chalet and camping sites and other forms of outdoor visitor accommodation will be supported subject to the following:

- a. acceptable impact on local and landscape character, particularly in relation to the impact on the High Weald National Landscape;**
- b. the proposal would not have an adverse impact on the living conditions and amenity of nearby residents;**
- c. facilities on site directly relate to and are required by the holiday use of the site;**
- d. accommodation provided through the proposal would have an acceptable standard of amenity;**
- e. the anticipated traffic generation will not harm highway safety and the location is accessible by a range of means of transport, including walking, cycling and public transport;**
- f. provision of pitches for touring caravans or campers is retained;**
- g. the proposal retains and incorporates new green and blue infrastructure appropriate to the setting;**
- h. The accommodation is occupied on a seasonal basis, secured through a planning condition or Section 106 legal agreement.**

The proposal will be assessed against all other relevant policies in the Plan.

Part three - Sustainable Communities

- 7.120. National planning policy makes it clear that local plans should reflect the presumption in favour of sustainable development and the strategic policies set out in Chapter 4 respond to this requirement.
- 7.121. This section of the Plan sets out the council's planning approach on a range of issues underpinned by the principles of sustainable development, in order that we can deliver truly Sustainable Communities. Policies in this section are prefixed with 'SC' to reflect their contribution to the development of sustainable communities, both now and in the future.
- 7.122. These policies focus on ensuring development within the Borough is resilient to the effects of climate change, both now and in the future, and work to safeguard the health and amenity of all residents. Policies also safeguard our most important natural and man-made spaces and habitats.
- 7.123. Sustainable communities' policies provide detailed guidance setting out our approach on matters including design and access, biodiversity net gain, green and blue infrastructure, sport and recreation, open spaces, community facilities, heritage and conservation, Ancient Woodland, pollution, nuisance and hazards, and flooding and coastal change.
- 7.124. The policies in this section are grouped by thematic area in the order set out through the strategic policies in Chapter 4. There are five thematic policy areas that correspond to Delivering Good Design; Protecting and Enhancing the Historic Environment; Conserving and Enhancing the Natural Environment; Managing Environmental Risk and Hazard and, Supporting Communities.
- 7.125. A number of these policies require technical assessments. It is recommended that these are not produced in exclusivity of each other. For example, land stability reporting, contamination assessments, flood risk and drainage reports can be produced together. These reports in turn may inform green and blue infrastructure designs, Urban Greening and arboriculture plans. Unless otherwise stated within the policy, there is the potential for all policies within this section to apply to all sites.

Delivering Good Design
Policy SC1: Key Design Principles
Policy SC2: Housing mix, Accessibility and Adaptability
Policy SC3: Sustainable Design and Construction
Policy SC4: Alteration and Extension of Dwellings
Protecting and Enhancing the Historic Environment
Policy SC5: Proposals Affecting the Significance and Setting of Heritage Assets
Policy SC6: Sustainable Development and Heritage Protection
Policy SC7: Changes to building elevations and roofs in Conservation Areas
Policy SC8: Shopfronts, Advertisements and Commercial Frontages
Conserving and Enhancing the Natural Environment
Policy SC9: The High Weald National Landscape and Other Areas of Landscape Value
Policy SC10: Habitat Protection, Biodiversity and Net Gain
Policy SC11: Trees and Woodland
Policy SC12: Green and Blue Infrastructure
Policy SC13: Urban Greening Factor
Policy SC14: Provision, Enhancement and Retention of Sports and Recreation Facilities
Managing Environmental Risk and Hazard
Policy SC15: Ground Behaviour, Geodiversity and Land Stability
Policy SC16: Flood Risk and Drainage
Policy SC17: Coastal Change Management
Policy SC18: Pollution and Hazards
Policy SC19: Environmental Nuisance
Supporting Communities
Policy SC20: Community Facilities

Policy SC1: Key Design Principles

- 7.126. Good design is a vital component of sustainable development and helps to create a sense of place and enhance the lives and health of those who live, work and visit our borough. New development, which demonstrates a good design standard, will ensure that Hastings will be recognised for its architectural merit, and the high quality of its built environment.
- 7.127. Creating high quality buildings and places is fundamental. Policy SC1 sets out the key design objectives that we consider critical in delivering high quality development. These must be considered at the outset and throughout the design process. The council will support development that meets these objectives. Developers should take account of all relevant guidance including the Government's priorities for well-designed places set out in the National Design Guide (2019) or any updated versions of this document and future locally produced design guides or codes and neighbourhood plans as applicable.
- 7.128. All proposals should take account of the local context, including the local character and existing features and should promote and reinforce local distinctiveness. Important local features, both within the landscape and built environment, should be retained as part of the proposal. This context-led approach should be set out clearly in the Design and Access Statement for major developments and demonstrate how they reflect the local character.
- 7.129. Where an innovative architectural approach is proposed, such schemes will be assessed on their merit. Contemporary designs and high-quality modern interpretations of distinctive and significant local characteristics will be welcomed where they are demonstrably appropriate to the site context and make a positive contribution to the wider environment.
- 7.130. Securing high quality design is about more than just aesthetics. It is important that new development delivers sustainable, healthy, inclusive and mixed communities in order to create successful places where people want to live, work and play. New development should be designed to be accessible and connected to ensure that the needs of all users including for example, elderly, those with disabilities, those with dementia, and the needs of parents and carers are met. Proposals should consider incorporating the guidance around 'Active Design', the 'Building for a Healthy Life toolkit' and the 'Dementia and Planning Practice Guide' to ensure these needs are met.
- 7.131. It is important that the places that we create are safe. To ensure that the development we deliver is designed to reduce the opportunity for crime, as well as the fear of crime itself, proposals should consider incorporating design principles in 'Secured by Design'.
- 7.132. New homes should be designed to ensure adequate privacy and amenity for existing and new residents to enable them to enjoy their homes without undue intrusion from neighbours or the public. National guidance supports the 'agent

of change' principle and new developments should ensure that they will not create an adverse impact on existing neighbouring uses and mitigate against potential adverse impacts for future occupiers.

- 7.133. Applicants are encouraged to use the council's pre-application service to ensure that clear advice is given regarding development prior to the submission of a planning application. This could reduce overall cost and time to develop a project, reduce risk by identifying and addressing potential issues early on and help to highlight alternative solutions that would be more acceptable.

Policy SC1: Key Design Principles

- 1. Development should make a positive contribution to the quality, character, local distinctiveness and sense of place in Hastings. The council will support high quality development that:**
 - a. Responds to:**
 - i. the existing character and appearance, including layout, scale, massing, siting, building lines, landscaping, materials, urban grain and street pattern; and,**
 - ii. has regard to the complex topography of Hastings considering the impact from key viewpoints; and,**
 - iii. enhances the landscape character of the area.**
 - b. Preserves and enhances existing heritage assets, including protecting their setting and key historic views across the Borough.**
 - c. Makes use of traditional building materials or complementary materials that contribute positively to local distinctiveness and where possible help towards de-carbonisation.**
 - d. Maximises opportunities for active travel that supports and encourages walking and cycling. Provides *people-friendly streets* and public spaces which enable people, including wheelchair users, those with pushchairs/buggies and those with disabilities and mobility impairments to move around safely and comfortably.**
 - e. Ensure good accessibility is provided for all, especially for people with a physical or sensory impairment and those with dementia.**
 - f. Provides a high standard of living conditions ensuring a healthy environment for future occupants including a comfortable micro-climate, account should be taken of the local climatic conditions.**
 - g. Ensures that biodiversity, climate adaptation and mitigation measures have been incorporated into the design.**
- 2. By virtue of its design, scale, built form, height, mass, density or proposed use would not result in adverse impact on the amenity (privacy, over shadowing, loss of daylight, noise, light pollution, anti-**

social behaviour) of neighbouring residential and or commercial properties or the local environment.

- 3. In the case of new or replacement shopfronts, advertisements and signage, they are well designed, having regard to, and taking opportunities to enhance, the character and appearance of the area.**
- 4. In the case of development impacting on heritage assets it should be of high-quality design that is harmonious and sympathetic to local historic character. The council will require:**
 - a. A full understanding of the significance of the heritage asset to be set out in a heritage statement along with a convincing justification of how the proposed design sustains and enhances the heritage significance.**
- 5. In addition to the above, where taller buildings are proposed in the Borough, these should be supported by modelling of views and should:**
 - a. Avoid negative impacts on the skyline and any landscape views and views to and from heritage assets or on the setting of heritage assets; and,**
 - b. Avoid/mitigate against any adverse micro-climatic effects such as sun, reflection/glare, wind and overshadowing of open spaces or waterways; and,**
 - c. Demonstrate that there is no harm to residential amenities of nearby properties.**

Policy SC2: Housing mix, Accessibility and Adaptability

- 7.134. Over the lifetime of the Plan new housing development needs to provide an appropriate mix of housing types and tenures which are capable of meeting the needs of occupiers at different stages of their lives. New homes need to be future proofed in terms of accessibility and adaptability. The Hastings and Rother Strategic Housing and Economic Needs Assessment (HEDNA) identifies a need for all housing types and tenures within Hastings to address demand for housing³. It includes an overall housing mix range of:
- 1-bedroom: 20-25%
 - 2-bedroon: 30-35%
 - 3-bedroom: 30-40%
 - 4+-bedroom: 10-15%
- 7.135. New housing must support the needs of the borough's existing and future population by including affordable and market homes of the type, size and tenure needed by residents. However, specifying housing mix can have implications, both for development feasibility and viability as well as for local character. Therefore, whilst it is important to manage the mix of housing provided on new developments, this should not be a formulaic exercise, and a practical balance must be taken.
- 7.136. How this housing mix is applied to individual development sites should therefore take account of the nature and location of the site. For example, larger sites are more likely to be capable of delivering a range of dwelling size and tenure types. Conversely smaller sites, such as infill development or conversions may reduce the housing mix.
- 7.137. Affordable housing requirements are set out in Policy SP2. The council will also support a range of open market tenures to meet different needs including both build to rent and self-build development subject to proposals complying with other Plan policies.
- 7.138. Housing is more than just delivering numbers, and the council expects that homes should be designed to ensure that sufficient space is available for future occupiers to ensure a high-quality standard of living. The Government has produced a 'nationally described space standard' which local plans can adopt to ensure that homes are designed with sufficient internal space. The standard sets out the minimum acceptable gross internal area in square metres depending on the number of bedrooms, the number of intended occupiers and the number of storeys. The council has produced a Housing Space and accessibility Standards document which evidences the requirement for the implementation of the nationally described space

³ Housing and Economic Needs Assessment (2023)

standards in Hastings. Any deviation from the minimum space standards must be robustly justified.

- 7.139. The council expects proposals for residential development to demonstrate how the proposed accommodation is functionally fit for purpose and has been designed to meet the specific needs of the occupants with reference to the national standard. To allow assessment of compliance of a development against the Nationally Described Space Standard it would be helpful if planning applications clearly state on all appropriate plans:
- The internal area (m²) of every bedroom and the number of intended occupants for each bedroom in each different type of dwelling on the site;
 - All specific storage spaces and its internal area (m²) in each different type of dwelling on the site; and
 - The overall gross internal area (m²) of each different type of dwelling on the site.
- 7.140. The continuing trend towards working from home is resulting in a corresponding desire for dedicated homeworking space within new homes. The desire to accommodate office space at home is expected to be reflected in a demand for extra or larger bedrooms or additional reception rooms. To ensure a flexible approach the council will be supportive of dedicated home office space which meet minimum standard requirements set out by the Health and Safety Executive to ensure reasonable working conditions for occupants.
- 7.141. The Hastings population is living longer and there is an increasing proportion of those aged between 65-79 reflecting an ageing population⁴. The associated health risks, such as dementia, and mobility issues require development to consider accessibility and adaptability issues for all users. The Housing and Economic Development Needs Assessment (HEDNA) 2023 identifies that there is currently not enough housing which is flexible and adaptable enough to provide a suitable living environment for people as their needs change to promote independent living. Inclusive housing design is about ensuring that new housing is easily adaptable and capable of meeting the needs of a wide range of people, including those with a physical disability. In particular, inclusive design should make access possible for all potential occupants and visitors by making the entrance and ground floor step-free, making sure that doors and stairs are wide enough for disabled users and allowing easier and cheaper adaptations to take place.
- 7.142. To allow assessment of compliance of a development against the M4(2) and M4(3) wheelchair adaptable building regulations, it would be helpful if submitted drawings clearly state on all appropriate plans:

⁴ Housing and Economic Needs Assessment (2023)

- The required number and mix of M4(2) and M4(3) wheelchair adaptable and wheelchair accessible dwellings;
- Provide measurements of the specific design requirements both regulations require, as outlined in the relevant sections of the established 'Access to and use of buildings: Approved Document M' in each different type of applicable dwelling on the site; and
- For M4(3) accessible dwellings, the combined floor area for living, dining and kitchen space (m²) in each different type of applicable dwelling on the site.

Policy SC2: Housing mix, Accessibility and Adaptability

1. The council will require new residential development to make provision for a mix of housing types and tenures to support a range of household sizes, ages and incomes to meet both current and projected housing needs.
2. Affordable housing should be well-integrated with market housing in terms of site layout, appearance, detailed design, build quality and materials.
3. Development should provide adequate indoor and outdoor space for occupants. Proposals for new residential development will be required to:
 - a. Meet the national Space Standards, or any successor, to assess provision and will normally seek a minimum home size as set out in Table 13:

Table 13: Space Standards

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

* Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m to 37m, as shown bracketed.

Source: Technical housing standards – nationally described space standard, Ministry of Housing, Communities and Local Government 2015

b. Ensure attractive, well designed, useable private outdoor spaces (balconies or gardens) are provided unless:

- Safety considerations mean this is not feasible; or
- in respect of balconies, it would harm neighbouring residential amenity or space limitations would prevent the provision of a balcony.

c. Where a home office is proposed as part of a dwelling, the internal floor area must comply with the size requirements set out in the L24: Workplace Health, Safety and Welfare Regulations 1992: Approved Code of Practice⁵

4. Development should ensure that it is accessible and adaptable for occupiers at different life stages, allowing ease of access to everyone including those with disabilities and mobility impairments. Proposals for residential development will be required to:

a. Ensure all new homes meet M4(2) Accessible and Adaptable standards and where there is an identified need on the council Housing Register, sites that provide affordable housing in line with Strategic Policy SP2 will, as part of the affordable housing requirement, need to provide 10% of the total housing requirement to meet M4(3): Category 3 - Wheelchair Accessible Dwellings.

b. Provide powered lift systems to all floors, for any new flatted or commercial buildings of three storeys or more. The lifts should be designed to allow for their use by disabled people, people with mobility impairments and particularly those who use wheelchairs.

⁵ [Workplace health, safety and welfare - L24 \(hse.gov.uk\)](https://www.hse.gov.uk/l24/)

Policy SC3: Sustainable Design and Construction

- 7.143. In addition to reducing carbon emissions from other major sources such as transport and industry, the life cycle of buildings is a significant area where carbon emissions need to be reduced as far as possible. The sustainable life cycle of a building starts with the production of materials, and continues during the construction process, the finished building and the end of its life when it is re-used or failing that deconstructed and recycled.
- 7.144. The council must have regard to national planning policy which makes clear that the viability considerations associated with this Policy must be taken as a whole alongside other policy requirements, such as infrastructure contributions and affordable housing. This is the job of the council's Whole Plan Viability Assessment. This work will be subject to further updating for the next iteration of the draft Plan, including establishing the viability of the requirements set out within this Policy.
- 7.145. The Council is mindful that notwithstanding the climate emergency, local net zero carbon planning policy is commencing from a standing start and as such it is important that addressing climate change forms part of the early design thinking. In order to influence this, the Council will require a Sustainability Statement to be submitted with all applications for new, converted and/or extended buildings which should set out how the scheme has been designed to address the relevant criteria of this Policy.
- 7.146. Carbon emissions from the space heating of buildings when in operation can be reduced through high levels of insulation, air tightness, high performing windows and reduction of thermal bridges. To promote this, the Council will expect all new residential development to be constructed to the 'Passivhaus Classic' or other equivalent or higher standard. Non-residential development over 1,000 sq. m will be expected to meet the BREEAM 'Excellent' standard unless a reasoned justification can be presented as to why only a lower standard can be achieved.
- 7.147. The design, layout and orientation of buildings affects the amount of energy used to heat or cool them. In order to reduce the energy demand of new developments for heating or cooling, the Council will expect proposals submitted for planning permission to demonstrate how they have maximised opportunities to reduce the energy effects of heating and cooling of the proposed buildings in operation.
- 7.148. Whilst it is important for new buildings to reduce and prevent carbon emissions over their lifetime, it is also important to ensure that they are designed to mitigate the impacts of climate change on users of the buildings and that they are resilient to climate change: - for example increased temperatures and changes in rainfall. Buildings should also be designed to enable adaptations to be made during their lifetime. How these considerations

have been taken into account, should be included in the Sustainability Statement.

- 7.149. The most significant ongoing carbon emissions are those associated with energy demands during the operation phase of the building. As such, the Council seeks new buildings to reduce their annual space heating demand as far as reasonably possible in line with the maximum targets of 30kwh/m2/annum for space heating and 40kwh/m2/annum for total energy consumption. This threshold exempts energy consumption as a result of charging electric vehicles, including personal electric mobility aids such as mobility scooters, emergency power loss mitigation measures necessary for the safe functioning of essential services such as generators, and energy consumption as a result of specialist adaptive or medical technology incorporated as part of the 'as-built' design, such as hoists or stairlifts.
- 7.150. The Sustainability Statement should demonstrate how this will be achieved or provide justification where a less stringent target is proposed. To ensure the largest number of new homes are complying with the target annual energy consumption, inform future energy efficiency guidance for occupiers, and develop a baseline data source, the Council will require monitoring data to be provided for the 5 years of operation on schemes of 100 dwellings or more.
- 7.151. In order to ensure that new buildings are as close to true Net Zero as possible they should not be reliant on the grid in the first instance to supply their energy, as there is still no clear target for when it will be fully decarbonised. The Council will initially seek new development to be entirely self-sufficient by meeting it all of the development's energy needs on site through renewable energy. Where this cannot be achieved, a cascade approach will be taken where energy demands from renewable sources cannot be achieved on site, the scheme must first seek to generate energy sufficient demand off-site within the Borough, if not able to secure this then secondly it should seek to achieve this out of Borough; failing that to connect to a district energy or heating network. Only as a last resort will the Council accept an offset payment to be made to the Council's Carbon Offsetting Fund to be used to pay for projects reducing or offsetting carbon emissions elsewhere in the Borough.
- 7.152. Significant carbon emissions come from demolishing and reconstructing buildings as well as transportation of the materials. One way to help reduce such carbon emissions is to find an alternative uses for existing buildings or convert them sympathetically minimising the use of new materials by bringing the existing buildings up to appropriate for their new intended use. The Council through this Policy will seek to prioritise the repair, refurbishment, re-use or re-purpose of existing buildings and will only accept the demolition of existing buildings where reasoned justification has been made in the Sustainability Statement. In a similar vein, maximising the recycling of materials on site or the use recycled materials reduces the amount of carbon emitted in the construction process and also reduces the demand on natural resources.

- 7.153. In order to reduce the need to transport materials, the ecological footprint of buildings and the demand for raw materials, the Council will seek to secure designs for new buildings which prioritise locally sourced, sustainable materials and construction techniques which are durable, long lasting, inexpensive to maintain and are suited to Hastings' location and climate. Buildings should be capable of being repaired and easily adaptable to climate change.
- 7.154. To reduce the carbon associated with commuter patterns, proposals should work towards a goal of 50% workforce, materials and labour to be locally sourced except where labour is unavailable, or specialist skills are required that cannot be sourced locally.
- 7.155. The Council will seek to limit both the upfront embodied carbon from the construction phase of the building, and the operational carbon associated with occupation. All proposals for new buildings will be expected to demonstrate how they will help to build a stronger circular economy in Hastings.
- 7.156. Water is a key resource and has a fundamental part to play in contributing to the economy, ecosystems and overall health of the borough's population. Much of the Southeast, including Hastings, has now been designated as an 'area of serious water stress' by the Environment Agency. Climate change has the potential to place further stress on this supply.
- 7.157. The council will be supportive of new housing meeting the tighter level of water efficiency in line with Southern Water's objective for reducing water use to 100 litres per person per day by 2040 as set out in its Water Resources Management Plan 2020-2070 document.
- 7.158. Due to the implications associated with increased water stress, proposals with the potential for high water consumption will be required to submit appropriate reports and sufficient evidence to justify the high level of water use following consultation with relevant bodies and must identify suitable compensatory measures within the Sustainability Statement.
- 7.159. In order to ensure the Policy is applied in full and to have the greatest potential to reduce further impact on and adapting to climate change, minimising carbon emissions and lowering the demand for raw materials as well as water usage, the Council will expect all schemes for the extension and/or conversion of existing buildings to adhere to each of the criteria set out in this Policy for new buildings, unless this is satisfactorily justified within the accompanying Sustainability Statement.

Policy SC3: Sustainable Design and Construction

All proposals should be supported by a Sustainability Statement demonstrating the scheme has complied with Policy requirements where feasible and viable relating to climate change and which sets out:

- a. How the proposal seeks to avoid, reduce or mitigate being a net contributor to Climate Change in terms of reducing carbon or other greenhouse gas emissions;**
- b. How new residential development shall be constructed to 'Passivhaus Classic' standard or other demonstrably equivalent or higher standard;**
 - i. All new non-residential development exceeding 1,000 sqm gross internal floor area shall meet BREEAM 'Excellent' standard or other demonstrably equivalent or higher standard.**
 - ii. Exceptions to the standards set out above will be considered by the Council where a justification can be made on technical, Policy-based or viability grounds. The minimum standard the Council will accept for non-residential development is BREEAM 'Very Good'.**
- c. How the design, layout and orientation for a new development seeks to maximise solar gain and minimise cold wind winter heat loss and how the form of the development increases efficiency to stay warmer in colder conditions and stay cooler in warm conditions to reduce overheating.**
- d. How the scheme has incorporated features to mitigate, be resilient to and adapt to future effects of climate change by demonstrating:**
 - i. That the maximum energy usage in new residential development for space heating and total energy usage would not exceed the following:**
 - 30kwh/m2/annum for space heating**
 - 40kwh/m2/annum for total energy consumption**
 - ii. That the maximum energy usage new non-residential development for space heating and total energy usage would not exceed the following:**

- 30 kwh/m2/annum for space heating
 - 70 kwh/m2/annum for total energy consumption
- e. The Council will require as-built performance monitoring to be undertaken on schemes of 100 dwellings or more. This will require relevant schemes to submit as-built performance information at completion stage, prior to first occupation and for 10% of all new dwellings to provide in-use monitoring data for the first 5 years post-occupation to demonstrate that it meets the required energy usage standards and where the scheme does not, propose an alternative way to achieve the required energy efficiency standard.
- f. That both residential and non-residential development should generate at least the same amount of renewable energy (kwh) on site as their demand over the course of a year.
- i. If it is not possible to generate sufficient renewable energy on-site as evidenced by a technical or viability justification, a scheme should seek to generate sufficient renewable energy off-site within the Borough or within 5 miles of the boundary;
 - ii. If this cannot be achieved, then the scheme should seek to connect to a low or zero-carbon district energy and/or heating network;
 - iii. if none of these can be achieved, the scheme will need to make a financial contribution to the Council's Carbon Offset Fund.
- g. How, as part of seeking to reduce the contribution of new development towards climate change, the development will seek to reduce the amount of embodied carbon in the construction materials used. The sustainability statement should demonstrate that:
- i. All new development proposals proposing demolition of existing buildings will need to provide a justification setting out clear reasons that the repair, refurbishment, re-use or re-purpose of buildings cannot be accommodated.
 - ii. Wherever possible proposals should maximise the recycling of materials on site or the use of recycled materials to minimise avoidable waste.

- h. Development proposals should prioritise locally sourced and sustainable materials, labour and construction techniques which have a smaller ecological footprint. In addition, the materials should be resilient, low maintenance and suitable for a maritime climate.**
- i. Scheme designs should deliver longevity and repairability which can be adapted and recycled at the end of life and avoid the use of sacrificial materials as flood or heat mitigation.**
- j. New residential developments should use construction materials with maximum embodied carbon of:**
 - i. 'Upfront' embodied carbon emissions <500kgCO₂/m²**
 - ii. Total operational carbon <800kgCO₂/m²**
- k. New non-residential development should use construction materials with a maximum embodied carbon of:**
 - i. 'Upfront' embodied carbon emissions <600kgCO₂/m²**
 - ii. Total operational carbon <970kgCO₂/m²**
- l. In order to support the aims of reducing embodied carbon in construction and reducing waste, all new development proposals will be required to demonstrate how they further a stronger circular economy.**
- m. That all new development proposals must provide sufficient facilities recycling during both the construction and occupation phase.**
- n. That a maximum water use limit of 100 litres per person per day will be achieved in residential schemes.**
- o. That proposals for data centres or other water heavy uses demonstrate through a water cycle study and hydrology report, sufficient evidence to justify the high level of water use, and that an agreed scheme of mitigation is proposed. Early engagement with the Southern Water will be essential to this process.**
- p. In the interests of securing long-term water supply and wastewater management needed to serve existing or new development, proposals for new, or the expansion of existing, water supply or wastewater treatment facilities and networks will be permitted in appropriate locations.**

- q. Proposals involving geothermal technologies must provide a detailed land stability and hydrogeological assessment to ensure that their installation or use will not result in ground movement or an unacceptable change to the groundwater regime either within the site or elsewhere, including mitigation measures if required.**
- r. That proposals for the conversion of buildings to residential and extensions to domestic properties have demonstrate that they have taken the above criteria for new buildings into account and incorporated the requirements into the design wherever possible.**

Policy SC4: Alteration and Extension of Dwellings

- 7.160. The majority of planning applications involve extensions and alterations to existing dwellings, although many extensions can be carried out under permitted development rights.
- 7.161. While it is important that people are able to adapt existing accommodation to suit their needs, it is equally important that any alterations do not detract from the character of an area, individually or cumulatively. Careful design of home extensions and alterations, however, can enhance both the appearance of the individual property and local character, so creating desirable places to live. Applications for householder developments therefore need to particularly consider issues of amenity, lookout, proportion, scale and harmony with the street scene.
- 7.162. Amenity is usually understood to mean the effect of a development on visual factors in the immediate neighbourhood or vicinity of a site. Relevant factors include: loss of privacy, light, outlook, parking, landscaping and open space; overshadowing; and the creation of an overbearing sense of enclosure.
- 7.163. Unsympathetic extensions can affect the outlook of and light to habitable rooms of neighbouring homes. Natural light is an important element in a good quality living environment. Effective orientation of buildings and windows can reduce the need for electric lighting, while sunlight can contribute towards meeting some of the heating requirements of homes through passive solar heating.
- 7.164. The Building Research Establishment's (BRE's) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice' (2011) sets out a helpful 45 degrees test for determining the acceptability of an extension in terms of its potential impact on neighbouring dwellings. The 45-degree test is used for extensions that are perpendicular to a window, as shown in Figure 45:

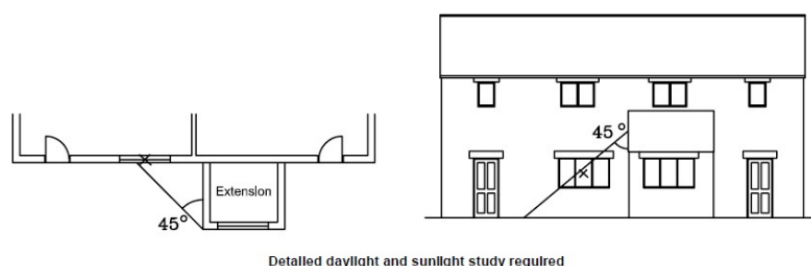


Figure 45: Diagram of the 45 degrees test.

- 7.165. Where the 45° test is not met, it may still be shown that natural light levels are acceptable, subject to checking using the BRE's detailed tests, including:
- Vertical sky component;
 - Daylight distribution / no skyline (where room layouts are known);

- Average daylight factor; and
 - Annual probable sunlight hours.
- 7.166. The same general principles will also apply in assessing the impact of new build residential development on existing dwellings neighbouring or close to the new proposal.
- 7.167. The proportion and scale of extensions and alterations should generally be subordinate to the original building. For the purposes of this Policy, 'original' means as existing on 1 July 1948 or in relation to a dwelling built after that date, as so built, unless the dwelling has subsequently been replaced. This is to avoid the impact of cumulative extensions over the consequent years.
- 7.168. The overall balance and harmony of a street scene can aid the overall legibility. Proposals for extensions and alterations should reflect the form, scale and architectural style of the original building and area. This can be achieved by:
- Respecting the proportions, integrity and character of the original house;
 - Using an appropriate roof form;
 - Matching or reflecting materials and details; and
 - Matching and reflecting window styles and positions.
- 7.169. As with Policy SC1 above, where an innovative architectural approach is proposed, such schemes will be assessed on their merit. Contemporary designs and high-quality modern interpretations of distinctive and significant local characteristics will be welcomed where they are demonstrably appropriate to the site context and make a positive contribution to the wider environment.
- 7.170. In circumstances where extensions or alterations are within the curtilage of a listed building, a building that is a heritage asset or a conservation area, it may be difficult to achieve an acceptable design. Where these proposals cannot be sited and designed in an acceptable way they will not be supported.
- 7.171. Where a proposed extension site is in Flood Zone 2 or 3, a site-specific Flood Risk Assessment is required that is appropriate to the scale, nature and location of the development. Householder development is not subject to a flood risk sequential test or exception test but should still meet the requirements for Flood Risk Assessments. The Flood Risk Assessment should be proportionate to the scale of the proposal.
- 7.172. Policy SC4 should be ready in conjunction with other key design policies in the plan including Policies SC1, SC2 and SC3.

Policy SC4: Design - Alteration and Extension of Dwellings

1. Alterations and extensions to dwellings should:

- a. Reflect the scale, proportions, materials, roof line and detailing of the original building; and,**
- b. Not have a detrimental impact on the street scene, either by themselves or cumulatively.**
- c. Protect the residential amenity of neighbouring properties and avoid unacceptable overlooking and loss of privacy.**

2. Applications for extensions to dwellings will be supported where:

- a. The extension does not cause undue overshadowing of neighbouring properties and allows adequate natural light and ventilation to existing rooms within the building.**
 - i. Single storey extensions should be designed to fall within a 45-degree angle from the centre of the nearest ground floor window of a habitable room or the kitchen of the neighbouring property.**
 - ii. In the case of two-storey extensions, the 45-degree angle is taken from the closest quarter point of the nearest ground floor window of a habitable room.**

This applies to rear elevations of the neighbouring property and conservatories, if they meet standards for use as a habitable room. Patio or fully glazed doors will be treated as windows for this test.

- b. Single-storey flat-roofed extensions are well-designed, and the proposed extension would not be generally visible from a public place and would serve only to be supplementary to the main building. Use of intensive 'green/ blue' roofs will be encouraged. Two-storey flat-roofed extensions will generally not be supported, unless the host building itself is of a flat roof design.**
- c. Loft conversions requiring dormer extensions will be in proportion to the existing roof, thus maintaining overall building proportions. They should avoid presenting a top-heavy and flat-roofed appearance. Planning applications for extensions in roof spaces which front a highway will ensure that the proposed structure avoids damage to the architectural and aesthetic character of the existing building and maintains the integrity of the street scene.**

- d. The proposed scheme includes policy compliant biodiversity and greening interventions, such as Swift or other nesting boxes where appropriate.**
- 3. To maintain the visual quality of the street scene and allow adequate private amenity space:**
 - a. The width of the extension should be less than or equal to half the width of the original frontage of the building;**
 - b. The depth of the extension should be less than or equal to half the depth of the garden;**
 - c. The extension should respect the building line to all streets onto which the building faces;**
 - d. The extension should be subservient to the building;**
 - e. The extension should be of materials that complement those of the existing building;**
 - f. Fenestration should complement the proportions and alignment of fenestration in the existing building.**
- 4. Alterations and extensions to dwellings should not impact negatively on the amenity of other habitable buildings within the curtilage, for example self-contained annexes.**
- 5. Alterations and extensions to dwellings must include policy compliant flood risk adaptation and mitigation for all sources of flooding.**
- 6. Where there is potential for land instability, proposals should be informed by a suitably qualified structural engineers report.**
- 7. Alterations and extensions must respect the character of the host building and its location and should not result in unacceptable harm to heritage assets (whether designated or not) or their setting.**

Policy SC5: Proposals Affecting the Significance and Setting of Heritage Assets

- 7.173. The NPPF stipulates that the council should take into account the desirability of sustaining and enhancing the significance of all heritage assets when determining planning proposals. Therefore, conserving the heritage interest, character, and appearance of locally important as well as nationally significant heritage assets is a material consideration in assessing planning proposals. The level of consideration and weight given to their preservation should be proportionate to the asset's significance.
- 7.174. Non-designated heritage assets will be identified through early discussions with applicants and, in the case of archaeological sites through partnership working with the County Archaeologist.
- 7.175. A key requirement of any proposal that may affect heritage assets is that the applicant demonstrates a detailed understanding of the significance of the heritage assets and the impact of their proposed development on both the heritage asset(s) and its setting in the form of a Heritage Statement. The detail contained within the assessment should be proportionate to the proposed works.
- 7.176. The significance of a heritage asset is a measure of its cultural value to present and future generations because of its special interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from the heritage asset's physical presence, but also from its setting. Identifying and understanding significance will enable an applicant to assess the impact of a proposed development and to prepare an appropriate design that would preserve or enhance the heritage asset.
- 7.177. The council will encourage proposals for sensitively designed, high quality developments that preserve or enhance the significance of heritage assets and their settings. The reason for this is that historic areas and their setting have a significant local distinctive character and appearance which is part of their special interest. Development proposals that are guided by these values, and which are designed using appropriate materials and details, will be supported by the council where all other material considerations are acceptable.
- 7.178. Dependent on location, contemporary designs that utilise material and colour palettes to reflect local distinctiveness, and which respect the mass, scale, rhythm, and proportion of the prevailing historic context, will be supported by the council where all other material considerations are acceptable.
- 7.179. In addition to local distinctiveness, proposals will need to take into account the local topography. The hilly nature of the town, intercut with valleys, means that there are many areas or buildings which have extensive settings as they can be visually prominent from a distance, or they can be appreciated from

glimpsed views. This also applies to Hastings and St Leonards seafront, almost all of which is covered by conservation area designation. This area currently enjoys relatively unimpeded long views, which are a key element of area character. Proposals for development on or close to the coast must show that consideration has been given to the impact of new development on the setting of the Hastings and St Leonards seafront.

- 7.180. Early identification of key views will be essential and in more complex cases a formal views analysis will be required. Views and visual considerations are part of an assessment of the impact of proposals on the setting of heritage assets. Therefore, applicants will need to show that their proposals take in to account both the impacts of views towards their development and on the setting of heritage assets.
- 7.181. The council's objective is to retain existing heritage assets wherever possible. Where the loss of the whole or part of a heritage asset is permitted, the council must take reasonable steps to ensure the new development will proceed after the loss has occurred. Where consent is required for demolition of a heritage asset or building in a conservation area the council will only support this where detailed, well-designed proposals for the viable re-use of the site have been approved. Such schemes will need to be supported with robust evidence that there is a reasonable prospect of the development going ahead, in a timely manner, following the demolition. The council may seek to enter into an agreement, or impose a condition upon a decision, to ensure that demolition does not take place until a programme of works is agreed that ensures that development commences as soon as practical after demolition.
- 7.182. Where the loss of the whole or part of a heritage asset is permitted, the council must take reasonable steps to ensure the new development will proceed after the loss has occurred. The council will only grant planning permission for the demolition of a heritage asset where detailed proposals for the viable re-use of the site have been approved. Such schemes will need to be supported with robust evidence that there is a reasonable prospect of the development going ahead, in a timely manner, following the demolition. The council may seek to enter into an agreement, or impose a condition upon a decision, to ensure that demolition does not take place until a programme of works is agreed that ensures that development commences as soon as practical after demolition.
- 7.183. Relevant demolition in a conservation area requires an application for planning permission. This can include the removal of part of a building such as a significant architectural feature that provides a positive contribution towards preserving the character and appearance of a conservation area. Therefore, it is important that development proposals in conservation areas should seek to retain significant architectural features as part of the design to avoid the loss of significance and to preserve the historic area.
- 7.184. There are 6 scheduled monuments in the town, which are identified on the Local Plan Policies Map. In addition, the Policies Map identifies various areas

of the town recognised as being of particular archaeological importance. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. The council will therefore seek to ensure that where proposals affect a known archaeological asset or an area or building having archaeological potential, the archaeological importance of the site is suitably examined and evaluated. Where possible, the council will encourage the preservation of significant archaeological remains in situ.

Policy SC5: Proposals Affecting the Significance and Setting of Heritage Assets

Proposals that would affect the significance or setting of designated or non-designated heritage assets will be supported where they:

- 1. Show that they have responded to the distinctive topography of Hastings and considered significant townscape views.**
- 2. Demonstrates how the proposal relates to the asset and its setting.**
- 3. Respond sensitively to the historic context, street patterns, plot layouts, established building lines, boundary treatments, green space and landscaping, site levels, block sizes, siting, scale, height, massing, appearance, materials and finishes, and avoid the loss of significant architectural features.**
- 4. Provide clear and convincing justification for the development, show a full understanding of significance of the heritage asset, and do not result in unacceptable harm to the significance of the asset.**

Policy SC6: Sustainable Development and Heritage Protection

- 7.185. It is the council's view that mitigating climate change and conserving heritage assets are compatible goals. This Policy aims to help applicants balance and reconcile these two objectives in a positive way, by promoting the role of heritage assets in achieving sustainable development in the Borough, and by encouraging development proposals that secure the sensitive adaptation of heritage assets to mitigate the challenges of climate change.
- 7.186. To combat the threats posed by climate change, our heritage assets need to be made more resilient as they will be at a greater risk to water damage, flooding, changes to ground conditions resulting from increased rainfall or drought, and changes in sea levels, which may cause damage to historic features or undermine the structural stability of a building.
- 7.187. Therefore, our heritage assets must continue to change and evolve if they are to contribute to a greener future and remain fit for purpose for present and future generations. Well-designed, sustainable proposals, based on a sound knowledge and understanding of heritage significance and traditional construction, both protect our built heritage, and help with progress towards achieving a low carbon economy and adapting to climate change.
- 7.188. Most traditionally constructed, older buildings are inherently sustainable: they are long lasting, robustly constructed, generally built from low-carbon materials and technologies, and are easily repairable. Therefore, keeping existing buildings in good repair and active use is one of the most beneficial and sustainable ways to preserve our heritage assets and lower our carbon emissions.
- 7.189. Buildings are one of the largest contributors of UK carbon emissions and can emit carbon dioxide throughout their whole lifecycle. Whole-life carbon is the sum of embodied and operational carbon emissions resulting from the construction and use of a building over its life (including its demolition).
- 7.190. Embodied carbon emissions are generated during construction, repair, maintenance, alteration, or demolition of buildings, including carbon emitted through the extraction, processing, and transportation of materials.
- 7.191. Adapting historic buildings appropriately to combat climate change does not just mean moving away from the use of fossil fuels and reducing carbon emissions, it also means adapting buildings in ways that protect the historic character and support the local economy. Many historic buildings are vernacular structures that can be maintained and repaired using locally sourced, durable, low-carbon materials. The use of locally sourced and locally manufactured materials, and the employment of local heritage craftspeople in carrying out specialist historic building repairs, is a sustainable approach that has local economic benefits, and which contributes to making beautiful and locally distinctive places.

- 7.192. Work on an existing building to improve its energy efficiency, by making it easier to heat, to retain that heat for longer, and by replacing the use of fossil fuels with renewable energy sources is commonly referred to as retrofit. The council recommends that a retrofit project should be in accordance with the 'whole-building approach' advocated by Historic England that uses an understanding of a building in its context to find balanced solutions that save energy, sustain heritage significance, and maintain a comfortable and healthy indoor environment.
- 7.193. When considering any retrofit works to a heritage asset the proposed works should:
- be effective in reducing carbon emissions without causing unintended consequences to the asset, such as causing damp and mould by impeding the breathability of the fabric.
 - avoid harm to the significance of the asset. Where harm is identified, it must be reduced or mitigated by choosing retrofit options that cause the least harm possible.
 - be a bespoke design for the individual building, as technical considerations and significance vary greatly from building to building.
- 7.194. A whole building, fabric first approach prioritises repairs, insulation, draught-proofing, and ventilation before introducing Low or Zero Carbon technologies. This is because a building that leaks heat wastes energy, whether it is from a renewable source or not.
- 7.195. Well-designed retrofitting proposals for heritage assets, and the installation of appropriate Low and Zero Carbon technologies, which help towards reducing carbon emissions and tackling the impact of climate change will be supported by the council. Development proposals that impact on heritage assets are more likely to gain support if their design is informed by an understanding of the impact of the proposal on the significance of the heritage assets they may affect.
- 7.196. In assessing the benefits of renewables and retrofit for heritage assets the proposals need to be assessed for their potential impact on the significance of heritage assets and their setting. Any harmful impact on the significance of a heritage asset would require clear and convincing justification that demonstrates that the benefits would outweigh the harm caused.

Policy SC6: Sustainable Development and Heritage Protection

The council will support development that achieves a sensitive balance between reducing carbon emissions locally and the statutory requirement to give special weight to preserving significance and securing the long-term survival of our heritage assets. Therefore, to ensure a sustainable future for heritage assets, sustainable development proposals for heritage assets should:

- 1. Use sustainable building materials that are appropriate to the individual building, and which help towards preserving the character and appearance of the heritage asset. Where possible, the materials should be traditional materials that are distinctive to Hastings.**
- 2. Adopt a whole building approach which incorporate measures to reduce energy consumption and / or generate energy supplies on site, provided the proposal would not result in unacceptable harm to a heritage asset.**
- 3. Where appropriate, incorporate measures to protect assets from increased physical threats such as flooding, land instability, increased rainfall, and overheating, provided the proposal would not result in unacceptable harm to a heritage asset.**

Policy SC7: Changes to building elevations and roofs in Conservation Areas

- 7.197. There are circumstances where planning permission is required to change the building elevations and roofs of historic properties in a conservation area. The architectural features on visible elevations and roofs can be key elements of historic streetscapes, contributing greatly to the character and appearance of a conservation area, and so enhancing its overall significance.
- 7.198. Traditional windows and doors are crucial elements of historic streetscapes. Their size, style, proportions, detailing, opening arrangement and materials define the architectural style, period, and use of the building. Alterations to windows and doors can have a dramatic effect on individual buildings, and cumulatively, on whole streets and historic areas.
- 7.199. Windows and doors are the architectural features most vulnerable to inappropriate alteration and replacement in historic buildings. Historically, traditional windows were predominantly timber vertical sliding sash windows with proportionate sections and apertures that had a distinctive vertical emphasis, and doors were predominantly made from solid timber, sometimes with four or six timber panels. Over time other features were introduced such as glazed upper panels, fanlights, and side lights. These important architectural elements should be preserved as they provide a positive contribution towards preserving historic buildings and areas.
- 7.200. Traditional dormers or roof lights were located to provide a small amount of daylight and ventilation to the loft or attic rooms. Larger ones were sometimes used to light a stairwell. Lantern lights were often also used where more light was required to stairwells and other areas. Original dormers, rooflights and lantern lights can contribute to the building's character and the wider street scene.
- 7.201. As well as its shape and profile, the material used to cover a roof can contribute greatly to the significance, character and appearance of a building and the wider area. The hilly topography of Hastings means that the appearance of the roof often needs to be considered when looking down on the building from higher ground. Roofing material, will from time to time require replacement, having reached the end of its life. Where consent is required, permission will be given for replacement roof coverings where the material proposed is a close replica of the original roof covering in terms of materials, size, profile, pattern, and coursing. Alternative replacement roofing materials may be considered where the material satisfactorily reflects the existing material and would be used on a less prominent roof slope.
- 7.202. Other significant features at roof level, include for example, dormers, chimney stacks, turrets, party wall upstands and decorative ridge tiles, all of which can provide a positive contribution towards preserving the character and appearance of heritage assets.

- 7.203. These historic architectural features should be retained wherever possible, in order to preserve the significance of historic places. Where these features are incomplete or require replacement, the council will support proposals that include their repair and reinstatement so that the character and appearance of the building and the wider setting is preserved or enhanced.
- 7.204. The introduction of a roof light can be one solution to providing natural daylight and ventilation to a room in a roof. It may be preferable to constructing a dormer, where it is important to retain the original roof profile, or where dormers would be out of character with the building.
- 7.205. Due to the hilly nature of Hastings, roof lights, particularly when duplicated and arranged in a discordant fashion can have a negative impact on visible roofscapes in conservation areas. In these situations, roof lights should be kept to a minimum quantity and have a scale that is subservient and proportionate to the roof slope and the elevations below. To minimise their impact on the external appearance of the building and the wider area the roof lights should be restricted to roof slopes that are hidden from public view or positioned so that they do not dominate the roof slope.
- 7.206. Where dormers are proposed they should have a built form that reflects the character of the building and the wider setting, be of a modest scale, normally only a single or pair per roof slope, set down from the ridge, set back from the face of the building, and positioned so that they do not dominate the roofscape. The dormer windows should be modestly sized in comparison to the windows on the main building elevations and reflect the window style of windows on the lower storeys of the building.

Policy SC7: Changes to existing building elevations and roofs in Conservation Areas

In conservation areas, the council will seek to maintain the form and appearance of original features including windows, doors, roofs, and other significant architectural elements where these contribute to the character of the building and the significance of the wider conservation area.

Historic architectural features should be retained and repaired. Where this is not possible, and where appropriate, they should be reinstated to match existing features.

To ensure building alterations and development would preserve the character and appearance of heritage assets and their setting they should be designed in accordance with the following:

1. Windows, doors, and roof lights:

- a. Proposals for new windows or doors on existing elevations that are publicly visible within conservation areas will be expected to be a close replica of those originally fitted in the building in respect of size, form, appearance, proportions, materials, finishes, and opening arrangements.**
- b. uPVC and aluminium replacement windows and doors would only be acceptable where clear and convincing justification is provided for their use, they would reflect the original design, and they are either:**
 - i. on building facades hidden from public view; or,**
 - ii. part of a total replacement fenestration scheme on an isolated or detached building and where the replacements on the visible elevations do not harm the character and appearance of the conservation area. This does not apply to terraced or semi-detached buildings where the continuity of fenestration is important; or,**
 - iii. slim section windows are proposed that accurately reflect the original design and that would not harm the character or appearance of the building or the area.**
 - iv. In the case of replacement doors, the design must replicate the panel form and overall proportions of the original door.**
- c. New roof lights will require clear justification and should be restricted to roof slopes that are hidden from public view or positioned so that they do not dominate the roof. They must:**

- i. Sit flush with the roof covering;**
- ii. be kept to a minimum quantity and have a scale that is subservient and proportionate to the roof slope and the elevations below and;**
- iii. Be of traditional design in respect of size, proportions, appearance, materials (normally slender steel or cast-iron frames), finish, and opening arrangement.**

2. Changes to roofs:

- i. Where planning permission is required, permission will be given for replacement roof coverings where the material proposed is a close replica of the original roof covering in terms of materials, size, profile, pattern, colour, and coursing. Alternative roofing materials may be considered acceptable where the proposed roofing materials would not harm the significance of heritage assets.**

3. Chimney stacks and other architectural roof features:

- i. Proposals should maintain the existing visible silhouette of the roof where this contributes to building character and is a positive feature within the conservation area.**
- ii. There is a general presumption in favour of retaining prominent chimney stacks, which make a positive contribution to the character and appearance of the conservation area.**
- iii. The council will support the retention, repair, or restoration of architectural features at roof level such as turrets, party wall upstands and decorative ridge tiles where they contribute to significance. Where these features are incomplete or require replacement, the council will support proposals that include their repair and reinstatement.**
- iv. Where the removal of chimney stacks and other architectural roof features is proposed, clear and convincing justification must be provided for the loss.**

4. Roof dormers

There are circumstances where dormers are not acceptable. Where acceptable new roof dormers should be:

- i. of a design that reflects the character of the building and the wider setting;**
- ii. normally only a single or pair per roof slope;**

- iii. subservient to the existing roof and positioned so that they do not dominate the roofscape;**
- iv. are set down from the ridge and set back from the face of the building;**
- v. Designed with windows that are modestly sized in comparison to the windows on the main building elevations and reflect the style of windows on the lower floors of the building.**

Policy SC8: Shopfronts, Advertisements and Commercial Frontages

- 7.207. Hastings' shopfronts and commercial frontages are predominantly street facing elements with entrance doors, windows, and other significant features that contribute to the character and appearance of the host building and the wider townscape.
- 7.208. New and replacement shopfronts and commercial frontages, both individually and collectively, can significantly impact on the streetscape. Therefore, these elements must be designed to reflect the character and appearance of the host building and the wider area. A standardised approach may not be acceptable, especially in conservation areas, where a more sensitively designed, traditional scheme that sits comfortably into the site context may be required.
- 7.209. Historic shop fronts are traditionally constructed in timber, with slender, elegant, and ornate moulded details that add visual interest to the street scene. These architectural features, which are difficult to replicate using other materials, often provide the appearance of structural support to the upper floors of the host building and tend to be purpose made to fit large openings within the ground floor frontage of the host building. They have significant windows and doors, as well as other ornate architectural elements such as stallrisers, columns, facias, mullions, transom lights, pilasters, console brackets, panelled soffits and characteristic recessed entrances with decorative floor tiles.
- 7.210. They can also include integral fabric awnings to provide shading to the window(s), and hanging signs, all of which add visual interest to the host building and help to preserve the character and appearance of the street scene and the wider area.
- 7.211. Good quality, well-designed shopfronts and commercial frontages, that do not have vivid modern colours, and unmodified, garish, or detrimental corporate colour schemes and logos, can make a noticeable and positive contribution to the significance of a shopping area or street particularly when it is located within a Conservation Area. It can also provide a distinctive character and high-quality brand image for the business operating from the premises.
- 7.212. Hastings has several locally distinctive shopping areas that each have a high concentration of attractive traditional shopfronts and commercial frontages, including Old Town, Hastings Town Centre, and St. Leonards, all of which are designated Conservation Areas.
- 7.213. The decision on whether to repair or replace an existing frontage will depend on its age, quality, condition, its relationship to the host building and whether the original building's use is to continue or change. Although, there is a presumption in favour of retaining an existing traditional shop front where it contributes to the quality and character of a shopping area, a high quality, well-designed contemporary replacement frontage could be acceptable if the

design would contribute to the quality and character of a shopping area. However, for listed buildings and for buildings in Conservation Areas, the removal of an historic frontage would require clear and convincing justification.

- 7.214. Wide and bulky fascia boards, and those manufactured from inappropriate reflective or textured materials can harm the character and appearance of a shop / commercial front and the wider townscape. Fascias must respect the character of the host building, generally be kept to a modest depth and be finished in a colour that is harmonious with the frontage. Security alarms, surveillance cameras, and exterior lights, can lead to clutter and should not generally be fixed to fascia. However, the use of small-scale LED lighting units and miniature cameras may be acceptable in certain circumstances.
- 7.215. Signs can have a major impact upon the character and appearance of a shopfront, especially when they are amalgamated to span across multiple buildings. Signage on shopfront fascias must be kept to a modest scale and must reflect the character and appearance of the host building. Projecting or hanging signs that are of a good design quality and relate well to the size and scale of the shop façade will be acceptable when the need for them is supported by clear and convincing justification. Where projecting signs are acceptable, traditional painted hanging signs with appropriate lettering and symbols are recommended. Proposals for projecting box signs will be assessed on size, appearance, design quality, type of illumination, materials and finishes, and positioning.
- 7.216. The use of widespread, poorly designed illumination can be detrimental to the visual character of a shopfront, the host building, and the wider townscape. Illumination of frontages in sensitive locations, such as Conservation Areas and on listed buildings, should be mostly from the street lighting or achieved through sensitively located internal lights within the frontage window or host building.
- 7.217. New and replacement shopfronts and commercial frontages should be designed to provide full access for all users. Where this would cause harm to a heritage asset's significance, full access for all users should be weighed against the need to preserve significance, a range of options should be explored, and a balanced approach to access will be required.
- 7.218. The deterrence of shop break-ins and vandalism to shop windows require appropriate security measures. However, solid security shutters on the outside of shopfronts are discordant elements that obscure the shopfront and have a deadening effect on the street scene. The council will support designs that make the security measures integral to the shopfront design such as using laminated security glass, internally mounted open lath lattice roller shutters, and reinforced stallrisers. In less sensitive locations, other approaches may be acceptable.

Policy SC8: Shopfronts, Advertisements and Commercial Frontages

The council will require a high standard of commercial frontage design, particularly for proposals in Conservation Areas and/or affecting listed buildings.

Where an existing frontage contributes to the character and visual amenity of the building or area, this should be kept and repaired in a like-for-like manner using traditional materials, which is usually timber, with purpose run mouldings that match the existing, traditional sections.

Proposals for new shopfronts and commercial frontages, or the replacement of existing, will be supported where:

- 1. they are well-designed, respect historic plan form and openings, include appropriate architectural detailing and features that reflect the age and character of the host building, and are free of visual clutter. They must also respect the host building's symmetry, vertical or horizontal emphasis, appearance, scale, materials and finishes, character, and upper floor fenestrations to form an integral, harmonious facade.**
- 2. High quality, well-designed contemporary frontages are proposed that preserve or enhance the character and quality of a building or Area.**
- 3. Fascias respect the character of the host building, have a colour finish that is harmonious with the frontage, and have a height that is proportionate to the frontage below.**
- 4. Measures such as security alarms, surveillance cameras and exterior lights, are generally not fixed to the fascia. The use of small-scale LED lighting units and miniature cameras may be acceptable on frontages in less sensitive locations.**
- 5. Signs should be kept to a minimum quantity and preserve the significance of the street scene and signage information limited to the name of the business, the nature of the business, and the street number.**
- 6. In the case of traditional frontages, they are finished with traditional rich, recessive paint colours.**
- 7. The shop frontage spans across several individual buildings the identity of the individual building or façade is maintained.**

- 8. External illumination is integral to the overall design of the frontage, discreetly sited on the building and has a stable light source (non-flashing), with an intensity that does not cause harm to the setting.**
- 9. Access is provided for all users, and that any harm caused to a heritage asset's significance is minimised and supported by clear and convincing justification.**
- 10. Designs for security measures are integral to the design.**

Policy SC9: The High Weald National Landscape and Other Areas of Landscape Value

- 7.219. The High Weald National Landscape (NL) covers approximately 18% of the Borough and has the highest status of protection nationally in relation to landscape and scenic beauty.
- 7.220. The NL closely follows the Borough's administrative boundary to the north but to the east takes in the whole of Hastings Country Park Nature Reserve and the Hastings Cliffs Site of Special Scientific Interest and Special Area of Conservation. Hastings Country Park Nature Reserve represents the only place the NL is exposed to the sea.
- 7.221. Major developments should not take place in the NL save in exceptional circumstances.
- 7.222. In addition, the Combe Haven Valley and Combe Valley Countryside Park, in the west of the Borough, is recognised locally as a distinct landscape character area which will be protected and enhanced.
- 7.223. Development that is proposed in the High Weald NL, or affecting its setting, will need to have regard to the potential impact to the landscape character. Development proposals within the NL need to have regard to the purposes of the NL designation and will need to demonstrate how the proposal protects and enhances the landscape in accordance with NPPF policy.
- 7.224. Any development that is proposed in the Combe Valley or Combe Valley Countryside Park will need to have regard to the potential impact to the landscape character.
- 7.225. A suitable report will be required to support relevant planning applications. Assessments will demonstrate an understanding of the impact of any potential development, both within areas of landscape value and in their locality. Landscape and Visual Impact Assessment reports, assessments of impact on scenic beauty, and Design and Access Statements are all useful tools in this regard. Any scheme presented to the Local Planning Authority must reflect the findings of the landscape assessment and appropriate design of mitigation measures should be incorporated.
- 7.226. In relation to the NL, such assessments should specifically set out how proposals have been informed by the NL Management Plan and the defining components of character set out in the Management Plan that inform the natural beauty of the NL, and, where relevant, other High Weald design guides.

Policy SC9: The High Weald National Landscape and Other Areas of Landscape Value

- 1. The High Weald National Landscape (NL) and other areas of landscape value; including the Combe Valley countryside Park, are displayed on the Policies Map. The inherent visual qualities and distinctive character of these areas will be protected. Development should be limited in scale and extent, in terms of the proposed footprint, height and massing and appropriate in terms of its nature and location.**
- 2. Where development proposals have the potential to impact on a protected landscape or an area of landscape value, a landscape assessment will be required to understand the level of impact. Where impacts are identified proposals should incorporate the recommendations of this assessment.**
- 3. Within the High Weald NL, the scale and extent of development should be limited, and designed in a way that reflects its nationally designated status as landscape of the highest quality. Development in the NL should conserve and enhance the landscape and scenic beauty of the area, with reference to the components of natural beauty set out in the High Weald NL Management Plan. Development proposals should be supported by a Landscape Assessment demonstrating how the scheme makes a positive contribution to the objectives set out with the Management Plan.**
- 4. Land within the setting of the High Weald NL will need to take into account the potential impact on the natural beauty of the NL in its location and design.**

Policy SC10: Habitat Protection, Biodiversity and Net Gain

- 7.227. Biodiversity and well-functioning ecosystems are critical for human existence, economic prosperity, and a good quality of life. They are essential in providing food, energy, shelter, and medicines; sustaining water and soil quality; regulating the earth's climate; and providing opportunities for recreation, recuperation, and inspiration. Yet the UK is one of the most nature-depleted countries in the world. Since the 1970's, 41% of all UK species surveyed have declined while 15% of species within the UK are said to be threatened with extinction.
- 7.228. Proposals will be expected to submit ecology reports appropriate for their scale and context. During the validation process reports may be requested which are relevant for the development proposed. Should Preliminary Ecological Appraisals reveal that further surveys are required these will also be expected to be submitted to the council.
- 7.229. Some areas of the Borough that are particularly important for their contribution to their wildlife habitat should be protected. Local Nature Reserves (LNR) protect wildlife habitats and the natural heritage, but they also have a broader community role.
- 7.230. Local Wildlife Site (LWS) is a non-statutory designation applying to a site of Borough-wide importance. The designation seeks to provide recognition of the wildlife value of these sites to the local community and, where possible, to prevent significant damage arising from development.
- 7.231. Areas of biodiversity and important habitat often overlap with areas designated for their geodiversity value such as the Hastings to Pett Beach SSSI. Hastings is comprised of sandstone, mudstone and clay beds with alluvial deposits in areas that are currently or historically riparian in nature. This geological framework is an important component to local habitats, and contribute to the varied landscape, natural heritage, hydrological regime and topography of the borough as well as in many cases literally providing the foundation for our built environment.
- 7.232. Proposals must consider that an intervention in one location may impact negatively on another due to how geological systems function, and whether mitigations within a proposal site might have negative effects elsewhere. The council's approach to geodiversity is set out in Policy SC15
- 7.233. Government is committed to delivering more and better habitats for biodiversity and demonstrating measurable gains from development through the Statutory Biodiversity Metric. The Environment Act contains a mandatory minimum 10% biodiversity net gain condition for planning permissions. Biodiversity net gain is an approach to development, and/or land management, which leaves the natural environment in a measurably better state than beforehand.

- 7.234. Development that adopts a biodiversity net gain approach seeks to make its impact on the environment positive, delivering improvements through habitat creation or enhancement after avoiding or mitigating harm.
- 7.235. Development proposals should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. The council will expect development proposals to demonstrate they are using the Statutory Biodiversity Metric and that the proposals will have positive gains for biodiversity and the natural environment with a minimum 10% threshold for biodiversity net gain. Preliminary Ecological Assessments will only be accepted where it is determined there would be no significant Ecological effects, no mitigation is required, and no further surveys are necessary.
- 7.236. The council will expect all developments to comply with the British Standard BS 42021:2022 'Integral Nest Boxes, selection and installation for new developments' by installing integral swift bricks within new housing developments and other suitable developments. The Policy is structured to provide applicants with the information needed when submitting a planning application. When planning for biodiversity net gain and habitat protection, consideration should also be given to how this may relate to the delivery of other local plan policies that seek to protect and enhance the natural environment.

Policy SC10: Habitat Protection, Biodiversity and Net Gain

Habitat Protection

- 1. Where proposals would result in harm to statutory or non-statutory designated habitats, the public benefits of the development shall be weighed against the harms to, and the significance of the nature conservation interest. Schemes will only be supported where the public benefits significantly and demonstrably outweigh the harm to affected nature conservation interest.**
- 2. Development proposals (other than where loss or degradation of habitat would be negligible such as a change of use or building alteration) will be required to demonstrate biodiversity net gain and will be accompanied by appropriate ecological appraisals showing the potential impact of the proposed development on habitats and species.**

Biodiversity

- 3. Development proposals will demonstrate how the proposed development will use the following hierarchy:**
 - a. avoid harm to biodiversity through site selection and sensitive design; or,**
 - b. Where avoidance is not possible, mitigate impacts to reduce harm as far as practicable; or as a last resort,**
 - c. Only compensate for residual impacts where avoidance and mitigation are demonstrably unachievable, and compensation delivers measurable ecological value.**
- 4. Where proposals will have an adverse impact, they must demonstrate:**
 - a. That the proposal minimises the adverse impacts and there are no reasonable, less damaging solutions,**
 - b. The design and layout of the scheme maximises onsite mitigation.**
- 5. Proposals will only be supported where they can demonstrate all the following:**
 - a) The proposal has been informed by ecological information and constraints and opportunities relating to onsite and adjacent biodiversity.**

- b) The proposals include integral swift and bird bricks which comply with British Standard BS 42021:2022 Integral Nest Boxes, selection and installation for new developments.**
 - c) 10% biodiversity net gain is quantifiable and measurable utilising the most up to date Statutory Biodiversity Metric developed by Natural England and the Department of Environment, Food and Rural Affairs and is achievable on site in the first instance or off-site where net gain cannot be achieved on site.**
 - d) Where agreed by the council that biodiversity net gain cannot be achieved on site, suitable off-site compensation will be secured to deliver biodiversity enhancements.**
 - e) That appropriate mechanisms are legally secured to reflect the cost of monitoring biodiversity net gain.**
- 6. Where development is permitted, the council will impose appropriate conditions or seek a legal agreement to secure the protection, enhancement, compensation, and management of the conservation interest of any site affected, directly or indirectly by development proposals or appropriate off-site compensation to ensure biodiversity net gain is achieved.**
- 7. Proposals which seek to implement or enhance any of the objectives of an Adopted Nature Recovery Strategy will be supported. Where a proposal would negatively impact the objectives of an Adopted Nature Recover Strategy the proposal will be resisted unless material considerations outweigh the attributed harm. Where development is proposed which conflicts with an Adopted Nature Recovery Strategy the developer should seek to remove, reduce and mitigate the harms.**

Policy SC11: Trees and Woodland

- 7.237. Trees and woodlands are essential parts of our natural landscape and ecosystem services, supporting wildlife, mitigating the effects of climate change and contributing to our well-being.
- 7.238. Native woodlands in the UK are isolated, in poor ecological condition and show a decline in woodland wildlife. Ancient Woodland is the oldest, most ecologically diverse, and important woodland habitat in the UK. It is estimated up to 70% of the UK's Ancient Woodland has been lost or damaged. All Ancient Woodlands are unique, are distinctive to their locality and cannot be replaced once lost. Hastings has an extensive tree and woodland cover, much of it designated as Ancient Woodland.
- 7.239. Development affecting Ancient Woodland, ancient trees and veteran trees is a material planning consideration. National Planning Policy places great weight on the protection of irreplaceable habitats advising that development resulting in the loss or deterioration of irreplaceable habitats such as Ancient Woodland should be refused.
- 7.240. The council will protect our woodlands and Ancient Woodlands from harm and encourage suitable planting and replacement of trees if they are adversely affected by development.

Policy SC11: Trees and Woodland

- 1. Trees, woodland and hedgerows will be protected where they are:**
 - a. Protected by a Tree Preservation Order (TPO)**
 - b. In a conservation area**
 - c. Ancient Woodland**
 - d. In historic parks and gardens**
 - e. Within an area recognised for its biodiversity importance**
- 2. The removal of trees and hedges will only be considered acceptable where it is in the interests of good arboriculture practice, or the proposed development outweighs the landscape and amenity value of trees or hedges affected.**
- 3. Where there is unavoidable loss of trees, replacement trees will be planted at a ratio of 3:1* and will be required to be planted and maintained on site. Where on-site provision is not possible, new/replacement provision should be located in the first instance in the Green and Blue Infrastructure network as defined in the council's Green and Blue Infrastructure Strategy*.**
- 4. Development resulting in the loss or deterioration of Ancient Woodland will be refused, unless there are wholly exceptional circumstances, or projects proposed are of national significance, and a suitable compensation strategy developed.**
- 5. Development proposals next to woodland will require a buffer area. Buffer areas should be in line with Natural England's standing advice.**
- 6. Where development is permitted, the council will impose appropriate conditions or seek a legal agreement to secure the protection, enhancement, compensation and management of the hedgerow, tree and woodland interest of any site affected, directly or indirectly by development proposals or appropriate off-site compensation to ensure the towns treescape is not adversely impacted by development.**

*Hastings Borough Green and Blue Infrastructure and Biodiversity Net Gain Strategy 2022

Policy SC12: Green and Blue Infrastructure

- 7.241. Good quality green and blue infrastructure (GBI) within our Town can make a positive contribution to improving health and wellbeing, water management, nature recovery and resilience to and mitigation of climate change and can help address environmental decline.
- 7.242. The Hastings Green and Blue Infrastructure and Biodiversity Net Gain Strategy^{xliii} has identified a network of GBI across the borough. These include statutory and non-statutory ecological sites, together with parks, open spaces, playing fields, woodlands, street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. The network also includes rivers, streams, other water bodies, which can be collectively referred to as 'blue infrastructure'.
- 7.243. Policy SC12 supports the overarching vision derived from the strategy to protect, develop and enhance a network of multi-functional, highly connected green and blue infrastructure across Hastings Borough, designed to incorporate climate adaptation, is financially sustainable, benefits wildlife and Hasting Borough's diverse local community^{xliiv}.
- 7.244. The purpose of SC12 is to protect existing GBI ensuring that its integrity and connectivity is retained, restored, and enhanced and to deliver new GBI which will support sustainable development and address corporate priorities to make space for nature^{xlv}. New development will contribute to the protection and enhancement of open spaces through sensitive development proposals and financial contributions.
- 7.245. For major developments, the council will require developers to design schemes in accordance with recognised standards, for example Building with Nature^{xlvi} or the National Design Guide^{xlvii}.
- 7.246. Biodiversity Net Gain contributions are a key resource in enhancing and extending the GBI network, as well as contributing to the Local Nature Recovery Strategy (LNRS)^{xlviii}. The council will work with key partners to deliver coordinated action for an enhanced and connected network of wildlife rich habitats, species recovery, reduced carbon emissions, water quality improvements, natural flood risk management and recreation.
- 7.247. GBI features should be maintained for the lifetime of the intervention to ensure they continue to deliver their intended environmental, social, and functional benefits. The council will require all major development proposals to be supported by a maintenance and monitoring plan, proportionate to the scale and complexity of the GBI. This should be secured by a condition or legal agreement.

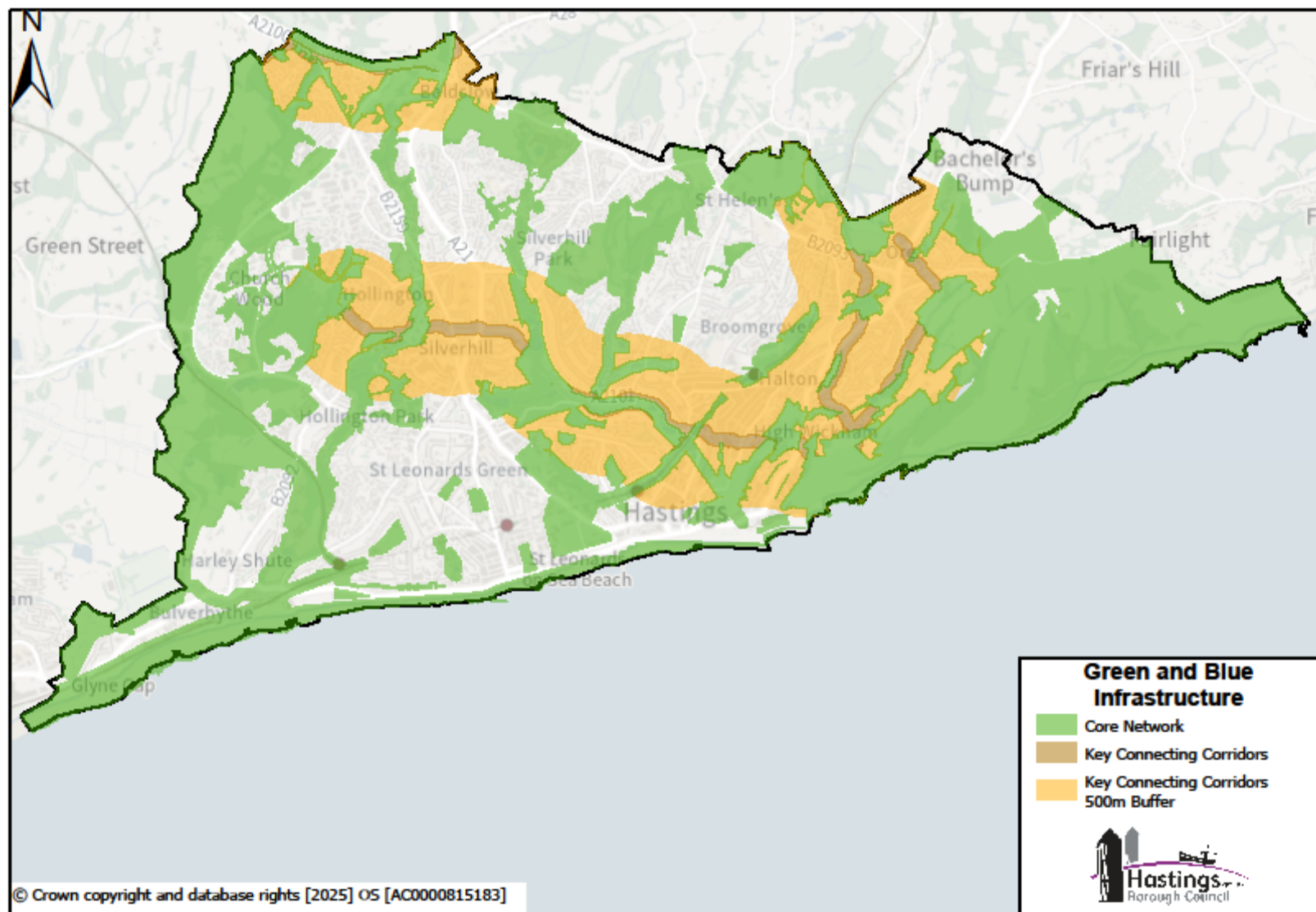


Figure 46: Hastings Green and Blue Infrastructure Core Network and Buffers (2025)

Policy SC12: Green and Blue Infrastructure

- 1. Development within the core GBI network must retain, restore, protect, and enhance existing GBI on-site to support climate change adaptation and mitigation, and deliver benefits to wildlife, habitats, ecosystem services and the health and wellbeing of the local community. Schemes should be designed in accordance with recognised standards such as the Building with Nature Standards.**
- 2. Development outside of the core GBI network that extends, strengthens or creates new connections will be supported, particularly where it contributes to:**
 - The creation of new green corridors**
 - The delivery of priorities identified in the Green and Blue Infrastructure Strategy and Local Nature Recovery Strategy (LNRS)**
- 3. Proposals for onsite Green and Blue Infrastructure schemes must be accompanied by an agreed maintenance and management plan for the lifetime of the intervention. This will be secured by condition or legal agreement.**

Policy SC13: Urban Greening Factor

- 7.248. The Urban Greening Factor (UGF) is a planning tool used to quantify and improve the provision of green and blue infrastructure (GBI) particularly in urban areas. It supports the inclusion of a diversity of GBI to create a range of benefits such as reducing heat, absorbing pollutants from the air, reducing storm water run-off, and promoting biodiversity.
- 7.249. The UGF is distinct from the Biodiversity Metric, which measures ecological benefits. While the Biodiversity Metric focuses on habitat quality and distinctiveness, the UGF promotes a broader range of green and blue infrastructure benefits and promotes the retention of existing high-quality GBI. Both tools should be used for relevant applications, and applicants are encouraged to identify where BNG and UGF interventions can be co-designed to deliver multifunctional outcomes, such as species-rich Sustainable Drainage Systems (SuDS), native tree planting, or wildflower green roofs.
- 7.250. The UGF is calculated by assigning a score to all the surface cover types. All UGF surface types should conform to the guidance and specifications set out in Table 2 of Natural England's Urban Greening Factor for England User Guide. The resulting UGF score for sites should meet or exceed the target factor score as set out in this Policy and should not result in a reduction in score compared to the site's undeveloped baseline score.
- 7.251. It should be noted that the UGF is not a tool to measure the biodiversity benefits of greening proposals, and not all urban greening may be inherently beneficial for wildlife. Equally, the scoring threshold could potentially be met with interventions that do not deliver in line with locally set green and blue infrastructure priorities if the only consideration is the overall score achieved. In order to ensure that biodiversity and locally set green and blue infrastructure gains may be maximised within developments where the factor is applied, interventions should be prioritised that deliver both high UGF scores and align with the ten objectives of the council's Biodiversity and Green and Blue Infrastructure Strategy and the Building With Nature Standards.
- 7.252. The UGF should be considered from the earliest design stage. This includes where appropriate, at the pre-application stage. The urban greening factor tool is used to assess and quantify the amount and quality of urban greening surface cover that a scheme provides, increase the level of greening in urban environments and provide much needed linkages between isolated areas of existing green and blue infrastructure.
- 7.253. The UGF seeks a locally set minimum score for both residential and commercial sites that are capable of accommodating major development, to be assessed using the Natural England Urban Greening Factor for England tool and supplementary guidance. The UGF affords developers some flexibility as to the interventions that may be used to reach the specified level

of urban greening, provided that locally set objectives within the council's Green and Blue Infrastructure Strategy are addressed.

- 7.254. The resulting UGF score is then compared with the target UGF score for the development site set by the Policy and used to evaluate whether the development's urban greening proposal meets the defined target.
- 7.255. Minor developments are capable of delivering a range of UGF interventions onsite that are appropriate to the scale, location and type of development for which permission is sought. Examples include green roofs and attenuation measures or other interventions that deliver multiple benefits.
- 7.256. It is essential that Green and Blue Infrastructure delivered through Urban Greening is properly maintained so that it continues to fulfil the functions and meet the standards of quality defined within this Policy. The Policy seeks an appropriate financial and stewardship plan for the lifetime of the development, such as a Landscape and Green Infrastructure Management and Maintenance Plan.

Policy SC13: Urban Greening Factor

- 1. All major development proposals must, and any minor development proposals within the key connecting corridors and their 500m buffer should, demonstrate that:**
 - a. The proposal will meet or exceed an Urban Greening Factor of 0.4 (for residential) or 0.3 (for commercial development*) and;**
 - b. There should be no net loss against the baseline undeveloped site score.**
- 2. Minor development proposals outside of the key connecting corridors and their 500m buffer should seek to incorporate elements of high scoring urban greening appropriate to the site.**
- 3. Onsite Urban Greening should be maintained for the lifetime of the UGF measures. Major development proposals must demonstrate this through an agreed maintenance and management plan. This may be secured by condition.**

*Mixed used development scores should be based on the use with the greatest square meterage surface area (Natural England, Urban Greening Factor for England User Guide, 4.5, 2023)

Policy SC14: Provision, Enhancement and Retention of Sports and Recreation Facilities

- 7.257. The importance of good access to high quality open spaces, sports and recreation facilities to the health and well-being of communities is well recognised. There are also economic benefits of parks and green spaces in terms of creating employment, promoting economic activity and encouraging inward investment across an area by providing a draw and destination for visitors.
- 7.258. As new development proposals in the Borough come forward, we need to ensure that development addresses any potential impact arising from additional pressure on existing open space, sports and play provision and provides for the needs of the growing and changing population. To understand current provision and to identify future needs for open space, sports and recreation provision, a Strategic Open and Play Space Assessment^{xlix} and a Playing Pitch and Built Facilities Strategy^l have been undertaken. The studies have identified a need to protect all forms of provision, improve the quality and value of existing provision, improve the maintenance of provision and a need to increase the provision for specific activities in order to support current and future residents.
- 7.259. Open space refers to all publicly accessible open spaces within the town, including those used for informal sports and play, equipped play and outdoor socialising. Together with sports facilities, this Policy refers to:
- Parks and gardens
 - Natural and semi-natural green space
 - Allotments
 - Cemeteries and churchyards
 - Provision for children and young people (as primary & secondary typologies)
 - The beach and seafront promenade
 - Natural turf and artificial turf pitches for cricket, football, hockey and rugby, including associated infrastructure
 - Indoor and outdoor built sports facilities, including tennis and bowls
- 7.260. The protection and enhancement of existing open space, play provision and sports facilities is important in order to ensure it remains accessible and continues to fulfil its established recreational function and deliver best value.
- 7.261. Existing open space, sport and recreation provision should not be built on unless proposals include, for example, the consolidation of multiple lower quality or value facilities into a single high-quality, high-value offer; or the

onsite or offsite provision of a significantly enhanced replacement facility. It is recommended that consultation mechanisms are used to inform the design of reprovided or consolidated facilities equipped play facilities where possible.

- 7.262. Opportunities for people participate in growing their own produce can be a contributing factor to supporting healthy lifestyles, helping to promote physical activity, reducing stress, increasing community cohesion, aiding healthy eating, and relieving symptoms of some serious illnesses. Formal allotment sites are therefore protected. The council recognises that other less formal opportunities for people to participate in food growing. Such as community food growing schemes. Where community food growing proposals constitute development, the council will consider such proposals, including as a productive meanwhile use for spaces identified for future development.
- 7.263. It is recommended that the potential for the presence of polluted ground conditions be taken into account where any proposal involving the cultivation of items intended for human consumption is brought forward, including the potential for pollution as a result of runoff upstream.
- 7.264. Open spaces, sport and recreation provision have multifunctional benefits. They contribute to the green and blue infrastructure network, can help deliver benefits for nature, the management of surface water, and support active travel. Proposals affecting these facilities will therefore only be supported where they do not adversely impact on other benefits and functions or where these can be sufficiently mitigated.
- 7.265. Inclusive sport and leisure facilities play an important role in addressing inequalities, improving quality of life and enhancing community interaction. We recognise that it is essential for all residents to have access to a range of leisure opportunities and the importance of maintaining a geographical distribution of facilities to meet local community needs.
- 7.266. The Hastings and Rother Playing Pitch and Built Facilities Strategy (2023) provides a current and projected level of supply and demand for sports facilities in Hastings which will help inform any future developments. The Strategy is updated regularly to ensure that the information within it remains up to date.
- 7.267. Protecting the existing stock of playing fields and sports pitches is also important to maintain the health and wellbeing of local people, and in light of increasing pressures for development.
- 7.268. Ensuring all residents have access to good quality sport and leisure facilities continues to be an important goal for the council and its partners. Participation in sport has rebounded well following the negative impact of Covid-19 and the council's joint Playing Pitch and Built Facilities Strategy with neighbouring Rother District Council.
- 7.269. The strategy emphasises the importance of enhancing current facilities to meet current and future participation needs, particularly to support growing

participation from women and girls. Likewise, built sports facilities will require ongoing maintenance and enhancement, particularly due to the age and configuration of some facilities no longer meeting local needs to the extent that they have in the past. To address this need, contributions will be sought from developments most likely to accelerate these trends in participation due to their size and scale.

- 7.270. Hastings largest built leisure facility, with over 80% of its swimming offer, is Summerfields Leisure Centre. Summerfields is over 40 years old, with its most recent refurbishment activity in 2005. Work is now ongoing to identify options for the future, including the potential for a replacement or further refurbished facility, ideally consolidating the facilities currently operated within Summerfields and Falaise Gym. Due to the sub-regional destination status of the current facilities, any replacement facility should be developed with consideration given to the overall offer with neighbouring Rother District.
- 7.271. It is recognised that in exceptional cases, the loss of a sporting facility may be unavoidable – for example, where a facility will be replaced, consolidated, there is no longer demand or an ancillary function is necessary to support its continued operation. Re-provided facilities should enhance the quality and accessibility of the facility.

Policy SC14: Provision, Enhancement and Retention of Sports and Recreation Facilities

Sports and recreation facilities are identified in the most up-to-date Open Space and Play Strategic Assessment and the Playing Pitch and Built Facilities Strategy.

Retention and Enhancement

- 1. Development which seeks to maintain or enhance existing sports and recreation spaces will be supported. This includes:**
 - a. Parks and Gardens**
 - b. Natural and Semi-Natural Green Space**
 - c. Amenity Green Space**
 - d. Equipped play**
 - e. Built sports facilities**
 - f. Playing pitches**
 - g. Allotments**

Preventing and Managing Loss

- 2. Development on land with important amenity value including those identified on the policies map as Multifunctional Open Spaces, Allotments and Local Green Spaces will not normally be supported.**
- 3. Development resulting in the loss of equipped play facilities will only be permitted where:**
 - a. Replacement equipped play is re-provided onsite, and is of enhanced quality and accessibility; or,**
 - b. Replacement equipped play is provided in a suitable offsite location, is of equivalent or enhanced quality and quantity and will be which will be made available prior to the loss of the original; or,**
 - c. The development is for alternative or consolidated and improved provision of equipped play, the benefits of which can be demonstrated to clearly outweigh the loss of the original provision.**
- 4. Development resulting in the loss of outdoor or indoor (civic*) sports or recreation facilities will only be permitted where:**

- a. A replacement facility is re-provided onsite, and is of enhanced quality and accessibility; or,**
- b. A replacement facility is provided in a suitable offsite location, is of equivalent or enhanced quality and quantity and will be made available prior to the loss of the original; or,**
- c. The development is for alternative or consolidated facility for typologies 1e and/or 1f the benefits of which can be demonstrated to clearly outweigh the loss of the original provision; or,**
- d. The proposed development is ancillary to the current facility and will not adversely impact the continued use of the site for sports or recreation.**

***Public indoor leisure facilities available to all residents**

Policy SC15: Ground Behaviour, Geodiversity and Land Stability

- 7.272. The full and effective use of land may be difficult to achieve due to the challenges and problems associated with ground behaviour. As a result of Hastings' natural geology, hydrology and long history as a settlement, there is the potential for challenging ground behaviour throughout the borough that may lead to instances of instability if not properly assessed and mitigated during the development process.
- 7.273. The land that becomes unstable may result in creep, landslides, subsidence, ground heave, collapse or other hazard. As well as presenting an immediate hazard to people living, working in or visiting areas experiencing the acute effects of unstable land, the impacts can also extend beyond the immediate area of incident. For example, materials entering water bodies such as lakes, rivers, ponds, streams, the sea as a result of these effects can introduce pollutants that impact water quality or exacerbate flooding due to reducing storage capacity of the water body.
- 7.274. In coastal areas like Hastings, the effects of land that has become unstable are often most noticeable along cliff faces, or where the effects appear suddenly as opposed to where they make themselves known gradually over time. Land can become unstable due to intrinsic factors (general physical characteristics of the location) and triggering factors (such as extreme rainfall). As a result of climate change some of these triggering factors will intensify during the lifetime of the plan.
- 7.275. National Planning Policy sets out the need for planning policies and the decisions they inform to prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by land instability. It also places development at the heart of providing a solution to problem areas of land instability through the potential for a well thought out proposal to remediate and mitigate unstable land where appropriate.
- 7.276. National Planning Policy places the responsibility for securing a safe development on the developer and/ or landowner^{li}. It also provides clarity that the impact of climate change should be considered as part of any proposal^{lii}. Adequate site investigation should be undertaken before a proposal is brought forward, to inform decision making.
- 7.277. The planning practice guidance confirms that before a detailed planning application is prepared, a site needs to be assessed in the context of surrounding areas where subsidence, landslides and land compression could threaten the development within its anticipated life or damage neighbouring land or property. Such information could be provided to the planning authority in the form of a land stability or slope stability risk assessment report^{liii}. Stability reports may be combined with drainage and/ or contamination reports where appropriate.

- 7.278. Therefore, a safe development is one that considers not only the safety of the development itself, but the potential wider impacts. Failure to do so may present a risk to life, habitat, property and infrastructure⁶.

Understanding which sites require assessment

- 7.279. Locations with the potential for poor ground conditions will require assessment. The gradient of a slope should not be used as the sole basis for investigating ground behaviour, although the presence of a slope within the site or surrounding area can help to define the scope of preliminary assessments.
- 7.280. Planning Practice guidance identifies a range of data sources that may help to inform an understanding of ground behaviour, including but not limited to:
- 7.281. Information on previous uses contained in the National Land Use Database.
- 7.282. British Geological Survey Data, including the National Dataset on landslides, artificial ground and borehole data.
- 7.283. For the avoidance of doubt, the term 'poor ground conditions' may include, but is not limited to:
- Poorly consolidated, or historic and unrecorded made ground and fill material;
 - Soft, weak and wet natural soils⁷;
 - Subterranean voids or cavities, both natural and artificial;
 - Shallow or deep historic mining or mineral extraction;
 - Soils at risk of shrink-swell, including where this is due to the effects of trees;
 - Historical railway, defence or other spoil locations;
 - Recent or historic landslides;
 - Faults or subsurface shear;
 - Where 1 or more retaining structures are present.
- 7.284. Landslide Activity Risk Areas (LARA) are areas in which landslides have recently taken place, remain active or there is reason to believe they will become active in the near future. This includes locations where Article 4 Directions restricting development due to the need to prevent landslides are in force. Proposals at any scale in LARAs will need to incorporate remediation measures in the majority of cases.

⁶ This is independent of the requirement under Part A of the Building Regulations, which relates only to the stability of a structure itself and not the surrounding area.

⁷ Including compressible ground, collapsable deposits, soluble rocks, running sand.

- 7.285. There are a limited number of exceptions to this Policy, which include:
- Changes of use (unless the change involves residential development);
 - Variation or removal of conditions, unless these conditions relate to ground behaviour or land stability;
 - Applications for listed building consent;
 - Lawful Development Certificates;
 - Tree works requiring planning consent that do not involve the felling of trees.
- 7.286. Some small-scale works will not require Planning Permission or Building Regulations Approval. Before starting on such works, residents and businesses are strongly advised to take appropriate professional advice.
- 7.287. Assessments and reports relating to ground behaviour and land stability must be prepared by an appropriately qualified and experienced geotechnical engineer with chartered membership of a relevant professional institution appropriate to the scale of proposed development (PPG 09), such as RoCEP, ICE, the Geological Society or IMM.
- 7.288. When undertaking assessments of ground behaviour and land stability, it is important that the potential impacts of climate change, including soil and materials deterioration, over the lifetime of the proposed scheme are taken into account. This includes, but is not limited to, those that constitute imposed, wind and environmental loads and those that may result in increased ground movement due to changes in the shrinking, swelling or freezing of the subsoil – insofar as the risk can be reasonably foreseen.
- 7.289. The resulting proposal should therefore incorporate appropriate or special design features as needed following these assessments in order to ensure it can safely tolerate both current and foreseeable future ground conditions also taking into account the temporary condition of the site during construction.
- 7.290. BS EN 1997-1 and its annexes provide the national standard for geotechnical aspects of the design of buildings and civil engineering works. The standard sets out the recommended approach to the design requirements, the design situation and the durability of proposals. All calculations must be able to demonstrate an appropriate Factor of Safety. It is recognised that in some cases, alternative calculations that yield more conservative results than BS EN 1997-1 may be preferable, and these will also be acceptable provided they can be verified by the council.
- 7.291. Active systems are areas where evidence shows geological activity is present- for example, areas with or in the locality of a landslide that is still ongoing to any extent. The proposed development must be able to evidence to the satisfaction of the council that it will not exacerbate any existing issues.

- 7.292. As a result of survey and assessment, remedial works may need to form part of a development proposal where stability issues or ground behaviour concerns have been identified. For the safety of all affected parties, schemes of remedial work must be submitted to the council and approved prior to commencement of development. Where remedial works include elements that will require ongoing maintenance and/ or management, a plan for how this will be achieved must likewise be submitted and approved.
- 7.293. To ensure the continued safety of all effected parties, all remedial works must be completed prior to occupation phase of the development. This will be secured by condition.
- 7.294. A framework for the content of a Land Stability report is set out in the Planning Practice Guidance. It is expected that as a minimum, the structure of land stability reports should conform with this format. A non-technical summary should form part of any report.
- 7.295. The temporary condition of a site⁸ should be considered as part of any engineer's report alongside the permanent condition. Measures to safeguard the stability of a proposal site in its temporary condition should be set out and approved by the council as part of the Construction Management Plan.
- 7.296. Due to the history and geology of the borough, the impacts of climate change and human activity, there is the potential for changes to ground behaviour in areas of the borough that are already developed. It is important that householders seeking to further develop their properties are aware of and able to manage foreseeable risks to land stability in a proportionate way that will demonstrate their proposal to be safe for the householder, others in the locality, and future occupiers.
- 7.297. In order to achieve this, the advice of a chartered structural engineer and/ or other appropriate specialists⁹ should be sought early on in the design process and their advice regarding site ground behaviour should be incorporated into designs at an early stage. This should be evidenced through an engineer's report at application stage. There is no prescribed format for this report.
- 7.298. The Planning Practice Guidance identifies that in some cases, a Local Planning Authority may need to consider removing permitted development rights in areas of land instability. Where evidence indicates that such a step should be taken, the council will seek to bring forward Article 4 directions to prevent harm that may be an unintended consequence of permitted development rights.

⁸ The condition of the site during construction.

⁹ This may include geotechnical or flood risk specialists.

Policy SC15: Ground Behaviour, Geodiversity and Land Stability

- 1. Development proposals for major and minor applications will be supported in areas with the potential for poor ground conditions or slope instability, and within Landslide Activity Risk Areas where the proposal demonstrates that:**
 - a. Ground behaviour and land stability have been assessed by a suitably qualified and experienced geotechnical engineer, taking into account both the proposal site and the context of the wider area, and the potential impacts of climate change;**
 - b. A land stability report as a result of this assessment has been submitted and agreed prior to approval of a scheme;**
 - c. Poor ground conditions or instability will not result in compromised structural integrity, as evidenced through appropriately detailed ground investigations, stability calculations, remedial design calculations where necessary, appropriately prepared reports and a stability declaration form all prepared by a suitably qualified and experienced geotechnical engineer;**
 - d. The development as proposed can tolerate the ground conditions for its lifetime and maintain stability without causing adverse effects or impairment;**
 - e. Design calculations conform with BS EN 1997-1, and with an appropriate demonstrable Factor of Safety. Alternative calculations to a standard more conservative than BS EN 1997-1 will also be acceptable;**
 - f. Where an active system is identified, it can be demonstrated that the proposed development will not exacerbate any land or slope stability issues, both on site and in the surrounding area and there will be no risk to a water body including groundwater and aquifers;**
 - g. Where a scheme of remedial work is required, it has been submitted and agreed prior to commencement and carried out prior to completion and occupation. Where appropriate, details of maintenance and management plans for the lifetime of the development must also be submitted and agreed. This will be secured by condition;**
 - h. All remedial works have been completed in line with any approved remediation scheme prior to occupation. This will be secured by condition.**
- 2. Land stability reports must include as a minimum a review of sources of geological information used to inform the report, site history, site**

inspection, the results of any necessary intrusive site investigations, assessment of land stability risks (including those arising from potential impacts of climate change during the lifetime of development) and mitigation measures.

- 3. All major and minor development proposals must provide a construction management plan including details of how ground behaviour relevant to the temporary condition of the site will be addressed and mitigated.**
- 4. Proposals for alteration or extension of dwellings must be able to demonstrate that designs are informed by an engineer's report to confirm that the proposal can tolerate the ground conditions for its lifetime and that any foreseeable threats to both the proposal site and surrounding area can be remediated prior to completion.**
- 5. If suitable remediation cannot be provided, or the relevant reports indicate that there will be an unacceptable adverse impact on sensitive receptors which cannot be adequately prevented, avoided, and/or mitigated then planning permission will be refused.**
- 6. Where land is potentially subject to instability, the council may seek to remove permitted development rights in the interests of human health or environmental risk.**

Policy SC16: Flood Risk and Drainage

- 7.299. Much of the Borough is vulnerable to flooding from a range of sources, the risk of which is expected to worsen over the lifetime of the plan due to the effects of climate change. Policy SC16, together with National Planning Policy, National Flood Management legislation^{liv} and the most up to date Strategic Flood Risk Assessment (SFRA)^{lv} provides the basis for assessing, avoiding, mitigating and adapting to the risks from all sources of flooding.
- 7.300. Due to the dynamic nature of flood risk, the SFRA and other technical guidance will be updated regularly where new evidence relating to the risks of flooding is identified. The Level 1 SFRA includes maps that identify the current and future risk of flooding from watercourses, the sea, surface water, groundwater, sewer flooding and tidal flooding. It also identifies areas that comprise the functioning floodplain.
- 7.301. The Level 1 SFRA is not a fully comprehensive document, and therefore under certain conditions as set out in Policy SC16, proposals for non-major and major development may need to be accompanied by a site-specific Flood Risk Assessment. All development will need to provide drainage plans, regardless of size.



Figure 47: Development typologies for Flood Risk Assessments.

- 7.302. A Flood Risk Assessment will be required for non-major and major development in flood zone 1 where certain size, drainage or flood vulnerability criteria as set out in Policy SC16, Practice Guidance on Flood Risk and Coastal Change and Guidance on Flood Risk Assessment in Flood Zone 1 apply^{lvi}.

- 7.303. Flood Zone 3b will be protected as the functional floodplain, and its capacity to attenuate periodic flood events must not be compromised. Essential infrastructure that has passed the Exception test and water-compatible uses will be permitted within Flood Zone 3b, provided the development is designed and constructed to:
- Remain operational and safe for users in times of flooding;
 - Result in no net loss of floodplain storage;
 - Not impede water flows; and
 - Not increase flood risk elsewhere.
- 7.304. Unless it is otherwise directed by adopted technical guidance, the Environment Agency or Policy SC16, all Flood Risk Assessments should follow the Environment Agency's Standing Advice^{lvii}.
- 7.305. The council may require a sequential test to be performed for any development proposals in flood zone 2 or 3, with the exception of:
- Site allocations where the sequential test has already been performed at plan making stage for the proposed use and there have been no significant changes to flood risk in the intervening period;
 - Changes of use for existing buildings;
 - Minor development^{lviii}.
- 7.306. In some cases, it may be appropriate to apply the sequential test to non-major and major development proposals in flood zone 1 where there are flooding issues in the area of the development as identified in the Strategic Flood Risk Assessment (SFRA)^{lix}.
- 7.307. Sustainable drainage systems (SuDS) should be designed to manage surface water run off so that it mimics natural run off rates as closely as possible. Well-designed SuDS can help to avoid flooding at site level, attenuate and reduce flows to limit or improve the wider impacts of flooding, filter pollutants from surface water run-off and provide biodiversity and amenity benefits. CIRIA guidance for the design and delivery of SuDS should be closely followed when proposals are developed^{lx}.
- 7.308. National Planning Policy advises that SuDS should seek to discharge into the ground through infiltration where it is possible to do so. Due to complex interactions between the groundwater table, the bedrock geology and the overall topography of the Borough it is unlikely that infiltration SuDS will be acceptable^{lxi} unless it is demonstrated through a Building Research Establishment Digest 365 (BRE365) infiltration test, or other agreed testing process.

- 7.309. Policy SC16 therefore directs applicants to a hierarchy of alternatives that should be considered in the order in which they have been presented. Under certain conditions, where the site itself or the surrounding area may have the potential for land instability, pollution or a high groundwater table, discharge into a surface water body may not be acceptable due to increased risk of environmental or flood hazard.
- 7.310. Proposals for sites with these characteristics should conduct hydrological monitoring to inform designs. The monitoring period will usually be for six months from October – April. Sites with the potential for drainage systems to be below groundwater levels at times must be built in accordance with standards such that the risk of infiltration is minimised. This must be demonstrated by air testing of joints and at manholes as per the sewers for adoption document, or Building Regulations with the most conservative option recommended.
- 7.311. It is recommended that work with the relevant organisations (the Lead Local Flood Authority, sewerage undertaker, Environment Agency, or internal drainage body) takes place at the earliest possible point when designing drainage plans and SuDS.
- 7.312. Major developments provide an opportunity to ensure that surface water management measures and SuDS are well integrated into the development as a whole, potentially incorporating existing natural features within the site such as boundary landscaping or ponds. Well integrated SuDS can provide multifunctional benefits, including shade, habitat, active travel opportunities, amenity green space, and increased mental and physical wellbeing of future occupiers.
- 7.313. Sustainable Drainage Systems (SuDS) are required for all new developments. The council will collaborate with neighbouring authorities and the Lead Local Flood Authority to ensure a unified approach to SuDS requirements, addressing cross-boundary concerns.
- 7.314. Existing flood water management measures make an important contribution to controlling runoff rates and preventing flooding, both individually and cumulatively. Loss of such measures will therefore be resisted.
- 7.315. To mitigate the loss of existing management measures, areas of hardstanding must incorporate surface water capture. Additionally, if the proposal is for a driveway that would require planning permission, at least 50% soft landscaping must be retained in order to safeguard natural surface water management processes and preserve green corridors^{lxii}.
- 7.316. To reduce the risk of sewer flooding, proposals should reuse or discharge grey and foul water to a foul or combined sewer and surface water managed through the following hierarchy:
- Rainwater harvesting and re-use

- Greywater capture and re-use/recycling

- 7.317. before considering drainage to a surface water only sewer. This should be confirmed with the statutory sewerage undertaker prior to commencement. Where evidence demonstrates that all other options have been applied (or tried) and the statutory sewerage provider confirm the approach, discharge into a combined sewer may be acceptable.
- 7.318. National Planning Policy advises that development should not result in increased flood risk elsewhere. It should be noted that in some areas of the borough, the hydraulic gradient sits above ground level. In these locations, new connections to the surface water culvert will not be appropriate as this may result in the introduction of flooding to areas that previously did not experience issues. In these locations, connections will not usually be supported nor agreed by Southern Water and alternative drainage solutions should be sought^{lxiii}.
- 7.319. Some small-scale works will not require Planning Permission or Building Regulations Approval. Before starting on such works, residents and businesses are strongly advised to take appropriate professional advice. Extensions and patios/other home improvements increasing the area of impermeable surface must contact Southern Water to agree plans to manage the additional surface water runoff from the development without connecting this to the foul or combined network. Works planning to build within three metres of a public sewer must contact Southern Water to negotiate build over consent or agree a sewer diversion, regardless of whether a grant of Planning Permission is required^{lxiv}.
- 7.320. Where a proposal seeks to change the use of an existing premises, in many cases there will be a limited impact on flood risk. However, in some cases a change of use may result in the intensification of greywater discharge into the sewerage system. For example, a change from a commercial premises to a major residential development.
- 7.321. Many of the greatest opportunities for this type of change or partial change of use are within the Hastings Central Regeneration Area, where existing sewer capacity is already experiencing incidents of exceedance during 1 in 30 rainfall events. Therefore, the capture and management of surface water is critical in ensuring that such development is sustainable and safe for its lifetime.
- 7.322. Where a change of use proposal will result in a net increase in the volume of greywater being discharged to the sewer, compensatory surface water capture and management solutions equal to the net increase should be provided in addition to separating grey and foul water sewers from surface water sewers. This may take the form of on- or off-site mitigation measures and will be secured for the lifetime of the development by legal agreement.
- 7.323. Surface water management measures will generally require a maintenance and management schedule, to ensure that they continue to operate as

intended for their lifetime. Such a plan must be agreed by the council and secured by condition in order to safeguard their operation throughout their lifetime.

- 7.324. As a coastal location, Hastings experiences elevated flood risk. There are areas of the borough that benefit from existing flood defences, which require maintenance or enhancement over their lifetime. Access and easements should therefore be provided to facilitate this by ensuring development is set back from existing defences and watercourses. Where a development site is adjacent to or defended by flood or sea defences, it will be expected to contribute to the maintenance, enhancement and management of these defences during its lifetime where appropriate. This may be secured through legal agreement. The lifetime of residential development is assumed to be 100 years, and 75 for non-residential development^{lxv}.
- 7.325. It is important to ensure that risk to people or property is not increased during the construction of an approved development. Uncontrolled site flooding or surface water runoff can be a danger both to those accessing the site during development and to people and property positioned downstream. This risk comes not only in the form of the immediate flooding created through excess water, but also from the potential to spread site pollutants that have not yet been remediated.
- 7.326. The technical standards provided through the British Standards framework, which should be used to develop solutions to flood risk following the granting of planning permission and prior to commencing development. Plans to avoid, manage and mitigate all sources of flooding and to mitigate and manage surface water runoff should be submitted to the council prior to commencement. This will be secured by legal agreement.
- 7.327. The accumulation of debris within the sewer system can reduce capacity, cause damage to sewers and result in sewer flooding if capacity is sufficiently reduced. Sewers can be exposed temporarily during construction, resulting in an accumulation of silt, or allowing debris to enter the system. Highway gullies surrounding a site and unprotected drainage chambers can likewise be vulnerable to the introduction of silt or debris. Plans to avoid, manage and mitigate silt debris from entering the sewer system through openings, chambers, gullies or other openings should be submitted to the council prior to commencement as part of the Construction Management Plan.

Policy SC16: Flood Risk and Drainage

Flood Risk Assessments for non-major and major development

- 1. A Flood Risk Assessment will be required as part of a planning application for any development in flood risk zones 2 and 3. Sequential and Exception Tests may also be applied.**
- 2. A Flood Risk Assessment will be required as part of a planning application for development in flood risk zone 1 that is:**
 - a. More than 1 hectare; or,**
 - b. Has been identified within the most up to date Strategic Flood Risk Assessment as being at increased flood risk in future; or,**
 - c. Where it could be affected by other sources of flooding (for example surface water); or,**
 - d. A change to a more vulnerable use and it is at risk from any source of flooding; or,**
 - e. Identified as having critical drainage problems.**
- 3. Flood Risk Assessments must incorporate flood threshold checks.**
- 4. Flood Risk Assessments should follow the Environment Agency's Standing Advice.**

Surface Water Management and Sustainable Drainage Systems (SuDS)

- 5. Proposals must incorporate Sustainable Drainage Systems (SuDS) and manage surface water run off to ensure there is no increase to runoff rates and flood risk is not increased elsewhere.**
- 6. Major developments should ensure that water management and drainage systems form an integral part of the built form and landscape design¹⁰, and seek to safeguard existing natural or engineered surface water management measures and drainage routes.**
- 7. Proposals involving the loss of existing natural or engineered surface water management measures will be resisted. To prevent the long-term impacts of cumulative loss:**
 - a. New areas of hardstanding must include or be offset by appropriate compensatory surface water management measures;**

¹⁰ GBI study 6.5.4 (role of boundary treatments); and P46 'integrate water management systems'

- b. The council will only support applications for parking in front or rear gardens where at least 50% soft landscaping is retained.**
- 8. Designs for surface water management should follow this discharge hierarchy:**
 - a. Store rainwater close to the point of collection, ideally in conjunction with urban greening interventions for reuse on site;**
 - b. Attenuate to slow the flow of surface water prior to;**
 - c. Discharge directly into surface water bodies (see 9), or, if evidence demonstrates all options have been exhausted and this cannot be achieved sufficiently to prevent surface water run-off from the site;**
 - d. Attenuation measures to slow the flow of surface water prior to;**
 - e. Discharge directly to the public surface water sewer system, subject to agreement from infrastructure providers;**
 - f. Discharge directly into the public combined sewer system, subject to agreement from infrastructure providers.**
- 9. Where measures designed to discharge into a surface water body impact upon:**
 - a. Land that may be subject to instability; or,**
 - b. Polluted land; or,**
 - c. Sites identified as containing a high groundwater table.**

drainage designs that seek to discharge into a surface water body will require appropriate hydrological and hydrogeological monitoring before approval.
- 10. Drainage designs that discharge directly into the ground (infiltration) will not normally be supported, except where it is demonstrated to be acceptable using an agreed testing process.**
- 11. Drainage designs that seek to connect to the surface water sewer system in areas where its hydraulic gradient is above ground level will not normally be supported to prevent the creation of new flood points.**
- 12. Proposals must not negatively impact on the functionality of the surface water drainage system, nor prevent future maintenance or enhancement work from taking place.**

13. Proposals involving change of use that would result in a net increase of greywater discharge should seek to ensure that surface water offsetting equal to the increase is provided. This may be secured through both onsite or off-site provision either down or upstream where this will alleviate pressure on the affected sewer system.

14. Drainage designs must be accompanied by an agreed maintenance and management plan for their lifetime, to be secured by condition.

General Principles

- 1. Development adjacent to or protected by flood and/or sea defences will be required to protect the integrity of existing defences, contribute to new defences where appropriate and be set back from the banks of watercourses and their defences to allow their management, maintenance and upgrading including Natural Flood Management measures.**
- 2. All non-major and major development proposals must provide a construction management plan detailing:**
 - a. Flood avoidance, management and mitigation measures in line with BS 8533 or their successor; and,**
 - b. Surface water management and mitigation measures in line with BS 8582 or their successor; and,**
 - c. Measures to prevent the silting of, or introduction of debris to, sewers, drainage chambers or gullies.**

Policy SC17: Coastal Change Management

- 7.328. It is understood that development in the coastal strip can be a complex undertaking, with a number of different consenting processes in place. In addition to supporting sustainable development, this Policy aims to simplify the process by providing clear guidance where the Local Planning Authority is acting as first point of entry in line with the provisions of the Coastal Concordat for England^{lxvi}.
- 7.329. Hastings is located on the South-East Coast, with approximately 12km of coastline, 5km of which is a developed frontage protected by sea walls and groynes which help to retain the shingle beaches. 2.2km of the developed frontage forms part of a two-tier concrete promenade from Carlisle Parade in the East to Marine Court in the West.
- 7.330. A further 5km of coastline to the East of the developed area is composed of sandstone and clay cliffs, which are designated a Site of Special Scientific Interest (SSSI). The remaining 2km to the West is low lying and includes an area of functioning flood plain within the Combe Valley Countryside Park SSSI.
- 7.331. The Borough has two areas of beach serviced by lifeguards in the high season to which visitors and residents are principally directed for leisure use: Pelham Beach, which is a specially designated family beach, and Marina which is popular for both bathing and water sports. To the East of the Borough is the fishing quarter, home to Europe's largest beach-launched fishing fleet and associated plant, machinery, storage and commerce.
- 7.332. Hastings lifeboat station is situated on the beach to the West of the Harbour Arm at The Stade and currently houses one Shannon Class and one D Class lifeboat, as well as associated plant and machinery.
- 7.333. Hastings seafront includes both a large portion of the resort area and number of heritage assets, many of which hold Listed Asset status including the Grade II listed Carlisle Parade Carpark, shelters and sunken gardens, some of which is within the subterranean area created through the construction of the seawall. Nine of the Borough's eighteen conservation areas intersect the seafront.
- 7.334. The resort area is also located on the seafront and caters to both residents and visitors. Attractions include the built and natural heritage character and historic context of the town, the beach, play spaces, amusements, aquarium, beach huts, bars, restaurants and cafes. Access to the resort area is provided through the main A259 trunk road that runs parallel to the seafront and National Cycle Route 2 that runs alongside the A259. Four car parks for use by residents and visitors and providing a total of 1,041 spaces are positioned to the South side of the A259: Rock-a-Nore (450 spaces), Pelham Place (276 spaces), Marina (97 spaces) and Grosvenor Gardens (7 spaces).

An additional two subterranean car parks Carlisle Parade (171 spaces) and The Pier (40 spaces) occupy space under the A259, behind the promenade.

- 7.335. Other infrastructure and assets that occupy space within the coastal strip include the Ashford – Brighton railway line, utilities infrastructure, public conveniences and changing spaces (including accessible Changing Places provision), medical facilities and storage.
- 7.336. This economically, ecologically, historically and infrastructurally important area is likely to undergo significant change during the lifetime of the plan and beyond, accelerated by the effects of climate change including sea level rise and extreme weather events. The National Planning Policy Framework recommends that areas likely to be impacted by the effects of physical changes to the coast over both short and long-term time periods should be designated as a Coastal Change Management Area (CCMA)^{lxvii}.
- 7.337. A review of evidence related to flood risk and coastal change identifies the potential for Hastings shoreline and intertidal area to be significantly impacted by the effects of coastal change between 2025-2105^{lxviii}. This will include loss of parts of the beach and increased impact on or loss of built and natural seafront assets, including car parking spaces, visitor attractions, conference facilities, subterranean assets, play spaces, sports facilities and active travel routes. Impacts could include these assets being inaccessible for periods of time due to safety concerns, increased marine pollution through inundation and retreat of water from polluted surfaces, damage to facilities and loss of business income due to periods of closure either for safety reasons or to remediate damage to premises.
- 7.338. The designated CCMA extends from Fairlight Cliffs (East of Coastguard Lane) to Glyne Gap on the border with neighbouring Rother. The CCMA area includes existing buildings and infrastructure and is shown on the Policies Map.
- 7.339. In line with the National Planning Practice Guidance, new residential development including change of use would be inappropriate in the CCMA and therefore proposals will not be permitted^{lxix}. In order to minimise constraints to new residential development as a result of this designation, care has been taken to designate only those areas with the greatest physical, economic, infrastructural and social risk as a result of coastal change and to avoid existing sites currently in use as dwellinghouses.
- 7.340. Essential infrastructure as identified in Annex 3 of the NPPF is appropriate in a CCMA provided any negative impacts on coastal change or the safety of the infrastructure itself arising from coastal change can be appropriately managed. This includes impact further along the shoreline as well as in the immediate area.
- 7.341. In areas of the CCMA already at risk of severe impacts of coastal change within the next 20 years, certain types of development may be appropriate provided it can be demonstrated that the development will be safe throughout

its lifetime and will not have unintended harmful impacts on coastal change. This would include development directly linked to coastal tourism such as beach huts, cafes, car parks, holiday parks and short-let caravan or camping sites. In all cases, permissions would be time limited to reflect their temporary nature and the need to remediate the site once the permission expires. There is the potential for permission to be renewed provided, once again, the development can be made safe throughout its lifetime.

- 7.342. In the medium and long term (21-100 years), other time limited development linked to the coastal strip such as hotels, shops, offices or leisure activities that will provide economic and social benefits to the community may be supported as long as it can be demonstrated that it will be safe throughout its intended lifetime, can be appropriately remediated once the permission expires, and will not have unintended harmful impacts on coastal change. There is the potential for permission to be renewed provided, once again, the development can be made safe throughout its lifetime.
- 7.343. An important part of the character of Hastings comes from the natural environment and built heritage. The CCMA interacts with a number of conservation areas and heritage assets, and the preservation of these assets through adaptation and mitigation against the impacts of sea level rise and coastal change will be important both economically due to their value to the tourist economy and in order to preserve the character and amenity of the seafront.
- 7.344. Many natural assets, including amenity green space, Local Wildlife Sites, and formal gardens may be able to be adapted to mitigate and manage the negative impacts of coastal flooding in particular while still fulfilling their core function preserving local amenity and providing habitat.
- 7.345. There is also potential for development in the CCMA to impact on a number of designated sites within the intertidal or coastal area, including the Combe Haven and Hastings Cliffs to Pett Beach SSSI, the intertidal Marine Conservation Zone (MCZ) and the Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA). A proportionate assessment of ecological impact should be included as part of any proposal, alongside or as part of a coastal change vulnerability assessment to ensure the development is protected from the effects of coastal change during its lifetime and will not result in harm to intertidal or coastal habitats.
- 7.346. Where a proposal includes coastal and/ or flood defence works, Natural England should be consulted at an early stage in order that any identified potential environmental impact on marine designated sites will be addressed.
- 7.347. As coastal change progresses over the lifetime of the plan and its successors, existing uses within the CCMA may become unsustainable and unviable in their current location due to the impacts of coastal change. Being able to direct the relocated assets to locations outside of the CCMA and guaranteeing

the reinstatement of the existing site ensures the use continues to be supported and pollution of Marine habitats from abandoned sites is avoided.

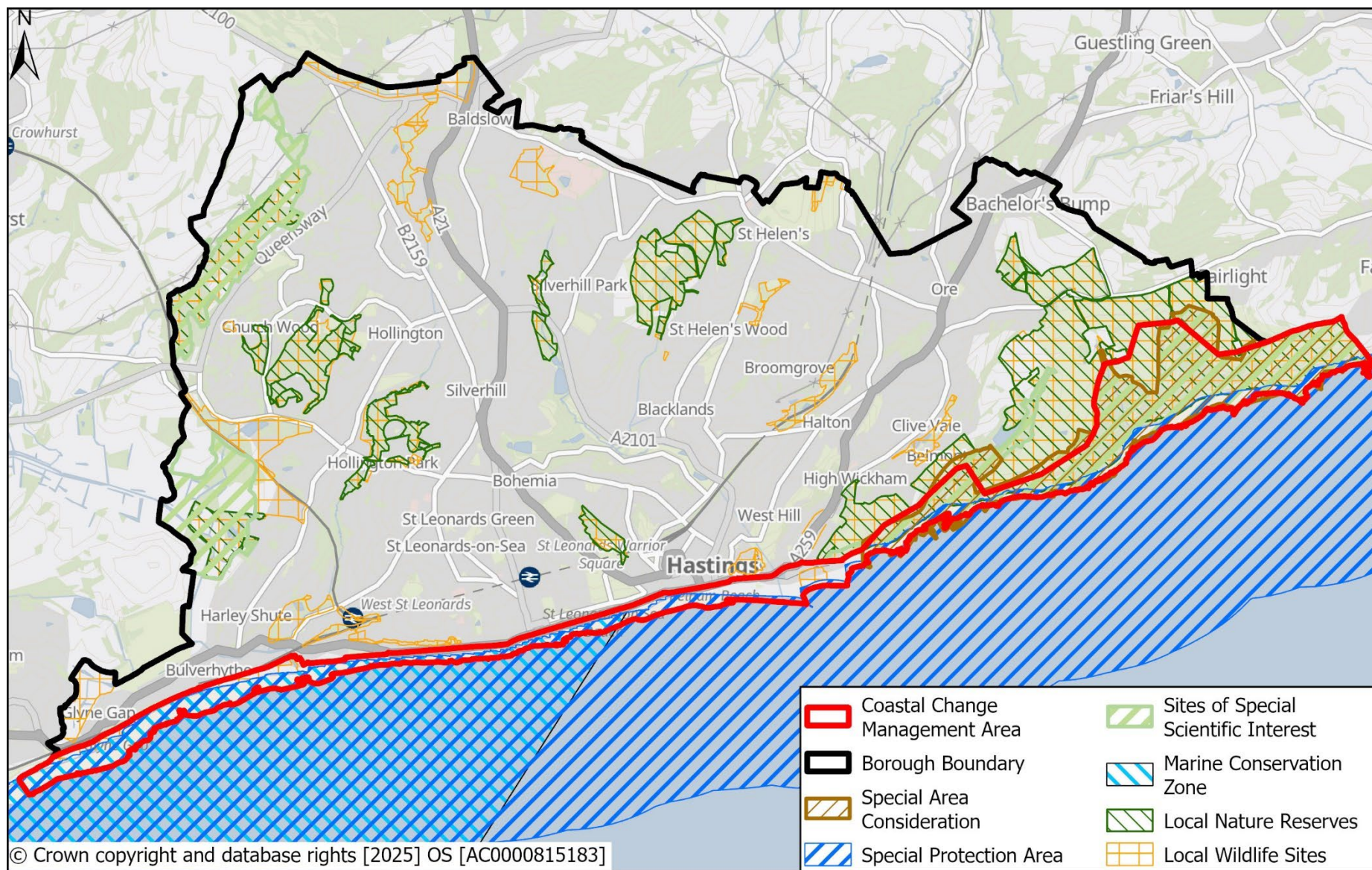


Figure 48: Coastal Change Management Area

Policy SC17: Coastal Change Management

- 1. The Fairlight Cliffs to Glyne Gap Coastal Change Management Area (CCMA) as identified on the policies map will be a material consideration in the determination of planning applications.**
- 2. New residential development, including changes of use, will not be permitted in the CCMA.**
- 3. Essential infrastructure may be permitted in the CCMA provided there are clear plans to:**
 - a. Manage any impact on Coastal Change arising from the development; and**
 - b. Ensure it is safe over its planned lifetime.**
- 4. Other development may be permitted in the CCMA where it is supported by a proportionate coastal change vulnerability assessment and, where necessary, an ecology report which demonstrates that development will:**
 - a. Be safe over its planned lifetime without increasing risk to life or property and does not require new or improved coastal defences;**
 - b. Not restrict natural processes, communities or the character or designations responding to the impacts of climate change;**
 - c. Not accelerate the rate of shoreline change elsewhere;**
 - d. Not result in harm to coastal and intertidal habitats.**
- 5. Proposals to conserve natural and built heritage assets within the CCMA will be supported provided that:**
 - a. The character of the asset is conserved or enhanced and;**
 - b. The proposal incorporates appropriate adaptation and mitigation measures.**
- 6. Applications to relocate development outside of the CCMA will be supported provided:**
 - a. The existing development is lawful;**
 - b. The site for the proposed development is outside of the CCMA as shown on the policies map;**

- c. The type, scale and location of the proposed development is consistent with other policies within this plan;**
- d. A site restoration plan for the existing development within the CCMA is provided.**

Policy SC18: Pollution and Hazards

- 7.348. Development has the potential to result in negative environmental impacts both during construction and when occupied. New development can also be impacted by existing pollution and hazards. Pollution and hazards can include pollution from airborne particles, contaminated land, and also hazards created by additional risks to property, the environment and people such as flooding, misconnections, or harm to habitats.
- 7.349. It is not just obviously hazardous substances that can result in the pollution of land, air or water. Any substance that is not naturally found within an environment has the potential to cause pollution. Even natural substances are capable of polluting where they are out of their normal environment^{lxx}.
- 7.350. Development can have impacts on air quality during the demolition and construction phase through the release of dust and particles and then ongoing once development is completed in the form of emissions from transport movements and loss of existing green infrastructure. There is also the potential for negative impacts on occupiers of completed developments through airborne contaminants as a result of pre-existing uses in the nearby area, such as roads or industrial processes. Where air quality is negatively impacted it can result in serious harm to health and wellbeing, including loss of life.
- 7.351. Air quality in Hastings is generally good, with the 5-year trend indicating a decline in NO₂ concentrations. However, air quality fluctuates, and applications should be guided by the most recent available data. Particular focus will be placed on improving air quality and mitigating the effects of poor air quality for everyone, as this will contribute to UN Sustainable Development Goal 3 'Ensure healthy lives and promote well-being for all at all ages'.
- 7.352. Land that may already be polluted can carry risks to health, and in some cases and soils are the final destination for polluting substances. Some of these pollutants break down in soil over time, while others cannot be removed without active remediation. Pollutants also have the potential to accumulate in soil over long periods^{lxxi}, meaning that some pollution may arise from historic uses, or be present due to natural processes. This means that the last known use of the land may not be the only indicator of the presence of pollutants.
- 7.353. Land that is found to be polluted can require different levels of remediation depending on the proposed use of a site, and care should be taken to ensure that land within the proposal site and in the surrounding area that is currently free from contaminants is protected from their introduction both during construction and after completion. The borough has complex hydrological and hydrogeological interactions, and therefore the potential for land to be polluted is not limited to previously developed land, and ground investigations should take place except where the site is unlikely to be polluted, and the

development and associated environment is not sensitive. Protecting land from pollution contributes to the UN Sustainable Development Goal 3 'Ensure healthy lives and promote well-being for all at all ages'.

- 7.354. Where a proposal includes a use that is potentially polluting, involves the storage of hazardous substances, or may produce contaminated water, environmental permits or compliance with wider regulations may be necessary in addition to the granting of planning permission^{lxxii}.
- 7.355. Any liquid waste produced by a business, industrial process or building site may be considered trade effluent, including groundwater dewatering and building site discharges.
- 7.356. Contaminated water should not be disposed of through any drain without first ensuring the appropriate environmental permit or trade effluent consent (temporary consents can be granted by the statutory wastewater undertaker for construction activity) is formally agreed for the nature of discharge that the contaminated water relates to. Surface water drains should be protected from site run-off at all times as these can lead directly to water courses, causing pollution^{lxxiii}.
- 7.357. Protecting surface water and groundwater quality contributes to the UN Sustainable Development Goal 6 'Ensure access to water and sanitation for all', to Goal 14 'Conserve and sustainably use the oceans, seas and marine resources for sustainable development' and to Goal 3 'Ensure healthy lives and promote well-being for all at all ages'. This may mean carrying out work over and above that required to make the land suitable for the proposed development and to protect human health.
- 7.358. In Hastings, surface water and groundwater interactions are complex, with much of the Borough highly vulnerable to surface pollutants entering groundwater through the aquifer^{lxxiv}. Pollutants can likewise enter watercourses or surface water sewers through overland flow, inadequate filtration or improper discharge practices. Both the Combe Haven and Hollington Stream are currently classified as having 'poor' water quality^{lxxv}. Groundwater quality is currently classified as 'good', and this standard should be maintained.
- 7.359. Proposals should seek to improve water quality^{lxxvi} where possible and prevent pollution from entering watercourses or groundwater through natural solutions, engineered solutions or a combination of both. Watertight foul systems are crucial for preventing leakage in areas vulnerable to pollution and ground deformation as a result of infiltration, such as locations with a high groundwater table. Examples include the use of fusion jointed MDPE pipes and mass concrete surrounds to inspection chambers, which can prevent ground water infiltration and are easy to maintain.
- 7.360. Hastings benefits from a number of designated sites that are vulnerable to the effects of both water quantity and quality. These include the Marline Valley Woods SSSI, an 'irreplaceable habitat' made up of ancient ghyll woodland,

sandstone outcrops and low-lying meadow and Combe Haven SSSI, which includes fen vegetation, alluvial meadows and reedbed. The Combe Haven SSSI also includes areas of functioning flood plain.

- 7.361. Due to the compact nature of the Borough, development has the potential to fall within the Impact Risk Zone (IRZ) of one or more SSSI. The SSSI IRZs can help identify whether a proposal is likely to affect a SSSI and choose whether to seek pre-application advice from Natural England.
- 7.362. Development in Hastings has the potential to impact the water quality of the Dungeness, Romney Marsh and Rye Bay Special Protection Area (SPA) due to the complex hydrological interactions serving the area.
- 7.363. The South of the borough borders the South Marine Plan area and includes a designated Marine Conservation Zone (MCZ)¹¹ protecting both habitats and species. In addition to impacts on habitat, much of the economic and cultural prosperity of the south marine plan areas is reliant on water quality.
- 7.364. Due to the geography and topography of the Borough, watercourses and surface water can discharge directly into the MCZ in a number of locations. Likewise, tidal influences can impact on groundwater and create areas of 'tide locking' under certain conditions. This creates the potential for flooding, the introduction of marine pollution to rivers and groundwater, and land pollution to rivers and seas as floodwater recedes^{lxxvii}. The SFRA identifies these interactions as becoming significant at the bottom of the Combe Haven catchment, within the SSSI.
- 7.365. In line with the South Marine Plan^{lxxviii}, proposals should seek to manage impacts on, and in preference improve, water quality and the habitats and species which benefit water quality through the ecosystem service they provide.
- 7.366. Development near major hazard sites (including high pressure gas mains) and overhead electricity distribution lines can carry considerable risk of injury or death, not only to those working on site during the development process, but also to others. Therefore, the council will need to notify appropriate bodies where development related to or nearby to these uses.
- 7.367. Every year, people are killed or seriously injured when they come into contact with overhead distribution lines. Proposed developments within 10m of overhead distribution lines should be able to demonstrate compliance with GS6 guidance or its successor^{lxxix}. Where it is intended that buildings should be positioned under the current route of a distribution line, alternative routes for the line should be examined with the owner of the infrastructure.
- 7.368. Major hazard sites refer to sites and infrastructure around which Health and Safety Executive consultation distances to mitigate the consequences to public safety of major accidents may apply. The council will consult with the

HSE where a proposal within the Consultation Distance (CD) of major hazard installations, complexes and pipelines and where it involves:

- Residential development of any size;
- More than 250 sqm of Retail or non-specific Class E floorspace;
- More than 500 sqm of Office floorspace;
- More than 750sqm of industrial floorspace;
- Transport links, including major road and railways;
- A material increases in the number of persons working within, or visiting, a CD where the proposed development is within the CD;
- Other types of development that may result in an increased likelihood of a major accident or incident.

7.369. For high pressure gas mains (operating pressure between 7bar – 16bar), the guidance set out within the Pipeline Safety Regulations 1996 (PSR)^{lxxx} or their successor should be observed and followed appropriately. The location of underground pipelines should be considered when carrying out building, excavation or dumping or other such work, as such activities may either cause damage to pipelines or prevent access to them for maintenance purposes.

Policy SC18: Pollution and Hazards

- 1. Development will minimise and mitigate pollution and hazards and seek to improve air and water quality during both the construction and operation phases of development. To protect human health, wildlife, water and land quality, development is required to:**
 - a. Meet or exceed the standards set out in the Air Quality and Emissions Guidance for Sussex, including promoting the use of low or zero emission transport and reducing the reliance on private motor vehicles;**
 - b. Incorporate appropriate pollution control measures where necessary to protect ground and surface waters, and;**
 - c. Incorporate appropriate measures where necessary to remediate or protect land from pollution or contamination.**
- 2. Applicants must supply convincing supporting evidence appropriate to the scale and nature of the proposal that any actual or potential pollution or hazard can be overcome through appropriate remedial, preventative or precautionary measures.**
- 3. To protect and enhance air quality, an Air Quality Impact Assessment (AQIA) must be provided alongside proposals for:**
 - a. Major development;**
 - b. Development within or with the potential to impact on an Air Quality Management Area;**
 - c. In an area close to exceeding the Air Quality Objectives;**
 - d. B8 storage and distribution use class with a floorspace of 500sqm or more;**
 - e. Development that is located close to areas of wildlife sensitivity;**
 - f. Other commercial uses with high volumes of transport-related movements.**
- 4. Development proposals should undertake site investigation for contaminants, except where there is unlikely to be contamination or pollution, and the development and associated environment is not sensitive. This should be evidenced through suitable ground investigation reports. Where land is found to be contaminated or polluted, remediation proposals must be agreed before permission is granted.**

- 5. Development proposals involving contaminating uses or processes, including the storage of potentially contaminating substances or materials, may not be acceptable within or in close proximity to populations and environmentally sensitive locations, including water quality sensitive designated sites.**
- 6. To protect water quality, development proposals must:**
- a. provide extensive drainage plans for the site;**
 - b. incorporate multifunctional SuDS systems wherever possible and appropriate to do so;**
 - c. phase occupation of the development with any reinforcement of the local sewer network identified as needed to provide capacity for the new development. Early engagement with the statutory wastewater services provider is encouraged;**
 - d. be accompanied by the appropriate environmental permits and/or trade effluent consents, where necessary including grease and sediment traps where the proposal creates contaminated washwaters¹²;**
 - e. include an oil separator where the proposal creates a risk of oil contamination¹³.**
 - f. Proposals for locations with high groundwater should also ensure they install a watertight foul system in their development.**
- 7. Development proposals should consider the location of overhead distribution lines and major hazard sites, including high pressure gas mains. The council will consult with the Health and Safety Executive and other relevant bodies where development is proposed within 10m of an overhead distribution line or within the Consultation Distance of a major hazard site.**
- 8. Proposals for buildings under overhead distribution line routes must observe the following hierarchy to prevent risk to occupiers:**
- a. Replace with underground cables; or if not possible,**

¹² Food preparation/ production/ commercial kitchens, commercial laundries, commercial cleaning services, hairdressing, pet grooming.

¹³ As defined:

- car parks larger than 800m² or for 50 or more parking spaces
- smaller car parks that discharge to a sensitive environment, such as a marsh that has been designated as a nature reserve
- vehicle maintenance areas
- roads
- refuelling facilities

- b. Permanently divert the distribution line; or if not possible**
 - c. Allow appropriate levels of clearance as set out in the ENA Technical Specification 43–8 Overhead Line Clearances.**
- 9. Easements to provide access to major hazard sites and distribution lines will be maintained at all times.**
- 10. All major and minor development proposals must provide a construction management plan including details of how any risk of pollution and hazard relevant to the temporary condition of the site will be addressed and mitigated.**
- 11. All major and minor development must provide a maintenance and management plan in relation to any pollution mitigation measures for the lifetime of the system.**
- 12. Evidence provided with applications in relation to this Policy must be from a relevant and suitably qualified professional.**

Policy SC19: Environmental Nuisance

- 7.370. Development can result in a number of negative environmental impacts, both during development and after the development is completed. These collectively and individually are referred to as pollution, hazards and environmental nuisance within the policies of this plan. Environmental nuisance can include unwanted, inappropriate, excessive or harmful light, odour, noise and vibration. Flooding, landslide, pollution and hazards are covered in more detail elsewhere within this plan.
- 7.371. Noise nuisance takes the form of unwanted sound and includes vibration. Noise can arise from construction activities involved in the delivery of new development or be ongoing as an attribute of the occupied premises or use. In order to protect amenity, proposals will need to include a suitable assessment and propose acceptable mitigations^{lxxxix}. Where a development is proposed close to an existing source of noise or vibration – for example, near a railway line or a live music venue – then the developer as the agent of change will need to show how they will mitigate for this while still delivering an appropriate level of amenity for occupiers^{lxxxii}.
- 7.372. Unwanted odours can likewise impact on the amenity of occupiers. As with noise, there the potential for unwanted odours from construction activities involved in the delivery of new development or be ongoing as an attribute of the occupied premises or use. In order to protect amenity, offensive odour producing uses will need to demonstrate an acceptable scheme of mitigation measures can be adopted. Where a development is proposed close to an existing source of odour – for example, waste treatment works, livestock or commercial food processing – then the developer as the agent of change will need to show how they will mitigate for this while still delivering an appropriate level of amenity for occupiers^{lxxxiii}.
- 7.373. Sensitive development within 500m of the Wastewater Treatment Works (WTW) should carry out an odour assessment in consultation with Southern Water to agree the 1.5 OdU contour, within which no sensitive development should be located^{lxxxiv}. The assessment should be carried out to determine and agree an area of adequate separation between the works and any sensitive development^{lxxxv}.
- 7.374. Light pollution takes the form of unwanted, inappropriate or excessive artificial lighting. It can be a source of annoyance to people, harmful to wildlife and undermine enjoyment of the countryside or the night sky. Development proposals should ensure that lighting schemes are appropriate for the development, and that where there is the potential for harm that appropriate mitigations are in place. A lighting assessment may be a useful tool for major developments to inform a suitable lighting scheme.
- 7.375. All development with external lighting should meet or exceed Institution of Lighting Professionals guidance for the environmental zone in which the

development is set to take place – not what it will become. By limiting external lighting to 3000k CCT (correlated colour temperature), harmful impacts on invertebrate pollinators are reduced as are the negative impacts on nesting birds and bats where lighting of 500 lumens or more is fully shielded. Reducing blue light can minimise light spill into protected areas such as Local Wildlife Sites, SSSIs and neighbouring homes. Light spill can further be reduced by ensuring that external lighting is in the right place and on at the right time, and through appropriate glazing solutions. A lighting plan for both the use of site illumination during construction and the mitigations that are proposed for the completed and occupied development will ensure that harmful impacts of excessive lighting are avoided throughout.

- 7.376. The High Weald National Landscape Area of Outstanding Natural Beauty Planning Technical Advice Note: Dark Skies in the High Weald^{lxxxvi} provides detailed guidance for planners and developers on delivering good lighting design and should be used alongside this Policy when considering lighting schemes.

Policy SC19: Environmental Nuisance

- 1. Development will minimise and mitigate environmental nuisance during both the temporary and permanent condition of development. To protect human health and wildlife, development is required to:**
 - a. Control and mitigate odour, noise and vibration arising from both the construction and occupation of the development and any impact on neighbouring uses;**
 - b. Minimise and mitigate light intrusion where this would otherwise result in nuisance or loss of amenity and demonstrate that all opportunities to reduce light pollution have been taken.**
- 2. Proposals that are likely to result in a new source of noise or vibration when operational, will require an agreed noise assessment and report following the approach set out in the Planning Noise Advice Document: Sussex 2021 or its successor. Mitigation proposals for noise and vibration must be agreed before permission is granted.**
- 3. Proposals that are likely to result in a new source of offensive odour when operational, will require a mitigation strategy which must be agreed before permission is granted. Mitigations where development is proposed within 500m of existing Wastewater Treatment Works must be developed on the basis of an odour assessment undertaken in consultation with Southern Water.**
- 4. Proposals that may be negatively impacted by the effects of existing sources of odour, noise or vibration must provide suitable mitigations that will not in themselves compromise the amenity value of the proposal, to be agreed before permission is granted.**
- 5. Proposals should avoid or mitigate the impact of light pollution by:**
 - a. Limiting outdoor lighting to 3000k CCT (correlated colour temperature) or less, except where specific standards require a higher CCT, and;**
 - b. Fully shielding any outdoor lighting above 500 lumens, and;**
 - c. Avoiding light above the horizontal, and;**
 - d. Applying suitable mitigation measures, such as proxy sensors or timers, and;**
 - e. Avoiding outdoor lighting with a high spectral content of blue light, and;**

- f. Reducing light spill from interiors where possible through use of suitable glazing.**
- 6. A lighting plan for both the temporary and operational condition of the proposed development must be agreed before permission is granted.**
- 7. All major and minor development proposals must provide a construction management plan including details of how any risk of environmental nuisance relevant to the temporary condition of the site will be addressed and mitigated.**

Policy SC20: Community Facilities

- 7.377. Community facilities include buildings used or last used by local people for community purposes. This can include community halls, community centres, meeting rooms, youth centres, social clubs and church halls. Other community facilities, such as open space, built sports facilities and playing pitches are covered in Policy ID2.
- 7.378. The council will seek to protect community facilities and support their extension or enhancement to ensure they remain able to meet the needs of local communities both now and in the future.
- 7.379. Community facilities include buildings used or last used by local people for community purposes. This can include community halls, community centres, meeting rooms, youth centres, social clubs, libraries, day nurseries, isolated retail premises or parades outside of the town centre hierarchy, public houses, church halls and other facilities as defined in National Planning Policy. Other types of community facilities, such as open space, built sports facilities and playing pitches are covered in Policy SC14.
- 7.380. Grassroots community facilities primarily provide access to social capital for the communities they serve and also enable diverse groups to access community organisations and services. The ability to access social capital is an important component in levelling up communities and reducing deep-seated generational inequality. Maintaining access to physical locations is important. An online gathering place is not a community hub.
- 7.381. In some cases, the role of a community hub may be either formally or informally performed by a commercial facility including public houses, local shops, or social clubs. Day nurseries provide a broader role, allowing children below mandatory school age to build social capital and enabling their parents and carers to access employment or educational opportunities beneficial to the economic wellbeing of the household.
- 7.382. A shortage of day nursery places in Hastings has been identified through the IDP process. Although day nurseries currently sit within use Class E, and are considered a town centre use, it is beneficial for day nurseries to be located in areas outside of the town centre hierarchy near to schools, community centres, workplaces, and residential areas. However, it is understood that not every Class E use would be appropriate in these locations without causing harm to amenity. To protect the supply of day nursery accommodation, preserve amenity and support the function of the town and district centres, new day nurseries will have changes of use to others within their class restricted by condition.
- 7.383. Access to community facilities should also be viewed in the context of the council's duty under s149(3) of the Public Sector Equality Duty and proposals that may impact negatively on protected characteristic communities must demonstrate how this impact will be mitigated. Where a proposal may result

in loss of a community facility, applicants are encouraged to work with the community to understand its value to local people and identify appropriate mitigation measures.

- 7.384. In some cases, as part of a wider development proposal, existing social infrastructure may be reprovided in order to optimise the layout or to consolidate a number of smaller infrastructure elements into a single provision. Where this is the case, the reprovided social infrastructure must continue to meet the local needs of the community it serves, and replacement facilities should be occupied prior to the operational loss of the original. Where a temporary provision is provided during the construction phase, the operational loss is considered to be the cessation of activity within the temporary premises.
- 7.385. For proposals that would result in the outright loss of a commercial community facility, information demonstrating that the use is no longer viable must be provided alongside evidence of an appropriate marketing campaign.
- 7.386. Viability assessments should demonstrate that:
- the existing or recent business is not financially viable, as evidenced by trading accounts;
 - for the last three years in which the business was operating as a full-time business;
 - a range of measures were tried during this time to increase trade and diversify use;
 - the potential for the property to extend the range of facilities offered at the site has been fully explored;
 - for public houses, the CAMRA Public House Viability Test, or a similar objective evaluation method, has been employed to assess the viability of the business and the outcomes show that the public house is no longer economically viable.
- 7.387. Marketing campaigns should demonstrate:
- That the facility has been marketed for a minimum of 10 consecutive months;
 - Flexibility of tenure;
 - It has been marketed by an agent specialising in this type of facility;
 - It has been marketed with a high-quality campaign, including the use of accurate interior and exterior photos that reflect the current condition and detailed particulars including estimated potential turnover, dimensions, access and restrictions;

- That there are detailed records of enquiries relating to the premises over the marketing period.

Policy SC20: Community Facilities

- 1. Proposals for the provision of new community facilities or enhancement and/or extension of existing facilities will be supported, provided that the development is acceptable in terms of location, design, access and impact on the locality.**
- 2. To safeguard opportunities for sufficient early years provision, day nurseries permitted in line with this Policy will be secured through a planning condition. This will have the effect of removing changes to other uses within the same planning use class without a planning consent.**
- 3. Planning applications involving the loss of a community facility will only be permitted where it can be demonstrated that the existing community use is either:**
 - a. no longer required; or**
 - b. proposals for its replacement are included in the application; and**
 - c. that negative impacts on protected characteristics under the Equalities Act 2010 have been identified and mitigated where the facility is predominately used by a protect characteristic community.**
- 4. Applications that would result in the loss of a commercial community facility must demonstrate that it is no longer commercially viable and cannot be made so.**
- 5. Where a proposal includes the replacement of a community facility, the replacement facility should reach occupation phase prior to the operational loss of the existing facility. This may be secured by condition.**
- 6. Proposals involving the loss of a shop or service outside of defined commercial areas will not usually be supported due to the vital role they play in community cohesion and placemaking.**

Part four - Infrastructure and Delivery

7.388. To ensure development in Hastings is sustainable, the plan must show that the infrastructure needs of new developments are identified, and steps are taken to ensure that these needs are met. Infrastructure is a broad term and covers a range of areas including:

- Schools, education and skills provision;
- Libraries;
- Open space, play facilities;
- Playing pitches and sports facilities;
- Waste and recycling;
- Burial plots;
- Transport infrastructure, including roads, rail, foot and cycle paths;
- Primary healthcare, like hospitals and Drs surgeries;
- Emergency services, like police, fire and ambulance;
- Electricity, gas, water and sewerage.

7.389. The Infrastructure Delivery Plan (IDP) is the council's assessment of the infrastructure needs arising from the development proposed in the plan and identifies priority projects that will need to come forward to enable sites to come forward if it is not in place already.

7.390. The IDP is developed with a range of partner agencies and infrastructure providers named within the document and is a living document, with regular updates at different points in plan making and annually thereafter.

7.391. Where a site or broad location is identified as having specific infrastructure requirements above and beyond the global requirements set out within the policies of this plan that apply to all sites, it is set out in the site Policy itself. An example would be a requirement for a new playpark on a site instead of a financial contribution.

Policy ID1: Planning Obligations

- 7.392. In order to deliver the level of growth associated with Policy SP1, the Plan must also facilitate the delivery of necessary infrastructure, services and facilities required to support the level of growth over the plan period. All new development has a responsibility to contribute towards the cost of new infrastructure.
- 7.393. Infrastructure is often funded by developers either through planning obligations or the Community Infrastructure Levy. Planning obligations, also known as developer contributions or Section 106 agreements, are bespoke agreements made between the Council and the developer where the developer either delivers new infrastructure or contributes to funding infrastructure to meet the needs resulting from that development. The Council does not currently have a Community Infrastructure Levy in place, so any development contributions required will be secured through Section 106 Legal Agreements supported by section 278 highway agreements led by the Highway Authority, or planning conditions as appropriate.
- 7.394. Infrastructure is provided by a range of organisations. As part of the Local Plan preparation process, the Council engaged with infrastructure providers and undertook a number of studies to understand the range of infrastructure needed to support the Spatial Strategy as set out in SP1. As part of this work, an Infrastructure Delivery Plan (IDP) has been prepared which identifies the infrastructure required to support the Plan's delivery.
- 7.395. The IDP is an iterative and 'live' document. It will be updated on a regular basis, in accordance with most recent infrastructure service provider plans and updated evidence. Liaison with the service providers will continue beyond the adoption of the Plan.
- 7.396. The Council and other infrastructure providers, will identify and secure sources of funding to support the delivery of necessary infrastructure, including public sector monies and grant funding. However, there is an expectation that developers contribute towards or potentially deliver infrastructure improvements where these are required to make a development proposal acceptable. Funding may take the form of on and off-site physical infrastructure or a financial contribution depending on the needs of the development.

Affordable Housing

- 7.397. There is a high proportion of residents that require some type of affordable housing. As such, affordable housing must be provided on all developments or delivered elsewhere through financial contributions. Contributions agreed in this way through Section 106 agreements will go towards the delivery of council homes.
- 7.398. Where agreement has been reached during the planning application stage on providing less than the full on-site affordable requirement, any reduced affordable housing contributions will be subject to a review mechanism. Property markets do experience change at both the local and national level.
- 7.399. The viability of a scheme may therefore be notably different by the time of implementation due to changes in market conditions; and uncertainties in relation to aspects of a viability assessment at the application stage. In considering viability matters, regard will be had to best practice, particularly as set out in National Planning Practice Guidance (NPPG).
- 7.400. In order therefore, to ensure that the maximum reasonable level of affordable housing is provided, and that other plan requirements are met, the council will require a viability review mechanism through planning condition/obligations on all residential / mixed use schemes which do not meet the affordable housing requirement and / or policy requirements in full at the time permission is granted. Viability reviews will determine whether a development is capable of providing additional affordable housing or meeting other unmet policy requirements.

Securing Small Site Contributions (Less than 9 dwellings)

- 7.401. Changes to the CIL Regulations in 2019^{lxxxvii} now allow for more than five contributions to be pooled together, this is an important change in securing Section 106 funding from smaller sites.
- 7.402. The council is pursuing a strategy of significant densification as set out within the Spatial Strategy. Due to the existing built form and character of the borough, it is anticipated that a substantial quantity of smaller sites will come forward during the life of the plan both as site allocations and as Windfall. The Spatial Strategy acknowledges that smaller sites may be capable of delivering at densities in excess of the Density Zone (Strategic Policy 1 (SP1): Directing Growth – a Spatial Strategy) in which they are located.
- 7.403. An important pillar of the Spatial Strategy is ensuring that all policies within the Plan reinforce the need to achieve appropriate densities. No Policy, alone or cumulatively, should restrict, discourage, or incentivise delivery at densities that would fail to contribute positively to housing need. Financial mechanisms in the plan must not reward under-utilisation of land, and where a site is viable, policies should favour effective land use.

- 7.404. Due to the level of development small sites are expected to deliver over the lifetime of the plan, their cumulative infrastructure needs are likely to result in additional impacts and stress on local systems that together may require contributions towards improving local infrastructure that should be pooled to ensure their effect is mitigated.
- 7.405. Additionally, the acute need for affordable housing in the borough supports a strategy that fully explores the cumulative potential for all development to contribute to meeting this need.
- 7.406. The factors set out above weigh in favour of seeking developer contributions for both essential infrastructure and affordable housing on proposals for less than 9 dwellings. For affordable housing, this will always take the form of a financial contribution towards the delivery of new council homes.
- 7.407. Accordingly, small sites will not be exempted from the requirements of Policy ID1 and SP2, except that SP2(7) will not apply in light of the financial contributions approach set out above.

Exemptions

- 7.408. Self-Build and Custom Housebuilding applications are exempt from tariff-based and affordable housing contributions, provided that they meet the definition of Self-Build and Custom Housebuilding as set out in the Regulations or defined by the Secretary of State. A condition or legal agreement will be used to secure their use as Self-Build housing and should the premises cease to be occupied as such within a 3-year period, the full complement of developer contributions will be required.

Contributions required by East Sussex County Council

- 7.409. With regards to active travel and the development of healthy places, the general strategy is set out in the East Sussex Local Transport Plan 4. East Sussex County Council, as the Highway Authority and their partners, place an emphasis on walking, wheeling and cycling and access to public transport provision, alongside road improvements. Consequently, to help improve connectivity by these modes, the East Sussex Local Cycling and Walking Infrastructure Plan (LCWIP) has been developed to guide development proposals alongside the East Sussex Bus Service Improvement Plan (BSIP).
- 7.410. The IDP prepared to support this Local Plan includes highway and sustainable transport projects identified by the County Council. These may be subject to revisions in terms of prioritisation and available funding but have the potential to be provided or co-funded through planning obligations. The potential sustainable transport infrastructure measures or on-site provision that proposals for major development may be required to provide or contribute towards will be considered on a site-by-site basis. Potential measures include,

but are not limited to, public transport and schemes to enable improvements to connectivity for walking, wheeling and cycling, and highways works.

- 7.411. If highway related improvements are necessary, the County Council's preferred approach is to seek measures and/or infrastructure for delivery both within and off-site.
- 7.412. Contributions towards highways, walking, wheeling and cycling, and passenger transport, may be requested by East Sussex County Council and are calculated on a site-by-site basis. There is no minimum dwelling threshold for contributions towards these measures.
- 7.413. For major development proposals the County Council will request a transport report / statement / assessment to include a non-motorised user (NMU)/active travel related audit to establish what the 'site' requires to support pedestrians and cyclists. Regard should be had to Active Travel England: planning application assessment toolkit - GOV.UK (www.gov.uk).
- 7.414. Contributions towards education provision, waste and public rights of way are also administered by East Sussex County Council and are calculated on a per dwelling basis for developments of 15 dwellings or over.
- 7.415. Table 14 sets out indicative contributions which may result in a cost (financial or otherwise), although in relation to the legal test associated with developer contributions, and where justified additional/alternative cost factors may need to be taken into account in deciding the required contribution.

Policy ID1: Planning Obligations (Section 106)

The council will seek to ensure that the right infrastructure is in place at the right time support new development. This will be achieved as follows:

- 1. Using planning obligations to address the impacts of development in line with policies set out in this Local Plan. The Council will seek planning obligations where necessary such as those set out in Table 14 below.**
- 2. Where a Section 106 Agreement is entered into the Council will secure proportionate and reasonable fees associated with the monitoring of any planning obligation in addition to the Council's legal costs incurred in drafting and completing the Section 106 Agreement.**
- 3. All payments secured by planning obligations will be index linked to the construction index or inflation index (as appropriate for the obligation) from the date of agreement to the date when payments are due.**
- 4. Other planning obligations may be sought to secure Policy requirements set out in this Local Plan and to mitigate the specific impacts of development in line with the legal tests set out in the Community Infrastructure Levy Regulations (2010) (as amended).**
- 5. Onsite obligations will be managed and maintained by an accountable body for the agreed period, as defined in any Section 106 Agreement. Fees for inspections of onsite measures and maintenance and management plans will be paid by the developer and recovered through the Section 106 Agreement.**
- 6. Updating of the Infrastructure Delivery Plan and monitoring the implementation, including setting out the infrastructure needed, the lead agencies responsible for providing it, and the timescales for delivery.**
- 7. Requiring that if any such sums are not paid by the Due Date then the Owner shall thereafter be liable to pay to the Council or the County Council (as relevant) interest on the same calculated on a daily basis at a daily rate of 1/365th of the annual rate of interest of 4% per annum greater than the Bank of England base rate in force from time to time from the Specified Date to the date of payment thereof.**
- 8. Where, for reasons of site-specific viability, independently verified evidence funded by the applicant stating that the full complement of obligations cannot be met has been agreed by the Council, the Council will require the applicant to enter into a review mechanism, secured via a planning condition and/or a planning obligation.**

- 9. Affordable housing contributions arising from small sites delivering 9 or fewer dwellings will be exempt from the Policy requirement to deliver onsite affordable housing set out in SP2(7) and will fulfil affordable housing delivery obligations in the form of a commuted sum.**

Table 14: Indicative planning obligations by threshold

Type of development	Planning Obligation ¹⁴
a. All development, where required	• Highway related interventions to support active, sustainable (public) and motorised (private) modes of travel (NPPF) • Rights of Way (IDP) • Biodiversity net gain onsite or a financial contribution towards these where cannot be met on site* and a biodiversity monitoring fee (Mandatory Obligation) • Urban Greening and Green and Blue Infrastructure on site (Biodiversity and Green and Blue Infrastructure Strategy, need derived) • Restrictions to on-street parking, or other modal shift schemes in line with Policy ID2 • Contributions to secure provision for Traffic Regulation Orders (where required) (Mandatory) • Maintenance and management plans and construction management plans. (Viability Threshold) • Sustainability Statement, incorporating Local Labour Agreement. (Viability Threshold) • Sustainable Drainage Systems (Mandatory Obligation)
b. In addition to (a), residential development (1 or more homes or bed spaces) *	• Affordable housing in line with Policy SP2 (HEDNA) • Onsite Open Space, or, Open Space contribution where open space is not provided on site to pay for upgrades/access improvements to existing open space (Open Space and Play Audit) • Play space contributions and maintenance contributions to pay for

¹⁴ The source, nature and extent of the relevant obligation are found in, or can be ascertained from, the documents or legal sources in brackets in cases where it is appropriate to specify.

Type of development	Planning Obligation ¹⁴
	upgrades/access improvements to existing play space (Open Space and Play Audit) • Sports facilities contributions (Playing Pitch Strategy) • Onsite demand-neutral renewable energy or offsite/ a financial contribution where this cannot be met onsite (Viability Threshold). • Contributions towards libraries
c. In addition to (a) and (b), residential development of 15 or more homes or bed spaces	• Educations contributions (nursery, primary, secondary) • Public transport contributions (including contributions towards Bus Service Improvement Plan implementation) • Waste management infrastructure contributions • Contribution to other social infrastructure, such as health facilities (All ESCC/ IDP) • Contributions towards 'blue light' services (IDP).
d. In addition to (a, b and c), larger scale residential and commercial development (40 or more homes or bed spaces, or floorspace of 2,500sqm or more¹⁵)	• Contributions to secure provision for Travel Plan Audits for schemes of 35 units and more (Mandatory) • Public realm improvements • Provision of on-site open space • Construction phase local employment labour procurement targets and/or employment and skills plans.

*Excluding Self-Build and Custom Housebuilding.

¹⁵ For employment, skills and labour, the commercial floorspace threshold is 1,000sqm.

Policy ID2: Access, Services and Parking

- 7.416. When new development is proposed, the ways that people move on and through a site are important considerations. The provision of car parking in developments must not lead to vehicles having an overbearing effect on the streetscape. The impact on existing transport networks from a proposed scheme is also an important matter. Dependent on the scale of a proposal, there should include clear access to and routes for alternative modes of transport to the car.
- 7.417. Design and Access Statements are a prerequisite of certain planning applications. They should explain how proposals are capable of successful integration onto a particular area. Consideration should go beyond the strict boundaries of the site to showing and understanding of how people move between different places and how various uses connect together.
- 7.418. Proposals for major schemes as defined in the DMPO are likely to require travel plans in line with East Sussex County Council's existing guidance: 'Transport Assessments, Transport Statements and Transport Reports Guidance for Development Proposals in East Sussex' (October 2009) and 'Travel Plans for Development Guidance for Developers', (February 2020), or any successor guidance.
- 7.419. Where existing transport infrastructure is inadequate to meet the needs of new development, planning conditions or development contributions will be used to ensure that developments are made acceptable through securing the provision of necessary improvements. Designs that put further reliance on travel by private car alone will be discouraged. The promotion of active travel measures and increased use of sustainable forms of transport to help reduce carbon emissions and support health and wellbeing are critical to this Local Plan. Where relevant, proposals will be expected to contribute to improved transport infrastructure, particularly for walking, wheeling, cycling and public transport.
- 7.420. Car clubs are increasingly playing a role in reducing dependence on car ownership by giving member's access to a car for essential journeys without the need to own one. Car clubs can contribute towards reducing congestion, parking problems and local pollution levels.
- 7.421. Car clubs function efficiently through complementing other sustainable travel modes, rather than a standalone solution and act as an incentive for households to reduce car ownership. Car clubs should be considered early in the planning process and normally in combination with the preparation of a site or company travel plan.
- 7.422. Particular consideration might need to be given to roads in the town that are, as yet, unmetalled, as further development that uses these roads for access could create a situation that would lead to their deterioration.

Policy ID2: Access, Services and Parking

All development should ensure access, car parking and servicing has been efficiently and creatively integrated into the scheme, minimising land occupancy and ensuring a safe and attractive environment for people walking, wheeling and cycling. Car parking provision should not dominate, unduly shape the design of new development or impact negatively on highway safety and accessibility. Development proposals will be supported where:

- 1. Safe access into and within the development for all users is provided, and where required by East Sussex County Council, a Transport Assessment / Statement / Report and Travel Plan is provided to support the proposal.**
- 2. In respect of major development:**
 - a. streets have been designed to show a street hierarchy where pedestrian movement is prioritised first and private motor vehicles last;**
 - b. streets are tree lined;**
 - c. street furniture and signage are included only when necessary for reasons of safety, orientation or comfort of residents and visitors and does not cause an obstruction to pedestrian movement;**
 - d. street lighting, where provided, should be provided is angled and shielded to avoid light pollution;**
 - e. pedestrian access is provided from the site to public footpaths or cycle networks, in cases where they are situated adjacent to a development site, in order to ensure the development is permeable and to enable walking, wheeling and cycling;**
 - f. communal and shared parking areas and pathways through the site are overlooked to ensure natural surveillance.**
- 3. Parking, servicing areas, refuse and cycle stores are provided in a manner that is accessible to all. Steps or steep slopes to these areas should be avoided to ensure the development is functional.**
- 4. Parking, turning, servicing areas and footpaths are functional, safe for users, close to the homes they serve and use the least amount of space possible on site whilst meeting County Council standards for parking space dimensions (including disabled parking spaces), turning and visibility set out in 'Guidance on parking at new**

developments' or any successor document. A Road Safety Audit should be used, where appropriate, to demonstrate safety for users and functionality.

5. On-site secure cycle parking facilities are provided in line with East Sussex County Council's 'Guidance on parking at new developments or any successor document.
6. No more than one car parking space is provided for each dwelling. The only exception to this will be where one of the following apply:
 - a. The site is in the 'Low Car Parking Area' (see 7);
 - b. The Highway Authority considers street parking on the surrounding road network to be at capacity;
 - c. The extent and manner of displaced parking on the roads would prevent access / turning by emergency vehicles or refuse collection vehicles;
 - d. It is demonstrated through a Transport Assessment that car parking is necessary to support safety on the highway network.
7. Car parking will be restricted for residential and office development in the 'Low Car Parking Area' as defined on the Policies Map. Within a 400m radius of Hastings railway station and bus interchange, no new parking should be provided except disabled bays unless one of the following apply:
 - a. The Highway Authority consider the street parking on surrounding road network to be at capacity;
 - b. The extent and manner of displaced parking on the surrounding road network would prevent access / turning by emergency vehicles or refuse collection vehicles;
 - c. It is demonstrated through a Transport Assessment that car parking is necessary to support safety on the highway network.
8. Accessible parking for disabled people should be provided in accordance with guidance contained in Inclusive Mobility: a guide to best practice on access to pedestrian and transport infrastructure (DfT, Jan 2022)' or any successor document.
9. Consideration should be given to car club use on residential and non-residential developments, where proposals are likely to generate a large number of travel movements which triggers the requirement for a Transport Assessment / Statement, or where they meet travel plan objectives. Where appropriate spaces should be available for car club

vehicle parking along with car club membership within the agreed car parking provision. In the 'Low Car Parking Area', minimal car parking spaces may be provided for car clubs. The council may also look for contributions to enable the establishment of a car club(s).

10. On unmetalled carriageways, the road will be brought up to an acceptable standard remain private, or brought up to an adoptable standard capable of adoption by the Highway Authority. This requirement will be secured through a legal agreement.

11. Where proposals are likely to generate a large number of travel movements which triggers the requirement for a Transport Assessment / Statement, or where they meet travel plan objectives consideration should be given to car club provision.

12. Where appropriate, spaces should be available for car club vehicle parking within the agreed car parking provision.

13. In the 'Low Car Parking Area', where 7(d) applies, car parking spaces may be provided for car clubs.

14. The council may seek financial contributions to enable offsite car club infrastructure.

Policy ID3: Open space, Sports and Recreation

- 7.423. Development of varying types will lead to increased recreational pressure on local facilities. This includes not only market and affordable housing, but also employment generating development, and houses in multiple occupation. Seeking contributions from a variety of development types ensures that open spaces and equipped play spaces can continue to deliver a safe and welcoming environment for all users even with increased pressure.
- 7.424. Primarily bedded care provision will generally be exempt from open space and play contributions. Such exemptions however will be conditional on appropriate 'private space' being made available and maintained to the satisfaction of the council to meet those residents' needs and will be secured by legal agreement.
- 7.425. Open space, equipped play and informal recreation sites including allotments were assessed through the Strategic Open Space and Play Assessment 2020, and a local standard was identified for both quantity and value. Quantity is shown in Table 15. The assessment showed that while most of the Borough had good access to open space, pockets of deficiency could be found throughout, and this deficiency was likely to increase throughout the lifetime of the plan if not addressed.

Table 15: Quantity standards

Type	Proposed standard per 1,000 population
Parks and Gardens	0.78
Natural and Semi-Natural Green Space	5.77
Amenity Green Space	0.21
Allotments	0.125
Provision for Children and Teenagers	0.155

- 7.426. Similarly, the Assessment identified that parts of the Borough with older style developments and at the Rother fringes had deficiency of access to local equipped play and that large areas of the borough were deficient in doorstep play at existing population levels. By contrast, some newer parts of the borough had a surplus of equipped play, but to a low-quality standard making the case for potential consolidation in order to direct resources toward developing a higher quality offer across a smaller number of sites.
- 7.427. Different typologies of open space and informal recreation have different standards for quality, quantity and accessibility and therefore developer contributions should seek to mitigate negative impacts across all typologies.
- 7.428. Open Space and Play contributions will be calculated using the developer contributions self-assessment tool and will be secured by legal agreement.

Further information on developer contributions, including guidance on the use of the self- assessment tool, can be found within the Developer Contributions Schedule.

Playing pitches and built leisure facilities

- 7.429. Existing sites for investment and maintenance are identified through the Playing Pitch and Built Facilities Strategy Action Plan.
- 7.430. The strategy emphasises the importance of enhancing current facilities to meet current and future participation needs, particularly to support growing participation from women and girls. Likewise, built sports facilities will require ongoing maintenance and enhancement, particularly due to the age and configuration of some facilities no longer meeting local needs to the extent that they have in the past. To address this need, contributions will be sought from developments most likely to accelerate these trends in participation due to their size and scale.
- 7.431. To calculate playing pitch requirements and costs for new on-site or new off-site facilities, Sport England's Playing Pitch Demand Calculator should be used.

Policy ID3: Open space, Sports and Recreation

- 1. Development will be required to contribute to the capacity, quality, usability and accessibility of existing Open Space, Sports and Recreation facilities where development will increase demand.**
 - a. Financial contributions for open space and equipped play facilities will be sought from:**
 - i. Residential development, including Houses in Multiple Occupation and Residential Institutions.**
 - ii. Employment generating uses of 2,500sqm or more.**
 - b. Financial contributions for sports facilities will be sought from:**
 - i. Developments capable of accommodating 40 or more dwellings;**
 - ii. Houses in multiple occupation and residential institutions accommodating 40 or more residents.**
- 2. Developer contributions will be secured through legal agreement.**

8. Part five - Monitoring

8.1. Monitoring criteria for the local plan

Policy Area	Potential indicator
SP1	New and converted dwellings on Previously Developed Land (PDL) in comparison to greenfield land
SP2	Net new dwellings per annum.
	Net new affordable dwellings per annum.
	Percentage of qualifying planning applications that provide policy compliant affordable housing provision.
	Appeals allowed contrary to affordable housing provision requirements in SP2.
	Completions on allocated housing sites.
	Gross number of affordable housing units delivered by tenure.
	Gross number of affordable housing units delivered by housing mix (number of bedrooms)
SP3	Gain/Loss of employment land (ha)
SP4	% of Town centre uses delivered in the town centre hierarchy (Target 100%)
SP5	
SP6	Monitored through Climate Change Action Plan monitoring process.
SP7	Indicator and target covered by development management policies.
SP8	Indicator and target covered by development management policies.
SP9	
SP10	Road and Rail covered through IDP and LTP4 targets. Active travel indicator and target covered by DM policies.
SP11	
RA1	Net new floorspace of all types delivered in the FA1 boundary.
RA2	
H1	Net additional units for specialist older people's accommodation.
H2	Number of HMOs approved with a management plan.
H3	
H4	Number of self-build planning permissions.
H5	Net additional pitches for gypsy and Traveller schemes. Number of applications for G&T scheme.
H6	Number of approved applications within existing estates. (glossary for estate) Net loss of affordable housing.
E1	Net new employment floorspace delivered.
E2	Percentage of qualifying planning applications meeting Policy E3 requirements.
E3	See SP4.
E4	Percentage of planning applications that meet E4.
E5a	Percentage of new visitor accommodation in resort area.
	Loss of dwellings to visitor accommodation.
E5b	Net visitor accommodation completions/losses

Policy Area	Potential indicator
E6	
SC1	% of planning applications with appeals upheld on Policy SC1.
SC2	% of planning applications with appeals upheld on NDSS. % of planning applications with appeals upheld on accessibility standards.
SC3	% of planning applications which meet water efficiency standards. % of applications which include sustainability statement.
SC4	% of planning applications with appeals upheld on Policy SC19.
SC5	Appeals allowed on planning applications deemed contrary to Policy SC4.
SC6	
SC7	Appeals allowed on planning applications deemed contrary to Policy SC5.
SC8	Appeals allowed on planning applications deemed contrary to Policy SC18.
SC9	% of applications approved in areas of National Landscape value.
SC10a	% of planning applications delivering 20% on-site net gain.
SC10b	% of off-site kept within the borough.
SC11	
SC12	
SC13	% of applications delivering policy compliant urban greening. (potential for assessing those exceeding target).
SC14	Amount of new or enhanced open space, sport or recreational facilities secured through planning applications.
SC15	% of eligible applications that deliver a policy compliant scheme.
SC16	Number of planning permissions granted contrary to sustained objection of the Environment Agency on flood risk grounds.
SC17	Number of planning applications in CCMA.
SC18a	Number of complaints of pollution - Actionable nuisance or other breach of environmental legislation as a direct result of granting of planning permission
SC18b	% of compliant air quality impact assessments on qualifying schemes.
SC18c	Number of planning permissions that meet water quality management policies. Number of applications within consultation areas of major hazards or 10 metres of overhead distribution lines.
SC19a	% of eligible applications that deliver a policy compliant scheme on noise and vibration. Note to DM on monitoring. Number of enforcement actions taken as a direct result of granting of planning permission.
SC19b	% of eligible applications that deliver a policy compliant scheme on light pollution.
SC20a	Amount of net new or enhanced community facilities (SqM)
ID2	See IFS
ID5	See IFS

Policy Area	Potential indicator
ID6	See IFS

List of Abbreviations

HBC: Hastings Borough Council

HEDNA: Housing and Economic Development Needs Assessment

HIA: Health Impact Assessment

JSNA: Joint Strategic Needs Assessment (Health)

n.d: No date. Used for web page references where the date of publication is not shown.

NPPF: National Planning Policy Framework

NPPG: National Planning Practice Guidance

SFRA: Strategic Flood Risk Assessment

SHELAA: Strategic Housing and Employment Land Availability Assessment

Definition of key terms (Glossary)

Affordable Housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). This includes affordable housing for rent, either social or affordable, starter homes, discounted market sales housing, and other affordable routes to home ownership, including shared ownership, relevant equity loans, rent to buy (NPPF, 2023).

Affordable/Social Rent: Affordable rent is rent capped at 80% of market rates. Social Rent homes have rent pegged to local incomes, and provide a truly affordable, secure housing option for people across the country. Affordable Rent and Social Rent homes are provided by housing associations (not for profit organisations that own, let and manage rented housing) or a local council. Affordable housing products such as 'rent plus', which are available for affordable rent in the short-term, but are targeted at home ownership, are considered to meet the same local housing need as affordable or social rent.

Article 4 Direction: As defined in National Planning Guidance (September 2020), this is a direction under article 4 of the General Permitted Development Order which enables the Secretary of State or the local planning authority to withdraw specified permitted development rights across a defined area. An article 4 direction cannot be used to restrict changes between uses in the same use class defined in the Town and Country Planning (Use Class Order) 1987 (as amended).

Attenuation (water): The temporary storage of water followed by its slow release to reduce runoff velocities.

Blue roofs: A blue roof is designed to allow attenuation and management of rainfall, managing water at its source. They are becoming a common approach to deliver sustainable urban drainage systems and manage local flood risk, particularly in dense urban environments.

Brownfield Land: See Previously Developed Land (PDL)

CCT: The colour correlated temperature of lighting, expressed in Kelvin (K).

Circular Economy: Keeping resources in use for as long as possible, extracting the maximum value from them whilst in use, then recovering and regenerating products and materials at the end their life.

Community facilities: Uses include clinics, health centres, creche, day nurseries, day centres, schools, colleges, universities, art galleries (other than for sale or hire), museums, libraries, community halls, places of worship, law courts, non-residential education and training centres.

Comparison goods retailer: Shops that sell items where some comparison is likely to be made before purchasing goods; for example: clothing, carpets or electrical goods.

Construction Management Plan: Sets out project information and how negative impacts will be mitigated and minimised during construction.

Convenience retailer: Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Decentralised energy: Energy that is generated close to where it will be used, rather than at an industrial plant and sent through the national grid.

Density Zone: Sets out a range expressed as Dwellings Per Hectare (dph) that is the minimum density housing in this area should be delivered at.

Economically Inactive: People who are neither working, nor looking to work.

Factor of Safety: Also known as Safety Factor. The load carrying capacity of a system beyond what it actually supports. Established through engineer's calculations.

Functional Economic Market Area: The spatial level at which local economies and markets actually operate.

Furthest From the Labour Market: Includes but are not limited to people experiencing: disability, mental health issues, low education attainment, homelessness, care leavers, carers, a criminal record and/ or low aspirations. These people may face additional barriers to accessing employment opportunities, especially in areas of low job density.

Future Homes Standard: The Future Homes Standard is expected to amend Part L and Part F of Building Regulations related to new dwellings. It is anticipated it will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency. It is expected to be introduced by 2025.

Green and Blue infrastructure: A network of green spaces and links designed to promote health and wellbeing as well as other environmental benefits. This includes formally designated open spaces, informal green space, gardens, woodlands, rivers and wetlands, as well as urban greening features such as street trees and green roofs.

Green roofs: Vegetated layers that sit on top of the conventional roof surface of a building, which can support a wide range of plant life. Green roofs can create, or improve, biodiversity, contribute to minimising flood risk, improve thermal efficiency and improve the microclimate.

Green technologies: Technology, the intended use of which, is to mitigate or reverse the effects of human activity on the environment, such as processes to recycle water, purify water, create clean energy or conserve natural resources.

Hastings: Unless otherwise specified, refers to the administrative Borough of Hastings.

Heritage at Risk Register: Maintained by Historic England, the register includes buildings, places of worship, monuments, parks and gardens, conservation areas, battlefields and wreck sites that are listed and have been assessed and found to be at risk.

High Weald National Landscape Area of Outstanding Natural Beauty (AONB): Area of Outstanding Natural Beauty is a legal designation. National Landscape is the new name for these areas. As a designated Area of Outstanding Natural Beauty (AONB), the High Weald is protected by law to conserve and enhance its natural beauty.

Impact Risk Zones (IRZ): Define zones around each SSSI which reflect the sensitivities of the features for which the site is notified and indicate the types of development proposal which could potentially have adverse impacts and need further consideration.

Industrial processes: This includes manufacture of chemicals, manufacture of computer and electronic products, agri-tech, construction, manufacture of food, drink or other consumable products (including pharmaceuticals), fuel refining, manufacture of tools and machinery, manufacture of metal and non-metallic products, printing or recording, telecoms, defence, utilities and other manufacturing processes and their ancillary services.

Job Density: The ratio of jobs to working age residents (16-64). A job density of 1.0 would mean that there is one job for every working age resident. A job density of 0.5 would mean that there is half a job for every working age resident.

Local Development Order: A local development order (LDO) grants planning permission for a specified type and/or class of development within a defined area. LDOs are made at local authority level by a local planning authority.

Local Industrial Employment Areas: represent important local industrial sites in or adjacent to town and district centres with good access and transport links.

Lumens: The total output of lights.

Marine Conservation Zone (MCZ): Areas that protect a range of nationally important, rare or threatened habitats and species.

Natural Flood Management: Natural flood management techniques work with natural processes to protect, restore and emulate the natural functions of catchments, floodplains, rivers and the coast. They aim to manage the sources and pathways of flood waters whilst providing wider benefits to people, wildlife and the environment.

Permanent condition (of site): Refers to a development site once development has been completed.

Previously Developed Land (PDL). Also known as Brownfield Land: Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where

the remains of the permanent structure or fixed surface structure have blended into the landscape.

Ramsar: A Ramsar site is the land listed as a Wetland of International Importance under the Convention on Wetlands of International Importance Especially as Waterfowl Habitat (the Ramsar Convention) 1973.

Renewable energy: An energy source derived from natural resources which will not deplete when used. Examples of renewable energy include offshore and onshore wind, solar, geothermal power and tidal power.

Resort Area: A defined area where tourism related activities are supported.

Rother: Unless otherwise specified, refers to the administrative District of Rother.

Self-Build and Custom Housebuilding: Self-build and custom housebuilding is for both individuals and associations who themselves wish to design and build a home, in which they will live and own as their sole dwelling.

Shared Ownership: An alternative home ownership scheme which gives first time buyers and those that do not currently own a home the opportunity to purchase a share of a new build or re-sale property. Also referred to as part buy/part rent. Shared ownership allows buyers to purchase a share of a home – usually between 25-75%. Purchasers pay a mortgage on the share they own and a below market value rent on the remainder to a registered social housing provider, along with any service charge as ground rent. As the purchaser only needs a mortgage for the share they own, the amount of money required for a deposit is often much lower compared to purchasing a property outright.

Small Site Windfall: Sites providing a net capacity of four or fewer residential units that are not identified in the Plan.

Specialist Housing: This category of housing includes the following types of homes: Age-restricted general market housing normally for people aged 55 and over and the active elderly and does not include support or care services; extra care housing or housing with care; and residential care homes and nursing homes.

Strategic Industrial Employment Areas: Represent key industrial sites within the overall functional market area and have potential for densification and new development or renewal of existing stock. Loss of industrial floorspace will not be permitted in these areas.

Surface Water Management Measures (SWMM): Measures to manage the flow of surface water, including measures for capture and later reuse onsite including storm water recycling and water butts.

Sustainable Drainage Systems (SuDS): A form of SWMM. Methods of management practices and control structures that are designed to drain surface water in a more sustainable manner. SuDS are always SWMMs, but SWMMs are not always SuDS as SWMM do not always include drainage.

Temporary Condition (of site): Refers to a development site during the process of development, from commencement to completion.

Temporary Residential Uses: Housing that is intended to be in place to provide a short-term solution

Town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Unemployed: People who are not working but are looking for work.

Urban Greening Factor: This is an approach which can assist developers and local planning authorities to determine the appropriate level of urban greening needed to address biodiversity conservation in development proposals. Its purpose is to increase the amount of greening in and around buildings. As well as traditional approaches such as planting trees, urban environments benefit from the addition of green roofs, green walls, rain gardens and other features.

Viability: The process of assessing viability at the plan-making stage by looking at whether the value generated by a development is more than the cost of developing it.

Windfall: Sites not specifically identified in the Plan.

Appendix 1: Key Evidence Base Items

There are a number of key pieces of evidence that are referred to frequently throughout the plan. These include:

Biodiversity and Green and Blue Infrastructure Strategy (2022): The Biodiversity and Green and Blue Infrastructure Strategy identifies a robust GBI network across Hastings that reflects current GBI assets, and key priorities to increase their resilience.

Densification and Capacity Study (2026): This study puts forward evidence-based conclusions to where and how much densification is appropriate.

Gypsy, Traveller and Travelling Showpeople Needs Assessment (2022): This study provides a summary of accommodation need for Gypsies, Travellers and Travelling Showpeople in respect of both their permanent and transit needs for pitches/plots over the study period.

Hastings and Rother Playing Pitch and Built Facilities Study (2023): This joint strategy for Hastings and Rother was produced in line with Sport England's latest guidance and is the follow-on document to the Rother and Hastings Playing Pitch Strategy 2016 and the Leisure Facilities Strategy 2009-2020.

Housing and Economic Development Needs Assessment (HEDNA): The HEDNA (2024) has been prepared jointly with Rother District Council. Its purpose is to assess future development needs up to 2040 for housing (both market and affordable) and employment across the Hastings and Rother area, to inform the preparation of the two Authorities' emerging Local Plans. The document does not set the housing target for local authorities but provides the evidence to inform its starting position. The HEDNA has been produced in line with national **Planning Practice Guidance**¹⁶.

Strategic Flood Risk Assessment (SFRA) (2024): The Strategic Flood Risk Assessment provides information on all sources of flood risk in Hastings.

Strategic Housing and Employment Land Availability Assessment (SHELAA) (2025): The SHELAA assesses the development potential of sites for housing and economic land across the borough and consider whether they are suitable, available and achievable for development.

Strategic Open Space and Play Assessment and Audit (2020): This document identifies current quantity and quality of open space and play spaces within the borough and sets quantity and quality standards for future provision.

¹⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Appendix 2: Housing Trajectory

Place holder for Housing Trajectory which will be included in the Regulation 19 version on the Plan.

Appendix 3: Retail Impact Assessments

Defining a clear catchment of the proposed development. This should include information on the pattern of trade draw from the catchment to the proposal from different parts of the catchment. It should also provide a clear indication of the likely pattern of trade diversion from existing stores and centres.

Clear information on the scale of the financial impact of the proposed development on defined stores and centres in the catchment of the proposal and how this relates to the trading performance of the convenience and comparison goods sectors in these centres (in order to build up a clear picture of the overall impact on existing centres).

When seeking to understand the overall impact upon a particular 'town centre', the scale of trading overlap (in terms of the scale of goods and services) between the proposal and the retail and service sectors in the relevant defined centres, including the contribution that these retail sectors make to the health and attractiveness of the centre.

The applicant's assessment should provide up to date information on the health of the relevant defined 'town centres' in the catchment of the proposal, both now and over time (using the indicators outlined in the NPPG).

Appendix 4: Enhanced Site Extents, Key

The following key should be used alongside Enhanced Site Extents within Policies D1, HS1, HS5, HS6, HS18, HS21 and HS23.

	Borough Boundary
	Site
	Adjoining Site
	Rother proposed Allocation
	BAP Priority Habitat 15m Buffer
	TPO
	Retention of building
	Potential attenuation pond
	River / Stream 10m Buffer
	Flood Zone 3b
	Flood Zone with Climate Change Allowance
	Local Wildlife Site
	Drainage ditch and mature hedgerow
	Culvert
	Drain
	Right of Way
	High Pressure Gas Main

Figure 49: Key for enhanced site extents

References

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- ⁱ National Planning Practice Guidance, Paragraph: 074 Reference ID: 61-074-20190723
Revision date: 23 07 2019
- ⁱⁱ NPPF, 2024, Chapter 7 'Ensuring the vitality of town centres'
- ⁱⁱⁱ Planning Practice Guidance, 2020, [Town Centres and Retail](#)
- ^{iv} NPPF, 2024, Para 90, limb a
- ^v NPPF, 2024, Para 90, limb b
- ^{vi} Hastings Town Centre, Retail and Leisure Uses Study, 2024
- ^{vii} [Hastings Town Deal](#)
- ^{viii} [Housing and Economic Development Needs Assessment \(HEDNA\)](#), 2023.
- ^{ix} NPPF, 2024, Annex 3 (Glossary)
- ^x NPPF, 2024, Para 91
- ^{xi} [Climate Change Act 2008](#)
- ^{xii} [Planning and Compulsory Purchase Act 2004](#)
- ^{xiii} [Climate Change Strategy in Hastings](#), 2022
- ^{xiv} [Green and Blue Infrastructure and Biodiversity Net Gain Strategy](#), 2023
- ^{xv} *ibid*
- ^{xvi} NPPF, 2024, Chapter 15 'Conserving and enhancing the natural environment'
- ^{xvii} [Environment Act 2021](#)
- ^{xviii} [Local Transport Plan 4 | East Sussex County Council](#)
- ^{xix} [Local Cycling and Walking Infrastructure Plan \(LCWIP\) | East Sussex County Council](#)
- ^{xx} [King Charles III England Coast Path - National Trails](#)
- ^{xxi} [Public electric vehicle charging points in East Sussex | East Sussex County Council](#)
- ^{xxii} NPPF, 2024, Para 63
- ^{xxiii} [Housing needs of different groups - GOV.UK](#)
- ^{xxiv} [Housing and Economic Development Needs Assessment, 2023.](#)
- ^{xxv} [Dementia Needs Assessment |](#)
- ^{xxvi} [HMO Amenity Standards](#)
- ^{xxvii} [Housing and Economic Development Needs Assessment, 2023.](#)
- ^{xxviii} [Housing and Economic Development Needs Assessment, 2023.](#)
- ^{xxix} [Economy district | Hastings | Report Builder for ArcGIS](#)
- ^{xxx} NPPF, 2024, para 85
- ^{xxxi} NPPF, 2024, para 86d
- ^{xxxii} [Economy district | Hastings | Report Builder for ArcGIS](#)
- ^{xxxiii} [Hastings Town Deal Blog](#)
- ^{xxxiv} [East Sussex Economic Prosperity Strategy | East Sussex County Council](#)
- ^{xxxv} [Pride in Place](#)
- ^{xxxvi} [Room to Grow 2](#)
- ^{xxxvii} NPPF 2024, para 85 and 86
- ^{xxxviii} [Economy district | Hastings | Report Builder for ArcGIS](#)
- ^{xxxix} [Economy district | Hastings | Report Builder for ArcGIS](#)
- ^{xl} [2025-2030 Corporate Plan](#)
- ^{xli} [East Sussex Economic Prosperity Strategy | East Sussex County Council](#)
- ^{xlii} [Housing and Economic Development Needs Assessment \(HEDNA\)](#), 2023.
- ^{xliii} [Green and Blue Infrastructure and Biodiversity Net Gain Strategy](#), 2022
- ^{xliv} [Green and Blue Infrastructure and Biodiversity Net Gain Strategy](#), 2022
- ^{xlv} [2025-2030 Corporate Plan](#)
- ^{xlvi} [Building with Nature](#)
- ^{xlvii} [National design guide - GOV.UK](#)
- ^{xlviii} [Sussex Nature Recovery | Sussex Nature Recovery](#)
- ^{xlix} [Strategic Open and Play Space Assessment](#), 2020
- ^l [Playing Pitch and Built Facilities Strategy](#)
- ^{li} [National Planning Policy Framework - GOV.UK](#) Para 197
- ^{lii} NPPF, 2024, Para 197
- ^{liii} Planning Practice Guidance, 2014, Land Stability, 006 Reference ID: 45-006-20140306
- ^{liv} [The Flood and Water Management Act \(2010\)](#)
- ^{lv} Hastings SFRA L1 (October 2024)

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- lvi <https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zone-1-and-critical-drainage-areas>
 - lvii [Preparing a Flood Risk Assessment : standing advice - GOV.UK](#)
 - lviii Planning Practice Guidance, [Flood risk and coastal change - GOV.UK](#) Para 0.51
 - lix <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>.
 - lx [CIRIA guidance](#)
 - lxi Hastings SFRA L1 (October 2024)
 - lxii [Green and Blue Infrastructure and Biodiversity Net Gain Strategy](#), 2022
 - lxiii [Southern Water | Pre-Planning Enquiries](#)
 - lxiv [Building Over a Sewer - Southern Water](#)
 - lxv PPG Flood Risk and coastal Change 006 Reference ID: 7-006-20220825
 - lxvi [A coastal concordat for England \(revised: December 2019\) - GOV.UK](#)
 - lxvii NPPF, 2024, para 183-186
 - lxviii Hastings SFRA L1 (October 2024); South Foreland to Beachy Head SMP [South Foreland to Beachy Head SMP11 | Shoreline Management Plans](#); NCERM [National Flood and Coastal Erosion Risk Management Strategy for England - GOV.UK](#).
 - lix [Flood risk and coastal change - GOV.UK](#) 073 Reference ID: 7-073-20220825
 - lxx [Pollution prevention for businesses - GOV.UK \(www.gov.uk\)](#)
 - lxxi [Land and soil pollution — widespread, harmful and growing — European Environment Agency \(europa.eu\)](#)
 - lxxii [Pollution prevention for businesses - GOV.UK \(www.gov.uk\)](#) Oil Storage Regs, Hazardous Substances Authority.
 - lxxiii [Trade Effluent Consent - Southern Water](#)
 - lxxiv Groundwater vulnerability dataset (2017), DEFRA
 - lxxv Environment Agency
 - lxxvi NPPF, para 187, limb e
 - lxxvii Strategic Flood Risk Assessment , October 2024.
 - lxxviii South Marine Plan, Policies S-WQ-1 and S-WQ-2.
 - lxxix [Avoiding danger from overhead power lines - HSE](#) (GS6)
 - lxxx [A guide to the Pipelines Safety Regulations 1996 - HSE](#)
 - lxxxi [Planning Noise Advice Document - Sussex - Sept 2021](#)
 - lxxxii NPPF, 2024, para 200
 - lxxxiii [odour-guidance-2014.pdf](#)
 - lxxxiv The National Policy Statement for Wastewater (4.3.14)
 - lxxxv [Planning Your Development - Southern Water](#)
 - lxxxvi [Dark Skies - High Weald National Landscape](#)
 - lxxxvii [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019](#)