

Hastings Town Centre and Bohemia Area Action Plan

Preferred Approaches

Contents

About this Consultation	4
How you can get involved	5
Next steps	5
Section One	6
Introduction	6
The vision	8
Objectives	9
Section Two	11
The Plan preparation process	11
Scope of the Area Action Plan (AAP)	12
Policy context	12
National Policy	12
Local Policy	12
Preparation of the Preferred Approaches Area Action Plan	14
Sustainability Appraisal	14
Evidence base documents	15
White Rock Park & Bohemia Strategy	15
Section Three	16
Context and issues	16
The area today	16
Summerfields/Bohemia	17
White Rock Gardens	17
Seafront St Leonards	17
Seafront Hastings	18
Town Centre core	18
Town Centre edge	18
Key Issues	20
Built environment and heritage	20
Green infrastructure and landscape	20
Movement and connectivity	20
Efficient use of natural resources	21

Housing	23
Retail	23
Offices	24
Sport and leisure	24
Culture.....	25
Tourism	27
Section Four	30
Spatial Strategy.....	30
Key principles	30
Opportunity Areas.....	32
Opportunity Sites	33
Section Five.....	38
Policies	38
Retail	38
Housing	42
Employment	43
Culture and creative industries	44
Delivering good design	45
Enhancing built heritage	46
Shopfront design and advertisements.....	48
Efficient use of natural resources.....	49
Green infrastructure.....	51
Public realm.....	53
Promoting sustainable transport	54
Section Six	57
Hastings Town Centre.....	57
Opportunity Areas within Hastings Town Centre	57
Opportunity Area 1 (OA1): Station Gateway and Priory Quarter	57
Opportunity sites within Station Gateway and Priory Quarter (OA1)	59
Opportunity Area 2 (OA2): Wellington Place and Castle Street.....	64
Opportunity sites within Wellington Place and Castle Street (OA2).....	65
Opportunity Area 3 (OA3) - Queens Road	71
Opportunity sites within Queens Road (OA3)	71
Opportunity Area 4 (OA4): Priory Meadow.....	75
Opportunity sites within Priory Meadow (OA4).....	75
Section Seven	78
Bohemia Area	78

Opportunity Areas within Bohemia	79
Opportunity Area 5 (OA5): White Rock and America Ground Cultural Quarter	79
Opportunity sites within White Rock and America Ground Cultural Quarter (OA5).....	82
Opportunity Area 6 (OA6) - White Rock Park	86
Opportunity sites within White Rock Park (OA6)	88
Opportunity Area 7 (OA7) – Bohemia	91
Opportunity sites within Bohemia (OA7)	95
Opportunity Area 8 (OA8) – Former Convent of the Holy Child Jesus, Magdalen Road	100
Section Eight	103
Implementation	103
Delivery strategy	103
Role of Hastings Borough Council	104
Pro-active planning	105
Partnership working	105
Maximising funding opportunities.....	105
Promoting culture and local enterprise.....	107
Community involvement	107
The role of architectural competitions	107
Phasing	107
Monitoring.....	108
Planning application requirements	108
Appendix 1	117
Summary of existing Planning Policy.....	117
Appendix 2	120
List of reasonable alternatives and preferred approaches	120
Appendix 3	122
Glossary.....	122

Use of map data is subject to terms and conditions. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Hastings Borough Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licenced Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

About this Consultation

This is the first consultation stage in the preparation of the Hastings Town Centre & Bohemia Area Action Plan as required by Regulation 18 of the Town & Country Planning (Local Development) (England) Regulations (as amended). This consultation document contains a series of preferred approaches and presents the Council's emerging thinking based on evidence available to-date. We recognise that further refinement may be needed in the light of comments made through this public consultation. This first version of the Plan provides a basis for local residents, businesses and other interested parties to comment on the preferred approaches before any firm decisions are taken.

The document has been prepared following two key stakeholder events as part of an earlier informal public consultation exercise. These stakeholder events were part of an information gathering stage in the preparation of the Action Plan, which has helped to identify issues and opportunities in the Town Centre and Bohemia area. A report on the consultation undertaken so far and the comments received is available at www.hastings.gov.uk/aapconsultation

Although a lot of work has already been carried out to prepare this consultation draft of the Area Action Plan, it is not the Council's final view of what the Plan should contain. This is your opportunity to influence the Action Plan and to shape the development we want to make happen in the area together with the policies that should be used in the planning application process to manage development in the area.

To help people contribute effectively, a series of questions have been included in this document. We are specifically seeking your views on these questions.

Questions are asked at the end of each section about the preferred approach being put forward. In making your comments you may find it helpful to consider the following:

- Is the policy or opportunity area/site the best way of achieving the Area Action Plan vision and objectives?
- Is the policy or opportunity area/site needed?
- Are opportunity sites considered in the right way?
- Is there anything that makes the policy or opportunity area/site unacceptable?
- Are there any further policies needed?
- Are there other opportunity sites that should be considered?

How you can get involved

This consultation is running for 12 weeks from 10am on Monday 2 July until 4pm on Monday 24 September 2018. You can make your comments at any point during this period, using the following methods:

Online - The easiest way to make your comments is online. Visit our website at www.hastings.gov.uk/aapconsultation and follow the links provided.

Paper forms – paper copies of our response form are available from our offices, or can be downloaded from the website using the address above.

Comment forms should be returned by email to fplanning@hastings.gov.uk or post to:

Hastings Town Centre & Bohemia Area Action Plan consultation
Planning Policy
Hastings Borough Council
Muriel Matters House
Breeds Place
Hastings
East Sussex
TN34 3UY

All comments must be submitted by 4pm on 24 September 2018

Next steps

Following this consultation, we will analyse all the comments received and where appropriate, incorporate them into the final draft of the Hastings Town Centre & Bohemia Area Action Plan (known as the “Proposed Submission version”). Feedback will be provided to all those who commented on this consultation draft.

The final draft or Proposed Submission Town Centre & Bohemia Area Action Plan (AAP) will be subject to a further round of public consultation where we will be inviting “formal” representations. These will be submitted to an independent Planning Inspector along with the Area Action Plan for Examination in Public.

The timetable for this is as follows:

- January – February 2019 – publication of the Proposed Submission AAP (Regulation 19)
- March 2019 - Submission to the Secretary of State
- December 2019 - Adoption.

Full details about our timetable for preparing Local Plan documents is available on our website at www.hastings.gov.uk/planning/policy/emergingpolicy_guidance/localdevelopmentscheme/