

**Policies – Hastings Planning Strategy  
Proposed Submission Version  
25 May – 17 August 2012**

Appendix 1: Superseded Policies

I am concerned that the superseded Policies have been condensed in such a way that the most important aspects of these Policies are not sufficiently specific and the Policies listed below appear to have been amalgamated under Policies EN2 and EN3. I consider that the Policies I have listed require individual consideration and should be categorised under specific Policy numbers. I do not consider sufficient significance/protection has been given to the ancient woodlands, local nature reserves or the abundance of wildlife (protected and otherwise) in this town. I am particularly concerned about the severance of woodland/wildlife corridors as a result of inappropriate development.

Hastings Local Plan 2004

Policy NC3

**Local Nature Reserves.** Provides for the retention protection of Local Nature Reserves (designated and proposed) only allowing development subject to meeting policy criteria and providing adequate mitigation.

Policy NC6

**Sites of Nature Conservation Importance** – provides for the protection of SNCI (local level designation) subject to demonstrating a local need outweighing the nature conservation interest of the site and the provision of adequate mitigation.

Policy NC7

**The Green Network.** Seeks to protect the Green Network from development that would sever, intrude or otherwise cause harm to its nature or purpose.

Policy NC8

**General Planning Requirements.** Seeks to ensure that development minimises damage to wildlife & habitats, ensuring losses are minimised and adequately compensated for. Also seeks to ensure well-planned development that contributes towards a net gain in biodiversity & opportunities to enhance the local environment from both a nature conservation & amenity perspective.

Policy NC9

**Information to accompany planning applications.** Seeks to ensure that developers provide sufficient ecological assessment of a site in support of a planning application.

Policy NC10

**Ancient Woodland.** Provides for the protection of ancient woodland through planning conditions or legal agreement. The Forestry Commission will be consulted on applications which affect Ancient Woodland (insert).

Previously the Policies listed below covered 34 individual Policies – they have now been amalgamated into only seven Policies – SC1, 2, 3, 4, 5, 6, and 7, which I consider far too few to ensure that planning applications are measured with due diligence. Flooding and unstable land is a serious problem in this town. Indignation is frequently expressed by residents when planning applications are approved which have no sympathy for the surrounding architecture or character of an area. There is also great concern regarding the number of flats that are built for family occupation with no private garden space for children to play safely. The Policies listed below ought to be allocated individual significance under new Policies.

Hastings Local Plan 2004

**Policy DG1**

**General design criteria** applicable to all new development requiring the developer to address details relating to density: characteristics of the surrounding area: landscaping within the site: public and private space: safety and security: amenity issues: impact of the development and highway safety.

**Policy DG7**

**High or Visually Prominent Buildings.** Criteria based policy seeking to ensure that development maintains or enhances the surrounding area, has regard to conservation areas or areas of landscape importance and does not result in unacceptable overshadowing of neighbouring properties.

**Policy DG8**

**Protection of views.** Criteria based policy providing for the protection of public views.

**Policy DG11**

**Gardens.** Requires private amenity space for dwellings intended for family use.

**Policy DG21**

**Development on Unstable Land.** On land potentially subject to instability, planning permission will only be granted subject to convincing supporting evidence from the applicant that actual/potential instability can be overcome.

**Policy DG26**

**Flood Risk.** Aims to prevent development within areas at risk of river and coastal flooding. Also seeks to prevent development which would be detrimental to or impede access to existing sea, tidal or fluvial defences or river channels.

Submitted by Mrs. Patricia Stephenson. Respondent 272  
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