

Hastings Borough Council

Hastings Borough Local Plan Shared Transport Evidence Base (STEB)

Transport Modelling for the Hastings Local Plan

Update note on Appendix A and B

Hastings Local Plan Regulation 19 – Transport Modelling

Update Note on Appendix A and Appendix B

Appendices A and B reflect the information that was available to WSP at the time the modelling was undertaken. Only sites over a certain threshold were considered within the Uncertainty Log (Appendix A). The potential allocation sites (Appendix B) were also subject to a threshold figure, but smaller sites were included if they were considered to be part of a cluster that could affect the outcomes in the strategic model. Many of these site capacities are higher than the final site capacities in the Regulation 19 Local Plan.

The transport modelling is undertaken at a strategic level and does not provide ‘real time’ information. The modelling assumes that all development already permitted in the system will come forward across East Sussex, and that all allocations in the local plan in Hastings will come forward as expected. Given the short timescales between the preparation of the Regulation 18 and Regulation 19 plans, the modelling represents potential forecasts from a specific point in time, and reflects a potential maximum impact on the transport network, especially given that the final draft Regulation 19 plan contains a small quantum of development.

The tables below set out the changes between the Hastings sites included in the modelling report, and their current status.

Notes on Appendix A (Uncertainty Log)

No	Site/Address	Land Use Type	Employment (sqm)	Dwellings	Comment
11	Car Par, Cornwallis Street, Hastings	Employment	3360		Site completed as Premier Inn
12	Queensbury House	Residential		80	Site has Prior Approval for 80 units but is also included as an opportunity site (OS3) in Policy R1 which could deliver 4000sqm of mixed use, and/or up to 40 residential units
13	Corner of Wellington Place and Albert Road	Employment	1500		13 and 14 are included in the plan as OS5a,b, and c to deliver around 3500sqm mixed use, and 84-105 residential units

No	Site/Address	Land Use Type	Employment (sqm)	Dwellings	Comment
14	Corner of Wellington Place and Albert Road	Residential		60	13 and 14 are included in the plan as OS5a,b, and c to deliver around 3500sqm mixed use, and 84-105 residential units
15	Debenhams	Residential		50	Not delivered and not taken forward in draft plan
16	Debenhams	Employment	8927		Not delivered and not taken forward in draft plan.
17	Former Hastings College	Residential		109	Completed in 2025/2026.
18	Former West St Leonards Primary School Bexhill Road	Residential		60	Not delivered, included in draft plan for 50 units (HS5).
19	Former Westerleigh School	Residential		108	Playing field element has been delivered. School site allocated in plan for 100 units.
20	Hastings Station Yard	Residential		101	Completed in 2025/16 and included in plan period delivery figures.
21	Holmhurst St Mary	Residential		258	Developed out for 208 units. Included in plan period trajectory but not allocated.
22	Horntye Park	Residential		250	Not delivered and not taken forward in draft plan.
23	Land adjacent to Sandrock Park	Residential		140	Not delivered. Allocated for 95 units in plan (HS1).
24	Malmesbury House	Residential		117	Under construction. Not allocated but yield included in plan period.
25	Mount Pleasant Hospital	Residential		56	Under construction. Not allocated but yield included in plan period.
26	Ore Valley	Residential		105	Not constructed. Allocated in plan for 78 units (HS6).
27	Pilot Field	Residential		120	Not constructed. Not taken forward in plan.
28	Former playing fields, Helenswood Academy	Residential		113	Not constructed. Not taken forward in plan.

No	Site/Address	Land Use Type	Employment (sqm)	Dwellings	Comment
29	Priory Meadow	Residential		120	Not constructed. Identified as opportunity site OS4 in the Hastings Town Centre regeneration policy R1 with the potential to delivery around 130 units.
30	Priory St Car Park	Residential		120	Together with row 31, forms opportunity site OS1 in the Hastings Town Centre regeneration policy R1. Whilst not a firm allocation there is potential for a mixed use development including residential, business & leisure. To include c.10,000sq.m & c.160 residential units.
31	Priory St Car Park	Employment			Together with row 31, forms opportunity site OS1 in the Hastings Town Centre regeneration policy R1. Whilst not a firm allocation there is potential for a mixed use development including residential, business & leisure. To include c.10,000sq.m & c.160 residential units.
32	Seaside Road	Residential		152	Not constructed. Site allocation policy HS2 in the plan.
33	Summerfields	Residential		250	Not constructed. Not being taken forward in the plan.
34	The Grove School			210	Under construction. Not allocated but yield included within the plan period.
35	White Rock Sports Park	Employment	3000		Not constructed and not allocated in plan.
36	White Rock Sports Park	Residential		50	Not constructed and not allocated in plan.
37	Queensway North	Employment	5717		Not constructed. Allocated in ES1 for 6,500sqm.
38	Ashdown House	Residential		152	Under construction. Not allocated in plan but yield is included within the plan period.
39	Ashdown House	Employment	2172		Delivered as retail (Aldi supermarket). Not allocated in plan but yield is included within the plan period.

Notes on Appendix B (Local Plan sites)

ID	Reference	Name	Land Use Types	Residential Capacity (dwellings)	Employment Capacity (sqm)	Comments
1	ES1	Queensway North	Employment		9700	Allocated for 6,500sqm.
2	ES10	Marline Fields	Employment		5300	Allocated for 550sqm.
3	ES4	NX3 Sidney Little Road	Employment		920	Allocated for 280sqm.
4	ES5	Adjacent Unit C, 1-8 Brook Way	Employment		1164	Allocated for 500sqm.
5	ES6	UK Power Networks, Hastings Main, The Ridge/ Ivyhouse Lane	Employment		1900	No change.
6	ES7	Ivyhouse Lane, Northern Extension	Employment		7000	Allocated for 2,800sqm.
7	ES8	Land at the junction of The Ridge West and Queensway	Employment		6000	Allocated for 4,700sqm.
8	ES9	Land at Whitworth Road	Employment		6000	Removed from plan.
9	HS23	Land East of Beanys Lane	Residential	23		Amended to 18 units.
10	OS7	Land south of Ellenslea Road	Residential	24		Reference updated to OS7.
11	HS21	Land east of Rock Lane	Residential	32		Amended to 20 units.
12	OS6	Muriel Matters House	Residential	35		Reference updated to OS6.
13	OS3	Queensbury House, 1 Havelock Road	Mixed	40	4000	Reference updated to OS3.
14	OS8	Land north of St Johns Road	Residential	40		Reference updated to OS8.
15	HS8	Mayfield E, Bodiam Drive	Residential	48		Amended to 38 units.
16	HS5	Former West St Leonards Primary School, Bexhill Road	Residential	50		No change
17	HS11	Cinque Ports Way	Residential	72		Amended to 58 units.
18	HS1	Land adjacent to Sandrock Park, The Ridge	Residential	80		Amended to 95 units.

ID	Reference	Name	Land Use Types	Residential Capacity (dwellings)	Employment Capacity (sqm)	Comments
19	HS26	Site of Four Courts, Stonehouse Drive	Residential	94		Amended to 64 units.
20	HS3	Former Westerleigh School	Residential	100		No change
21	HS6	Ore Valley (Former Power Station)	Residential	100		Amended to 78 units.
22	HS18	Land at Tilekiln Farm	Residential	100		Amended to 75 units.
23	OS5	Corner of Wellington Place and Albert Road; Cinema, Queens Road; 1-7 Wellington Place	Mixed Use	105	3500	Reference updated to OS5.
24	OS2	Station Approach Car Park and Royal Mail Delivery Office	Mixed Use	115	10000	Reference updated to OS2.
25	HS2	Seaside Road, West St Leonards	Residential	120		No change
26	OS4	Priory Meadow	Residential	130		Reference updated to OS4.
27	OS1	Priory Street Car Park, ESK and Gizmo House	Mixed Use	160	10000	Reference updated to OS1.
28	HS25	Former Convent of the Holy Child Jesus, Magdalen Rd	Residential	200		No change
29	D1	Land at Breadsell	Residential	300		No change
30	OS9	Land southwest of St Leonards Warrior Square Station	Residential	306		Reference updated to OS9. Amended to 6 units.

Site Allocations below threshold for modelling

Plan Reference	Name	Land Use	Residential Capacity	Employment Capacity
HS7	Former Post Office and University of Brighton building	Residential	41	
HS10	Land at Rock Lane	Residential	26	
HS12	Gambier House	Residential	20	
HS13	Land North-West of Winchelsea Lane	Residential	20	
HS20	Former West Hill Road Reservoir	Residential	30	
HS27	My Way Lodge, The Ridge West	Residential	20	
HSS5	Land at Chiltern Drive	Residential	13	
HSS8	Former Hollingsworth Garage, Braybrooke Road	Residential	9	
HSS13	5 The Green	Residential	10	
HSS14	Former Hillesdon Mansions	Residential	15	
HSS16	Mayfield Farm	Residential	11	
TP1	Land at Chiltern Drive	Residential	2	
TP2	Land at Tilekiln Lane	Residential	2	