

# Hastings Borough Council Local Plan Monitoring Report (LPMR)

Monitoring year: 2017-2018

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[www.hastings.gov.uk/localplan](http://www.hastings.gov.uk/localplan)

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## Contents

1.0	Executive summary .....	3
2.0	Introduction.....	4
3.0	Analysis of Policy Performance - Housing.....	5
4.0	Analysis of Policy Performance – Employment .....	20
5.0	Duty to Co-operate .....	25
6.0	Status and progress of Local Plan documents .....	26
7.0	Appendices.....	27
	Appendix 1 – Completions by bedspace	
	Appendix 2 – Housing trajectory (potential developable sites)	
	Appendix 3 – Small site windfall analysis	
	Appendix 4 - Duty to Co-operate meetings list	

## **1.0 Executive summary**

- 1.1 This Local Plan Monitoring Report has been prepared by Hastings Borough Council Planning Policy team to cover the monitoring period from 01 April 2017 to 31 March 2018.

### **Key housing statistics**

- 1.2 A total of 204 net additional dwellings were completed in the Borough in 2017/18. Of these, 50 were affordable housing completions.
- 1.3 156 of the gross dwellings built (64%) were on brownfield (previously developed land).

### **Local Plan update**

- 1.4 The draft Hastings Town Centre & Bohemia Area Action Plan (AAP) was consulted upon between July and September 2018. The Council now intends to combine the production of the AAP with the Local Plan Review process. This will result in a single strategic level planning document incorporating the proposals for this important area of the town.
- 1.5 A revised Local Development Scheme will be published during February 2019 to confirm our intent to combine work on the AAP with the Local Plan Review process.

## 2.0 Introduction

2.1 Monitoring is a key element of the current planning regime and a requirement under the 2004 Planning and Compulsory Purchase Act ([section 35](#)).

2.2 [Regulation 34](#) of the Town & Country Planning (Local Plan) (England) Regulations 2012 confirm that local planning authorities must prepare monitoring reports containing:

- (i) progress on the production of the Council's Local Plan against the Council's published timetable (the Local Development Scheme) and,
- (ii) the extent to which policies set out in their Local Development Documents are being achieved
- (iii) details of any Neighbourhood Plans or CIL
- (iv) details of cooperation with another local planning authority, county council or body under section 33A of the Act (Duty to Cooperate)

2.3 This LPMR focuses on the delivery of new housing and employment floorspace for the period 1 April 2017 - 31 March 2018. The Government specifically requires information to be provided on the number of new homes which have been built, information on likely future housing supply levels (a housing trajectory) and confirmation of a 5 year housing land supply.

## 3.0 Analysis of Policy Performance - Housing

### Housing Delivery – context

- 3.1 This section of the LPMR sets out the recent performance in terms of both the quantity and the type of housing that has been delivered.
- 3.2 Objective 2 of the [Hastings Planning Strategy](#) is to ensure everyone has the opportunity to live in a decent home, which they can afford, in a community in which they want to live. This will be achieved through:
- providing for at least 3,400 net new dwellings between 2011 – 2028;
  - prioritising new housing on previously developed land to assist regeneration where possible;
  - ensuring an appropriate mix of housing is provided in terms of tenure, price, type, size and location, having regard to the accommodation needs of the town;
  - making decent housing accessible to more people by increasing the provision of affordable housing, having regard to issues such as fuel poverty and improving/regulating the quality of existing accommodation in the town and bringing vacant dwellings back into use;
  - providing more opportunities for people to live in Hastings Town Centre through identifying opportunities for mixed use schemes and making best use of space above shops, and widening the range of housing available in Central St Leonards, particularly through the provision of good quality affordable housing.
- 3.3 There are a number of Planning Strategy Policies (HPS) which will help us to meet this objective. These include the overall housing target, Policy DS1 and Policy H1 helping ensure housing land is developed as efficiently as possible aiding regeneration and helping reduce the demand for greenfield land. The Housing Mix Policy (H2) also helps provide a range of housing types in relation to household sizes, incomes and ages and the affordable housing requirements of Policy H3 help to assist those families who are unable to afford open market housing.
- 3.4 The HPS Spatial Area Policies FA1, FA2, and FA5 act as a guide to the quantity of new housing development that is likely to take place in different parts of the town up to 2028. Detail of new housing delivery in relation to these indicative quantities is set out in table 5 of this document.

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

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

Start of plan period	End of plan period	Total housing required	Source of plan target
2011	2028	At least 3,400 (200 per annum)	Hastings Planning Strategy, adopted February 2014

### HPS Policy DS1 – New Housing Development – how are we doing?

3.6 There were 204 net new housing completions in 2017/2018. Table 2 shows that since the start of the Plan period (2011/2012) 1,282 net new homes have been delivered. This equates to an average of 183 units (rounded) which is less than the annualised requirement of ‘at least’ 200 net new dwellings per year. However, the period 2011-2017 includes a number of years when housebuilding nationally as well as locally was depressed as a result of the impact of the global financial crisis on lending for development and on mortgage lending. From 2015/16 the level of housebuilding has increased and the average level over the last 3 years is 213 per annum.

Year	Net new dwellings
2004/05	210
2005/06	338
2006/07	203
2007/08	283
2008/09	241
2009/10	155
2010/11	77
2011/12	195 (start of Local Plan period)
2012/13	148
2013/14	133
2014/15	167
2015/16	244
2016/17	191
<b>2017/18</b>	<b>204</b>

Source: Planning Policy

3.7 Table 3 shows the broad sources from which housing development has arisen.

<b>Table 3: Net additional dwellings in previous years and for the reporting year</b>					
<b>Year</b>	<b>New build</b>	<b>Change of use<sup>1</sup> (net gain)</b>	<b>Conversion<sup>2</sup> (net gain)</b>	<b>Redevelopment<sup>3</sup></b>	<b>Total net additional dwellings</b>
2004/05	103	37	58	12	210
2005/06	202	21	96	19	338
2006/07	129	34	50	-10	203
2007/08	169	28	109	-23	283
2008/09	112	120	20	-11	241
2009/10	22	34	49	50	155
2010/11	26	19	29	3	77
2011/12	63	50	9	73	195
2012/13	82	20	9	37	148
2013/14	46	29	18	40	133
2014/15	36	64	-12	79	167
2015/16	10	51	13	170	244
2016/17	21	65	4	101	191
<b>2017/18</b>	<b>94</b>	<b>63</b> <b>(7 of these arising from PD<sup>4</sup>)</b>	<b>1</b>	<b>46</b>	<b>204</b>

Source: Planning Policy

3.8 Table 3 shows the majority of new homes in Hastings in recent years (2011/12 to date) have been delivered through the redevelopment of sites (546 net new units) though the combined delivery arising from new build and change of use is also strong (352 + 342 respectively). Change of use and redevelopment remain important sources and have implications for Local Plan objectives and Policies relating to diversification of existing stock.

3.9 Table 4 shows housing completions arising from Local Plan allocations, as identified in the [Development Management Plan](#) (DMP), together with completions from windfall sites<sup>5</sup>. The table also shows the gross number of affordable homes which were delivered as part of the overall development of these sites.

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

<sup>2</sup> Conversions involve developing an existing residential property such as a single family dwelling into flats for example, or vice versa, changing the number of housing units.

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

<sup>4</sup> Permitted Development (PD), where an office, storage, light industrial, retail or other use has changed to residential under the [Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) as amended

<sup>5</sup> Windfall developments are sites which have not been specifically identified and allocated in the Local Plan

<b>Table 4: Net housing completions by site 2017/2018</b>		
<b>Site Name and DMP reference where relevant</b>	<b>Total net completions</b>	<b>Gross affordable completions</b>
<b>Allocated Sites</b>		
The Workplace, The Ridge West (LRA5)	8	0
347-349 London Road (SAP4)	18	18
Site of former 18-32 (evens) and land adjacent Upper Broomgrove Road (also known as land at junction Upper Broomgrove Road/Chiltern Drive (HOV7)	7	0
Caple Ne Ferne (MBL8)	8	0
Mayfield J, Land South of Mayfield Lane (GH4)	35	0
Former Ore Business Park, Farley Bank (HOV6)	8	0
Former Sorting Office, Kings Road (CLB3)	9	9
<b>sub total</b>	<b>93</b>	<b>27</b>
<b>Other large sites</b>		
2 The Green (H48)	7	0
3 Charles Road (H35)	6	0
Land off Robert Tressell Close (D29)	8	0
Land north side of Lancaster Road	23	23
<b>sub total</b>	<b>44</b>	<b>23</b>
<b>Small site windfalls (&lt;6 units) net total</b>	<b>67</b>	<b>0</b>
<b>Overall net total</b>	<b>204</b>	<b>50</b>

Source: Planning Policy

- 3.10 67 net new homes were delivered through small windfall developments during the monitoring year. Small site windfall developments continue to make a significant contribution to the supply of new housing in the Borough. This completion figure continues to show that the projected allowance for small site windfall of 35 dwellings per annum remains robust and justified.
- 3.11 Included in table 4 are new dwellings provided through Permitted Development (PD) and Prior Approval following PD rights introduced by the Government in April 2014 and amended in 2015. These allow for the change of use of certain retail, office, storage and light industrial premises to become residential. In the 2017/18 monitoring year, 7 of the net completions were as a result of this, just over 3% of the overall net completions representing a small portion of residential gain, but a more significant loss of B and A use class<sup>6</sup> floorspace.
- 3.12 The Local Plan divides the town into 4 Spatial Areas which are further divided into 13 Planning Focus Areas. 3 of these spatial areas provide a guide to the quantity of housing development likely to take place in each area. Table 5 shows the net new dwellings completed in 2017/18 together with the overall total since the start of the Plan period (2011/2012) presented at both spatial area and planning focus area level.

<sup>6</sup> [The Town & Country Planning \(Use Classes\) Order 1987 \(as amended\)](#)



<b>Table 5: Net additional dwellings 2017/18 within the Planning Strategy Spatial Areas</b>					
Spatial Area	HPS Policy	Planning Focus Area (PFA)	HPS Housing delivery range 2011-2028	Total net additional dwellings completed	
				2017/18	2011-18 inclusive
Western Area	FA1	PFA1: Little Ridge & Ashdown	220-280	12	52
		PFA2: Greater Hollington	250-310	60	177
		PFA3: Filsham Valley & Bulverhythe	630-700	10	114
		Total (indicative range)	1,100-1,290		
<b>Overall total Western Area</b>				<b>82</b>	<b>343</b>
Central Area	FA2	PFA4: St Helens	210-250	4	140
		PFA5: Silverhill & Alexandra Park	300-360	31	73
		PFA6: Maze Hill & Burtons' St Leonards	220-280	24	66
		PFA7: Central St Leonards & Bohemia	240-300	26	117
		PFA8: Hastings Town Centre	200-240	18	122
		PFA10: West Hill	50-70	1	34
		Total (indicative range)	1,220-1,500		
<b>Overall total Central Area</b>				<b>104</b>	<b>553</b>
Eastern Area	FA5	PFA9: Old Town	50-70	-1	38
		PFA11: Hillcrest & Ore Valley	440-540	15	259
		PFA12: Clive Vale & Ore Village	250-310	4	72
		PFA13: Hastings Country Park	0	0	17
		Total (indicative range)	740-920		
<b>Overall total Eastern Area</b>				<b>18</b>	<b>386</b>
<b>Overall net total</b>				<b>204</b>	<b>1282</b>

Source: Planning Policy

3.13 Table 5 shows that over the last 7 years (April 2011 - March 2017 inclusive) 343 dwellings have been built in the Western Area, the highest proportion being in the Greater Hollington PFA. This is an average of 49 dwellings per year, if building continues at that rate, then overall net completions over the Plan period will fall below the indicative range set out in Policy FA2. However there are a number of residential allocations within the area which, based on the latest information available, are expected to come forward within the plan period.

3.14 Within the Central Spatial Area as shown in table 5, PFA4, St Helens has achieved the highest number of dwellings (140) in the last 7 years, with 553 being built in the Central Area overall. This is an average of 79 dwellings per year. If delivery continues at this rate, the area will be on target to delivery housing numbers within the range set out in Policy FA2.

3.15 Within the Eastern Area, PFA11 Hillcrest & Ore Valley has seen the highest number of dwellings built at 259 units, with the overall number of completions over the last 7 years being 386 units. This is an average of 55 dwellings per year. If building continues at this rate over the remainder of the plan period, the area will be on target to delivery housing numbers in excess the range set out in Policy FA5.

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

### How are we doing?

3.16 In line with national planning guidance, the Planning Strategy prioritises the re-use of previously developed land (PDL), otherwise known as brownfield land, over greenfield development. This both complements regeneration aims and ensures that homes are located close to shops, services and public transport. Table 6 shows that since 2005/06, gross housing completions on previously developed land has varied annually. Over the last 13 years, an average 79% of residential development has taken place on PDL annually. Although some greenfield land has been allocated for development within the Local Plan, development on PDL is not expected to reduce significantly over the Plan period.

3.17 In 2017/18 89 dwellings were built on greenfield land. This chiefly arose on garden land. This is the construction of new homes within the curtilage of exiting dwellings, ie garden land. All of the schemes were windfall schemes and very small scale, ranging from 1 to 4 dwellings. The remaining 64% of completions (156 dwellings) were built on brownfield land.

	Gross completions on greenfield and PDL	Gross completions on PDL only	% of gross completions on PDL (rounded to nearest)
2005/06	357	240	67%
2006/07	300	258	86%
2007/08	388	274	71%
2008/09	304	204	67%
2009/10	188	188	100%
2010/11	132	117	89%
2011/12	229	189	75%
2012/13	167	126	75%
2013/14	153	112	73%
2014/15	204	181	89%
2015/16	278	274	99%
2016/17	213	192	90%
<b>2017/18</b>	<b>245</b>	<b>156</b>	<b>64%</b>
Average (for the 13 years rounded)	243	193	79%

Source: Planning Policy

## Hastings Planning Strategy Objectives 2c) & 2d) ensuring an appropriate mix of housing is provided in terms of tenure...& type... making decent housing accessible to more people by increasing the provision of affordable housing

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

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

3.19 Table 7 shows the gross number of affordable dwellings delivered during 2017/18 by affordable tenure type.

<b>Table 7: Gross affordable dwellings completed 2017/18</b>			
Shared Ownership (SO)	Affordable Rented (AR)	Social Rented (SR)	As a percentage of overall net housing delivery for the year (rounded to nearest)
0	50	0	25%

Source: Planning Policy

3.20 50 affordable rented (AR) homes were delivered on 3 sites in 2017/18. These are confirmed in Table 4 as being on the Local Plan allocated sites SAP4 and CLB3 and a large windfall site on the north side of Lancaster Road. All 3 sites have been developed in their entirety as affordable housing and are now owned and run by a private Registered Provider<sup>7</sup>.

3.21 Table 8 shows affordable housing completions since 2006/07. There were 204 net new dwellings completed in 2017/18 and of these 50 were built as affordable homes. This equates to 25% of the total net number of new homes delivered in the 2017/18 reporting year.

<b>Table 8: Affordable housing completions by monitoring year</b>			
Year	Number of dwellings completed (net)	Number of affordable dwellings completed (gross)	Affordable housing - percentage of all developments (rounded to nearest)
2006/07	203	72	35%
2007/08	283	59	21%
2008/09	241	68	28%
2009/10	155	44	28%
2010/11	77	32	42%
2011/12	195	71	36%
2012/13	148	34	23%
2013/14	133	42	32%
2014/15	167	57	34%
2015/16	244	94	38%
2016/17	191	20	10%
<b>2017/18</b>	<b>204</b>	<b>50</b>	<b>25%</b>

Source: Planning Policy

<sup>7</sup> [Registered Providers](#) include local authority landlords and private registered providers (not for profit housing associations and for-profit organisations). Their objectives are set out in the Housing and Regeneration Act 2008.

## HPS Policy H2 Housing Mix – how are we doing?

3.22 Table 8 shows that from the start of the Plan period (2011/12), over the last 7 years, 368 gross affordable new homes have been completed which equates to almost 29% of the 1282 net dwellings completed in the plan period to date. Over the last 7 years there has therefore been an average of c.53 new affordable homes developed annually.

3.23 Appendix 1 and the following graphs at figures 1 and 2 show that over the last 7 years there has been a slightly higher number of houses completed compared to flats. There is a higher proportion of smaller units (1 and 2 bedroom homes) amongst flatted developments as compared to 1 and 2 bedroom houses. 3 bedroom units make up a far great proportion of completed houses when compared to flats.

3.24 As the graphs show, the majority of property was 2 bedroom flats with an average of 54 built per year. There was an average of 45, 3 bedroom houses built per year with one bedroom flats being the next biggest. Since 2011/12 the number of houses built has increased annually helping to redress the balance between houses and flats. In this monitoring year (2017/18) an almost even split of the gross completions were houses and flats at 117 and 127 respectively.

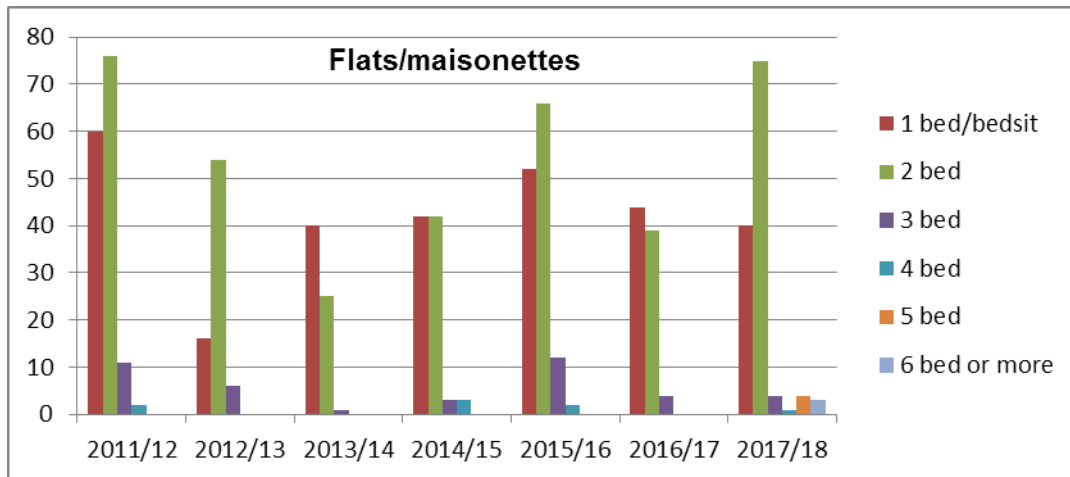


Figure 1: Completions by bedspace 2011-12 to 2017-18

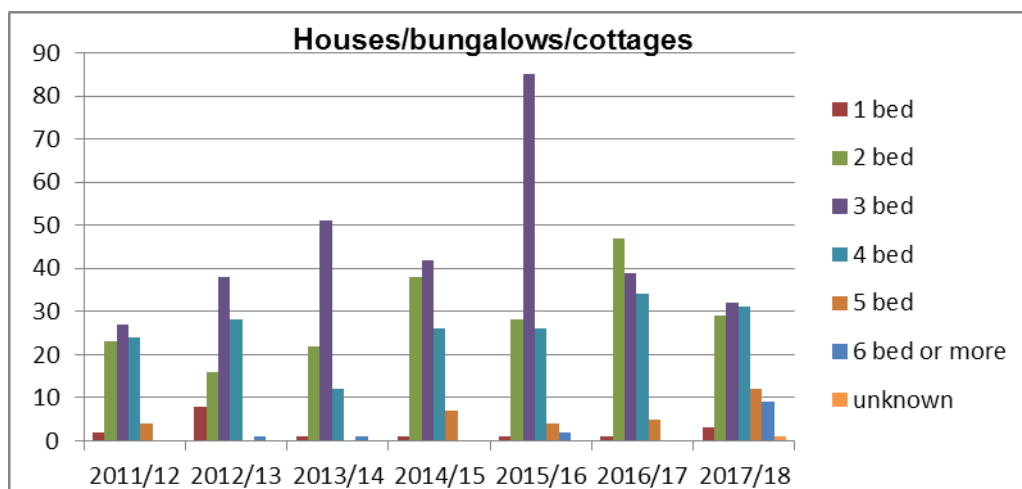


Figure 2: Completions by bedspace 2011-12 to 2017-18

## Future Supply

3.25 The 5 year housing land supply numbers have been updated to reflect the 5 year period from 1 April 2019 – 31 March 2024. The supply requirement is based on the adopted Local Plan (Hastings Planning Strategy (HPS), Policy DS1) which includes a target of at least 3,400 net new homes from 2011-28. The HPS was adopted less than five years ago in February 2014, and therefore provides the starting point for calculating the 5 year supply.

### Buffer

3.26 Taking account of housing delivery over the last 3 years (2015/16-2017/18) the Council is exceeding annualised delivery requirements. In view of this a 5% buffer has been applied to the updated 5 year requirement. This is in accordance with the [NPPF](#) and the recently updated [NPPG](#).

### Past shortfall in housing completions

3.27 From the start of the Plan period (2011/12) to-date there has been a shortfall of 100 units against target requirements. In line with the Practice Guidance (NPPG) this number has been included within the 5-year requirement. (Table 9 line 4)

### Summary of supply

3.28 In compiling the 5 year supply figure, all sites have been assessed against the three factors: available; suitable and achievable within 5 years. Expected rates of delivery year by year up to 2028 is based on the latest information available from land owners and developers regarding site disposal and timescales for site build-out. Regard is also had to progress around pre-application discussions, monitoring of the discharging of pre-start planning conditions, progress on legal agreements (s106 agreements), and the submission of building control applications. Marketing and estate agent sales information where available, is also monitored. Table 10 shows that we are meeting and exceeding 1,108 dwellings required over the period 2019-2024. Table 9 sets out how the 5 year supply has been calculated.

<b>Table 9: 5 year Housing Land Supply</b>	
Housing Target	3,400
Residual target (after deducting completions from 2011 – 2018* totalling 1,282 actual + 218 predicted (1,500))	1,900
Annual residual target (residual divided by 9 years 2019/20 – 2027/28)	211
5 year target (annual residual x 5 years + 5%) (1055 + 53) plus Delivery shortfall to-date (1,600-1,500) 100	1,208
5 year housing land supply 2019/20 – 2022/24	1,435
5 year supply of housing expressed as a %	119%

Source: Planning Policy

\*Completions for 2018/19 are an estimate

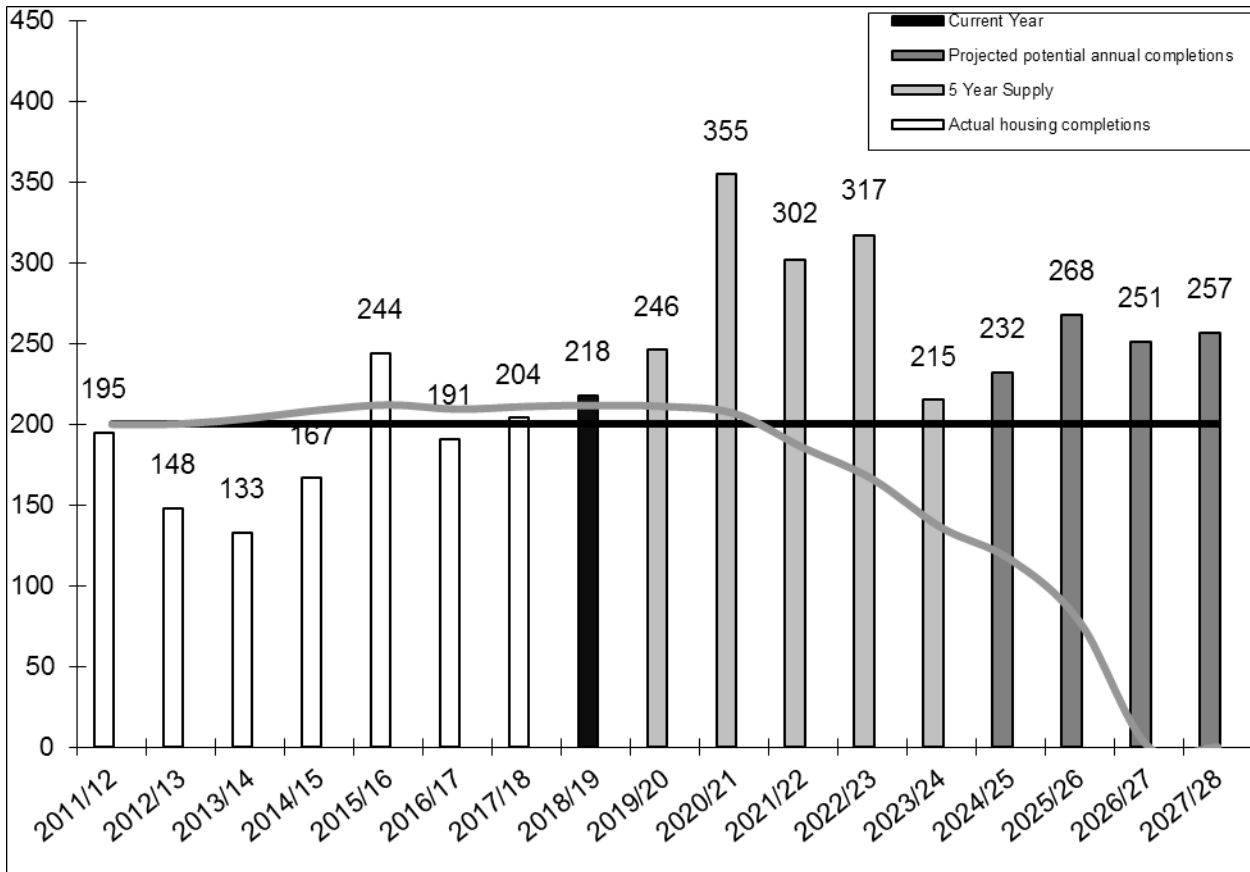


Figure 3: Housing Trajectory

3.29 The following table (table 10) sets out those sites which have been included within the 5 year housing land supply (1 April 2019/20 – 31 March 2023/24). As from 1 April 2019, these sites will be either under construction, with full planning permission or have resolution to grant full planning permission, and therefore meet the NPPF test for inclusion within the 5-year supply.

Site ref	Address	Planning status	Date of decision	Information last updated	Number deliverable within 5 years (net)
CVO2	Land west of Frederick Road (Little Acres Farm)	HS/DS/10/00700 & HS/FA/17/000003 under construction	03.02.11	October 2018	7
FB7	123-125 West Hill road (former Malmesbury House)	HS/DS/89/00804 certificate of lawfulness HS/PR/05/00980 issued for material start of 117 dwellings	Certificate lawfulness issued 06.02.06	October 2018	117
HTC1	Hastings Station Yard (part)	HS/LA/16/00344 to alter S106 relating to HS/FA/06/00983 for mixed use development including 103 residential units	31.03.17	October 2018	103
D54	45&46 Wellington Square	HS/FA/12/00341 for 9 dwellings (gross), net 6 under construction	11.06.12	Site visit September 2018 work still ongoing	6

<b>Table 10: Large sites (6 dwellings or more) included in the 5 year housing land supply</b>					
<b>Site ref</b>	<b>Address</b>	<b>Planning status</b>	<b>Date of decision</b>	<b>Information last updated</b>	<b>Number deliverable within 5 years (net)</b>
FB15	Land north of 14 Fern Road	Lawful development certificate of commencement HS/PR/15/00103 (14 dwellings plus 3 approved under HS/FA/13/00008 plus later applications – 16 dwellings. Under construction	17.06.15 & 04.03.13	Site visit September 2018	16
FB14	Land north of 31 Fern Road	HS/PR/16/00198 lawful development certificate for commencement of works HS/FA/17/00449 revised scheme. Under construction	19.05.16 & 20.12.17	Discharge of conditions application pending decision	10
LRA1	Holmhurst St Mary	HS/DS/17/00935 reserved matters pursuant to HS/OA/15/00077 for the erection of 208 dwellings	10.12.18		208
SAP8	4 Wykeham Road	HS/FA/16/00002. 8 apartments on land at rear of 4 Wykeham Road	15.12.17		8
MBL1	Hastings College, Archery Road	HS/FA/15/00175, HS/FA/17/00439, HS/LB/17/00561, HS/FA/18/00291 pending legal agreement. HS/LB/18/00447 pending legal agreement. 109 units. Under construction		Site visit September 2018 and developer update, 37 units expected to complete 2018/19	72
MBL2	37 Charles Road West (former Filsham Nurseries)	HS/FA/16/00412 for erection of 7 units	21.07.17	Some conditions discharged in 2018	7
HOV1	Former Stills Factory (part), Fellows Road	HS/FA/17/01040 for 101 units	10.12.18	October 2018	101
HOV6	Ore Business Park, Farley Bank	HS/FA/13/00177, HS/FA/17/00798 for 19 houses under construction		Site visit September 2018, 8 units complete 2018/19	11
H31	24, and land adjacent 16-24 Ironlatch Avenue	HS/FA/14/00431 for construction of 8 dwellings (gross)	22.01.16	Discharge of conditions x 2 and variation of conditions approved 2018	7
H36	12-13 York Buildings, Wellington Place	HS/FA/16/00660, HS/LB/16/00661 for 6 flats	20.01.17	Discharge of conditions applications pending decision	6

<b>Table 10: Large sites (6 dwellings or more) included in the 5 year housing land supply</b>					
<b>Site ref</b>	<b>Address</b>	<b>Planning status</b>	<b>Date of decision</b>	<b>Information last updated</b>	<b>Number deliverable within 5 years (net)</b>
H40	Land rear of Castlemaine, 4 Avondale Road, Castlemaine Cottage, 5 Gillsmans Hill	HS/OA/17/00522, HS/DS/18/00752 for 7 dwellings and 1 replacement dwelling (gross)	15.12.17	Reserved matters application pending decision	7
H43	Former Kings Head Inn, 61 Rye Road	HS/FA/17/00168 for redevelopment to 12 flats	02.05.18		12
H44	Former Robert De Mortain, 373 The Ridge	HS/FA/17/01015 redevelopment 10 houses. Under construction		Site visit September 2018, commenced 10.08.18	10
H45	Hollington Methodist Church including 325a Battle Road	HS/FA/17/01050 for 6 apartments. Under construction		Site visit September 2018, commenced 31.05.18	6
H46	Former Leolyn nursing home, 63-65 Pevensey Road	HS/FA/17/01064 change of use to 16 flats	11.05.18	October 2018 Coastal Space 3 project. Expected start November 2018.	16
<b>Total</b>					<b>730</b>

Source: Planning Policy

3.30 The following sites have either outline planning permission or are allocated for residential development in the Local Plan. They have been included in the current 5 year housing land supply because based on up-to-date information set out here, the Council considers that there is “clear evidence” that housing completions will begin on these sites within 5 years (they are therefore considered “deliverable” as defined by Annex 2 of the NPPF). This evidence is set out below.

### **FB1 – Former Grove School**

3.31 This site has been allocated for residential development under Development Management Plan Policy FB1. The site is owned by East Sussex County Council and the former school has been demolished. The County Council is actively taking steps to bring the site forward for development and outline planning permission for 210 units (HS/OA/15/00168) was secured in June 2018 following the completion of a legal agreement. An update in October 2018 from the County Council’s Estates Team indicates that the Council is currently considering options around the delivery of the site. Given the advances made in bringing this site forward for redevelopment, the NPPF test is met and the build-out and delivery of a proportion of the 210 units currently proposed will come forward in the later part of the current 5 year supply period. The delivery of 150 units has therefore been included in the 5 year supply figure.

### **FB3 – Seaside Road**

3.32 This site is allocated for mixed use development including residential use under Development Management plan Policy FB3. The Council is committed to making the best and most sustainable use of brownfield sites in accordance with the key objectives of the Planning Strategy and the Framework. The Council owns the freehold of this



2.2ha site at the western end of the seafront. It is a mainly cleared site that was formerly a lido (demolished in the 1990s) and a timber yard. The former lido is currently used as an open public space and the timber yard is currently leased short term for car wash/storage use. The site has indicative potential capacity to deliver 120 homes.

3.33 The site has been vacant for some 30 years and the Council has looked to develop the site on a number of occasions. In the last few years, with changing economic circumstances, improvements to property values, and a number of reports and investigations to de-risk the site, the opportunity is available to develop the site and provide a mixed use development in line with the Local Plan. As a result of actions taken over the last three years, the Council has managed to identify, engage and retain the interest of major development companies resulting in a viable and attractive proposition to transform the site into a destination point in line with the objectives of the seafront strategy. In September 2018 the Council's Cabinet was asked to consider a preferred bidder for this site. Given the continuing momentum around the delivery of this site the Council considers the NPPF test is met. In line with the Local Plan, 120 units from this site have been included in the 5 year supply.

#### **FB4 – Former Westerleigh School**

3.34 This site is allocated for residential development in the DMP under Policy FB4 with the potential for the development of 68 units. It is a brownfield site in an established residential area. The site owner has confirmed they expect to dispose of the site in 2019. The Council is aware of strong developer interest in the site. The build-out and delivery of a proportion of units on the site (30) have been included within the 5 year supply.

#### **LRA2 - Harrow Lane, former playing fields**

3.35 This site is allocated for residential development in the Development Management Plan under Policy LRA2. The site is an elevated but essentially level greenfield site situated above Harrow Lane. This is a Council owned site. In accordance with Local Plan, in September 2018 outline planning permission was granted for the development of 140 units subject to a legal agreement. The legal agreement is being progressed and the Council will shortly making a decision as to how the development of the site will be taken forward. The NPPF test is therefore met. The delivery of 140 units has been included in the 5 year supply figure.

#### **LRA3 – Land adjacent to 777 The Ridge**

3.36 This site is allocated for residential development in the Development Management Plan under Policy LRA3. It is a greenfield site occupying an elevated position at the junction of Harrow Lane with The Ridge. The site owner has submitted an outline planning application for 50 units (OA/17/00645) which is currently being considered. The owner's intention is to dispose of the site for residential development with an outline planning permission. The Council considers NPPF test is met and 50 units have been included in the 5 year supply.

### HOV3 – Former Mount Pleasant Hospital, Frederick Road

3.37 This site is allocated for residential development in the Development Management Plan under Policy HOV3. This cleared brownfield site has been acquired by a housing developer. A development scheme for 40 units on part of the site was refused in July 2018 on poor layout and design grounds (HS/FA/18/00001) but the developer has submitted details regarding timescales for a revised application and expected build-out. Based on information received in October 2018, the developer expects to submit a new application shortly with an expectation of making a start on site in autumn 2019. Completions, which might be phased, could come forward over the period 2021-2023. Based on this information the NPPF test is met and 40 units have been included within the 5 year supply.

### Role of small site windfalls – historic completions & current supply

3.38 The Council continues to monitor delivery from small site (less than 6 dwellings net) windfalls. Included in the housing land supply is a projected allowance of 35 dwellings per year or 175 units arising across the 5 year period. The yield from small windfalls in 2017/18 was 67 net new homes and the trend in small site windfall delivery has remained strong to-date. Monitoring (as at September 2018) shows that 82 units are under construction across a range of small windfall sites, and a further 81 units have extant (full) planning permission. This information is set out in detail at Appendix 3 and demonstrates that the projected allowance for small site windfall of 35 dwellings per annum remains robust and justified. Table 11 sets out annualised delivery figures to-date from small sites. Should flexibility be needed around projected delivery, table 11 demonstrates that the Council would be justified in increasing the assumed yield from this source.

2011/12	65
2012/13	52
2013/14	31
2014/15	67
2015/16	59
2016/17	56
2017/18	67
<b>Total</b>	<b>397</b>

Source: Planning Policy

3.39 In determining its most up-to-date position in terms of its 5 year housing requirement, the Council's starting point has been its own adopted Local Plan target of at least 3,400 net new homes over the seventeen year period 2011-2028. Taking into account the number of net new homes completed up until 31 March 2018, to the residual requirement, and specifically the 5 year supply period, the Council has added an additional 5% buffer, plus an allowance for earlier under delivery. Taking these elements in to account, the Council's current 5 year housing land requirement is for 1,208 new homes from 1 April 2019 – 31 March 2024.

3.40 In table 10 we identify sites which are under construction, have full permission or are at a very advanced stage in the planning application process (resolution to grant full permission subject to the signing of a legal agreement). These sites meet the NPPF delivery test and are capable of being delivered within 5 years. The total number of units arising from these sites is 730.

3.41 At paragraphs 3.30-3.37 we set out detailed information on all other sites included in the 5 year supply. These are sites which have outline planning permission, or are allocated in the Local Plan for residential development. Based on current information gathered directly from the developers or landowners on these sites, there is clear evidence that

developments can be completed or start to be completed within the 5 year period on these sites and that the NPPF test is therefore met. The total number of units arising from these sites is 530.

- 3.42 The delivery of a further 175 units has been included from the development of small sites windfall sites. Taking these 3 supply figures together equates to 1,435 units which adequately exceeds the 1,108 units required. A detailed breakdown of the annualised delivery of all sites included in the 5 year supply is set out in figure 3.

## 4.0 Analysis of Policy Performance – Employment

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

4.1 There are a number of Hastings Planning Strategy (HPS) Policies which help to meet this objective. These include the overall employment and retail space targets contained in Policies DS2 and DS3 respectively and policy E1 relating to the retention of existing employment space. In addition, Policy E3 helps to maintain and enhance the vitality and viability of shopping areas by establishing a hierarchy of town, district and local retail centres. There is also Policy E4 which addresses tourism development both in terms of visitor attractions and visitor accommodation. In addition the Development Management Plan (DMP) also contains a number of related management policies for town centre and other shopping areas which support this HPS objective.

### Completed Employment Floorspace

4.2 Local Plan Policy DS2: Employment Growth sets out a framework to support the development of up to 70,000m<sup>2</sup> of employment floorspace between 2008 and 2028 to support the town's role as a major employment centre. Employment floorspace is defined here as development falling within planning use classes B1a (Office), B1b (Research and Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage or Distribution).

4.3 The supply of employment land and premises in the Borough is limited. And for this reason the development of new high quality employment space and the protection of existing employment sites and premises are fundamental to economic wellbeing allowing existing businesses to prosper and grow and new businesses to be attracted to the town. In addition Policy E1: Existing Employment Land and Premises aims to safeguard and encourage the upgrading of the existing employment/industrial estates.

4.4 During the monitoring period (2017/18) c.1465m<sup>2</sup> (gross) of new employment floorspace was completed, the majority of which was for B2 purposes with 411m<sup>2</sup> of additional floorspace coming from the demolition & redevelopment of an existing B2 unit. A further 331.45m<sup>2</sup> of new B1c floorspace arose through the development of a new unit and also an extension to an existing light industrial unit.

4.5 In addition to new development, there was a change between B-classes, 350m<sup>2</sup> arose from changing an existing B1c unit to a B8 use class. Whilst this change does not represent a net gain in employment space it demonstrates the importance of protecting existing B-class premises which Policy E1 seeks to do.

4.6 However, in the same period there was also a loss of c.95m<sup>2</sup> of employment floorspace (table 11) resulting in a net gain of floorspace across the 2017/18 monitoring year of 1371m<sup>2</sup> (rounded) as shown in table 12.

Year	Floorspace (m <sup>2</sup> )
2008/09	14,190
2009/10	2,142
2010/11	2,232
2011/12	-1,122
2012/13	-30.5
2013/14	-3,77.6
2014/15	2,050.5
2015/16	-379
2016/17	1664
<b>2017/18</b>	<b>1371</b>

Source: Planning Policy

- 4.7 Table 13 provides a breakdown of the type and quantity of floorspace that has been lost to other, non-employment (B use class) related development. c.95m<sup>2</sup> of office floorspace (B1a use class) to residential was completed under permitted development (the Town and Country Planning (General Permitted Development (England) Order 2015 (GPPO)) where Local Plan policy E1 could not be applied.

Type of loss	Category of B-class use lost					Total
	B1a	B1c	B1mix	B2	B8	
To Other uses	0	0	0	0	0	0
To C3 use (residential)	-94.8	0	0	0	0	
						<b>-94.8m<sup>2</sup></b>

Source: Planning Policy

- 4.8 Local Plan Policy E1 whilst aiming to protect employment floorspace, does allow for changes in use class where there is evidence to demonstrate that the space is no longer fit for purpose i.e. it is redundant. However, losses arising from permitted development to residential (C3 use class), where this Policy is not applied, is continuing to have an impact on the stock of B-class space within the Borough, although floorspace loss via the permitted development route, has reduced this monitoring year.
- 4.9 Table 14 shows the floorspace completed in the monitoring year distributed across the 13 Planning Focus Areas (PFAs) as set out in the Local Plan. The table shows that Hillcrest & Ore Valley (PFA11) gained floorspace of 955m<sup>2</sup>. There was a small loss in Central St Leonards & Bohemia (PFA7) of c.95m<sup>2</sup>, resulting in an overall gain of c.1370m<sup>2</sup> across all the Planning Focus Areas including the gains in Greater Hollington (PFA2) and Filsham & Bulverhythe (PFA3) totalling c.510m<sup>2</sup> resulting in an overall net gain of 1371m<sup>2</sup> of employment B use class floorspace over the monitoring year.

<b>Table 14: Net additional floorspace (m<sup>2</sup>) completed in 2017/18 within the Planning Focus Areas</b>				
<b>Spatial Area</b>	<b>HPS Policy</b>	<b>Planning Focus Area (PFA)</b>	<b>B-use</b>	<b>Overall net Gain/Loss (m<sup>2</sup>)</b>
Western Area	FA1	PFA1: Little Ridge & Ashdown	none	0
		PFA2: Greater Hollington	B1c	99.45
		PFA3: Filsham & Bulverhythe	B2	411
Central Area	FA2	PFA4: St Helens	none	0
		PFA5: Silverhill & Alexandra Park	none	0
		PFA6: Maze Hill & Burtons St Leonards	none	0
		PFA7: Central St Leonards & Bohemia	B1a	-94.8
		PFA8: Hastings Town Centre	none	0
		PFA10: West Hill	none	0
Eastern Area	FA5	PFA9: Old Town	none	0
		PFA11: Hillcrest & Ore Valley	B1a	255
			B1c	232
			B2	468
PFA12: Clive Vale & Ore Village	none	0		
PFA13: Hastings Country Park	none	0		
<b>TOTAL</b>		(1465.45 floorspace gained – 94.8 floorspace lost)		<b>1370.65m<sup>2</sup></b> (rounded to 1371m <sup>2</sup> )

Source: Planning Policy

## Employment Space Development in the Pipeline (Commitments)

- 4.10 The Local Plan identifies a need for up to 70,000m<sup>2</sup> of new employment floorspace by 2028 and c.23ha of land was allocated to help meet this target. Table 15 shows these allocations and the progress made.
- 4.11 Table 16 shows a gross total of 10,425m<sup>2</sup> of new employment floorspace currently has planning permission. This includes a high portion of B1c & B8 floorspace, this is mostly as new build and change of use from non-B uses to B uses but also includes expansion of existing industrial units. The largest of the proposed changes is 1501m<sup>2</sup> proposed by changing an A1/C3 use to B1. The largest extension proposed at 585m<sup>2</sup> is to expand of an existing storage (B8) use on the Ponswood Industrial Estate and 2818m<sup>2</sup> for a new unit permitted at Queensway North which is yet to commence. In addition, there is also 1,044m<sup>2</sup> planned to change between the B use classes.

<b>Table 15: Employment Land Allocations</b>			
<b>Development Management Plan (DMP) Allocated employment sites</b>	<b>Est. floorspace (m<sup>2</sup>)</b>	<b>Site area (ha)</b>	<b>Progress (as at October 2018)</b>
LRA6 Queensway North Queensway	9,700	4.70	HS/FA/15/00817 granted 09.02.17 for 2,818m <sup>2</sup> HS/FA/16/00330 granted 03.08.17 for 226m <sup>2</sup>
LRA7 Land at junction of The Ridge West and Queensway	6,000	3.37	
LRA8 Land in Whitworth Road, The Ridge West	6,000	2.51	
LRA9 Marline Fields, Enviro21 Business Park, Land West of Queensway	5,600	1.48	
GH8 Sites PX and QX, Churchfields	6,900	1.61	
GH9 Site NX2 Sidney Little Road, Churchfields	770	0.32	
GH10 Site RX2, Sidney Little Road, Churchfields	910	0.22	
GH11 Site NX3 Sidney Little Road, Churchfields	920	0.17	
HTC6 Priory Quarter, Havelock Road	21,700	2.54	Part of site (2320m <sup>2</sup> ) completed 2014/15 – Havelock Place HS/FA/18/00518 granted 24.10.18 for change of use from B1a to a hotel (C1 use) with gym
HOV11 Ivyhouse Lane, northern extension	7,000	5.80	
HOV12 Land east of Burgess Road, Ivyhouse	885	0.51	HS/DS/17/00688 pending decision for 21 units of B1/B2/B8 uses, 4,601m <sup>2</sup> total on land in Hastings & Rother following the outline HS/OA/16/00023 granted in 2016 (885m <sup>2</sup> in Hastings)

Source: Planning Policy

<b>Table 16: Commitments – amount of employment development (m<sup>2</sup>) in the pipeline, as of 31 October 2018 (rounded)</b>				
<b>Use Class</b>	<b>GAINS (including sites under construction)</b>		<b>LOSSES (including sites under construction)</b>	
	New build / extensions / redevelopment	Change of use between B-uses	Permitted development B1a, B1c & B8 to C3 (residential)	Change of use to non-B class uses, including C3 requiring planning permission
B1a	579	0	-886	-3359
B1c	3374	0	-380	-16
B2	771	278	0	-690
B8	3140	766	-638	-405
Mixed B uses	2561	0	n/a	0
<b>TOTAL</b>	<b>10,425</b>	<b>1,044</b>	<b>-1,904</b>	<b>-4,470</b>

Source: Planning Policy

- 4.12 Table 16 shows there is the potential for 6,374m<sup>2</sup> of employment floorspace to be lost to other uses. This arises from both permitted development and proposals requiring planning permission. The latter is to be expected and Policy E1 provides provision for this where sound evidence can be produced by the applicant that the employment space is indeed redundant.
- 4.13 Table 16 also shows a potential gain in employment floorspace of 10,425m<sup>2</sup>. Circa 1,000m<sup>2</sup> involves changing between B-use classes. The latter highlights the importance of protecting existing employment floorspace in order to allow for redevelopment and enhancement within the existing stock.



## **5.0 Duty to Co-operate**

- 5.1 The regulations governing the contents of monitoring reports include a requirement to report on activity relating to the duty to co-operate. This involves a local planning authority demonstrating how it has co-operated with other authorities and statutory agencies to maximise the effectiveness of Local and Marine Plan preparation in relation to cross boundary strategic matters. This requirement has been supplemented by policy requirements in the revised NPPF (July 2018) at paragraphs 24-27.
- 5.2 The Council has continued to work with neighbouring Councils and other organisations on a variety of matters on the preparation of its own development plan documents and the plans and strategies of other organisations. A schedule is provided at Appendix 4 which shows the range and types of discussions which have taken place with key organisations regarding strategic matters defined by the Duty to Co-operate for the monitoring year 2017-2018.
- 5.3 In line with the NPPF (July 2018) it is our intention to strengthen the working arrangements already developed for our respective 2014 Core Strategies with our immediate neighbour - Rother District Council, as both Councils begin work on their respective Local Plan Reviews.

## 6.0 Status and progress of Local Plan documents

### Local Development Scheme

- 6.1 The [Local Development Scheme](#) (LDS) is a public statement setting out details of which development plan documents will be produced over the coming 3 year period, in what order, and by when. This document is reviewed as and when required in order to ensure we have an up to date timetable. A revised LDS will be published in early February 2019

### Hastings Town Centre & Bohemia Area Action Plan (AAP)

- 6.2 Consultation on the [Hastings Town Centre & Bohemia Area Action Plan](#) first draft, the 'Preferred Approaches' and the accompanying Sustainability Appraisal, took place between 2 July and 24 September 2018.
- 6.3 A number of [background studies](#) for the AAP were published on our website. Studies and research are on-going and our webpage will be regularly updated to form the Local Plan Review evidence base.
- 6.4 We have also undertaken Conservation Area Appraisals in support of the development of the AAP. Following on from the consultation on the draft [Hastings Central Conservation Area Appraisal](#), consultation on the draft [St Leonards Conservation Area Appraisal](#) took place 29 October to 10 December 2018. Both of these Appraisals propose the merger of a number of existing conservation areas with some minor extensions and boundary modifications. The Council is currently considering the comments received on the draft appraisals and will be informing those individuals and organisations who took part in the consultations as to how their comments will be informing the next stage in progressing these documents to formal adoption by the Council.

### Local Plan Review

- 6.5 The revised LDS (February 2019) will confirm the Council's intention to combine work on the Hastings Town Centre & Bohemia Area Action Plan with the Local Plan Review process. The Local Plan Review will cover the period to 2036. On adoption (anticipated to be September 2021) it will update elements of the exiting Local Plan specifically in relation to strategic policies relating to housing, employment and retail requirements. It will also incorporate and build on the comments received and evidence base developed for the Hastings Town Centre and Bohemia Area Action Plan.

### Neighbourhood Plans

- 6.6 At the time of publication of this LPMR, Hastings Borough Council does not have any Neighbourhood Plans.
- 6.7 Regulations concerning [neighbourhood planning](#) came into force in April 2012. In the event of any Neighbourhood Plans coming forward in Hastings, when such plans are adopted, they will form part of the Development Plan.

## **7.0 Appendices**

Appendix 1 – Completions by bedspace

Appendix 2 – Housing trajectory (potential developable sites)

Appendix 3 – Small site windfall analysis

Appendix 4 - Duty to Co-operate meetings list

Appendix 1 – completions by bedspace

<b>Completions by bedspace 2011/2012 to 2017/2018 monitoring year</b>								
<b>Type</b>	<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>Gross total</b>
<b>Flats/maisonettes</b>								
Bedsit	0	0	0	0	0	0	5	5
1 bedroom	60	16	40	42	52	44	35	289
2 bedroom	76	54	25	42	66	39	75	377
3 bedroom	11	6	1	3	12	4	4	41
4 bedroom	2	0	0	3	2	0	1	8
5 bedroom	0	0	0	0	0	0	4	4
6 bedroom	0	0	0	0	0	0	2	2
7 bedroom	0	0	0	0	0	0	1	1
<b>Total</b>	<b>149</b>	<b>76</b>	<b>66</b>	<b>90</b>	<b>132</b>	<b>87</b>	<b>127</b>	<b>727</b>
<b>Houses/bungalows/Cottages</b>								
1 bedroom	2	8	1	1	1	1	3	17
2 bedroom	23	16	22	38	28	47	29	203
3 bedroom	27	38	51	42	85	39	32	314
4 bedroom	24	28	12	26	26	34	31	181
5 bedroom	4	0	0	7	4	5	12	32
6 bedroom	0	0	0	0	1	0	2	3
7 bedroom	0	0	0	0	1	0	2	3
8 bedroom	0	1	1	0	0	0	0	2
9 bedroom	0	0	0	0	0	0	4	4
12 bedroom	0	0	0	0	0	0	1	1
unknown	0	0	0	0	0	0	1	1
<b>Total</b>	<b>80</b>	<b>91</b>	<b>87</b>	<b>114</b>	<b>146</b>	<b>126</b>	<b>117</b>	<b>761</b>

## Appendix 2: Potential developable sites 2019/20 – 2027/28

Site ref. no.*	Site location	Relevant planning application(s)	Date decision issued	Developer interest / owner	Site information last updated	Is site suitable ?	Is site available ?	Is site achievable within 5 years?	Deliverable within 5 years from 1 April 2019/20 – 31 March 2023/24	Deliverable between 1 April 2024/25 – 31 March 2027/28
<b>Sites under construction, with planning permission or resolution to grant planning permission</b>										
H11	14 Westfield Lane	No planning permission (HS/FA/13/00477 lapsed)	n/a	Known developer	November 2018	Yes	Yes	No		12
B15/GH3	Spyways School, Gillsmans Hill	HS/OA/17/00812 permission for 8 dwellings on part of site only	24.05.18 part of site only	Known owner/ developer	June 2018	Yes	Yes	No		31
A05/FB7	Former Malmesbury House, West Hill Road	HS/DS/89/00804 certificate of lawfulness HS/PR/05/00980 issued for material start	Certificate lawfulness issued 06.02.06	Known owner/ developer	November 2018	Yes	Yes	Yes	117	
B03/FB8	Former Westerleigh School playing fields, Hollington Park Close	HS/FA/12/00615 lapsed November 2018	n/a	Known owner/ developer	September 2018	Yes	Yes	No		7
D34/FB9	190 Bexhill Road	No planning permission (HS/FA/12/00197 extension of time to implement HS/FA/08/00405 lapsed)	n/a	Known owner	October 2018	Yes	Yes	No		32
FB14	Land north of 31 Fern road	HS/FA/12/00187, HS/FA/14/00712, HS/FA/15/00763, HS/PR/16/00198 lawful development certificate for commencement of works HS/FA/17/00449 revised scheme	06.03.13, 06.11.14, 13.11.15, 19.05.16,  20.12.17	Known owner/ developer	November 2018	Yes	Yes	Yes	10	
B07/FB15	Land north of 14 Fern Road (including land adj.3 Fern Road)	HS/FA/08/00797, HS/PR/15/00103 certificate of lawfulness for commencement of works, HS/FA/15/00819	19.10.11, 17.06.15,  21.01.16	Known owner/ developer	November 2018	Yes	Yes	Yes	16	
SAP8	4 Wykeham Road	HS/FA/11/00794 granted on appeal,	08.10.12,	Known owner/	November 2018	Yes	Yes	Yes	8	

Site ref. no.*	Site location	Relevant planning application(s)	Date decision issued	Developer interest / owner	Site information last updated	Is site suitable ?	Is site available ?	Is site achievable within 5 years?	Deliverable within 5 years from 1 April 2019/20 – 31 March 2023/24	Deliverable between 1 April 2024/25 – 31 March 2027/28
		HS/FA/16/00002	15.12.17	developer						
B02/ MBL1	Former Hastings College, Archery Road	HS/FA/15/00175 approved subject to S106, HS/FA/17/00439, HS/LB/17/00561, HS/FA/18/00291, HS/LB/18/00447 under construction	27.07.16, 22.11.17, 15.12.17, pending 12.10.18	Known owner/ developer	November 2018	Yes	Yes	Yes	72	
D53/ MBL2	37 Charles Road West, Former Filsham Nurseries	HS/OA/06/00694,  HS/FA/16/00412	06.12.06 subject to S106, 21.07.17	Known owner/ developer	November 2018	Yes	Yes	Yes	7	
MBL3	Gambier House, 111 West Hill Road	HS/FA/14/00839 (application includes Gambier House & West House at 115 West Hill Road)	18.05.16	Known owner/ developer	November 2018	Yes	Yes	No		79
D14/ CLB4	4-5 Stockleigh Road	HS/FA/13/00386 extension of time to implement HS/FA/10/00344, HS/FA/07/00402	31.10.13,  25.08.10, 14.08.07	Known owner	November 2018	Yes	Yes	No		12
A14/ HTC1	Hastings Station Yard (part) (now Station Plaza), Station Approach	Housing element not yet started. HS/FA/14/00083, HS/LA/16/00344 to alter S106	09.06.14 for student accommodation 15.12.16	Known owner	October 2018	Yes	Yes	Yes	103	
A15/ HTC3	The Observer building (part), 53 Cambridge Road	HS/FA/05/00743, HS/FA/16/00367	08.11.06, 18.06.18	known landowner	June 2018	Yes	Yes	No		39
D54	Surgery & premises, 45-46 Wellington Square	HS/FA/12/00341 & HS/LB/12//0340 under construction	13.04.12	Known owner/ developer	October 2018	Yes	Yes	Yes	6	
A24/ CVO2	Land West of Frederick Road (Little Acres Farm, Frederick	HS/DS/10/00700, HS/PR/15/01013 lawful development certificate for start of HS/OA/08/00017	03.02.11, 01.03.16,	Known developer	October 2018	Yes	Yes	Yes	7	

Site ref. no.*	Site location	Relevant planning application(s)	Date decision issued	Developer interest / owner	Site information last updated	Is site suitable ?	Is site available ?	Is site achievable within 5 years?	Deliverable within 5 years from 1 April 2019/20 – 31 March 2023/24	Deliverable between 1 April 2024/25 – 31 March 2027/28
	Road).	HS/FA/17/00003 HS/FA/18/00164 under construction	01.08.17 06.04.18							
D35/ CVO5	309-311 Harold Road	HS/FA/13/00752, HS/DS/14/00635, HS/FA/18/00703	19.06.14, 29.09.14, 23.11.18	Known owner/ developer	November 2018	Yes	Yes	No		7
HOV1	Former Stills Factory (part), Fellows Road	HS/FA/17/01012, HS/FA/17/01040	12.03.18, 10.12.18	Known owner	October 2018`	Yes	Yes	Yes	101	
D57/ HOV6	Ore Business Park, Farley Bank	HS/FA/17/00798 amendments to allow for development phasing of HS/FA/13/00177 under construction	09.05.18  27.07.15	Known owner/ developer	October 2018 partially completed site	Yes	Yes	Yes	11	
LRA1	Holmhurst St Mary, The Ridge	HS/DS/17/00935	10.12.18	Known developer	December 2018	Yes	Yes	Yes	208	
LRA2	Harrow Lane Playing Fields	HS/ OA/17/00901	12.09.18 subject to S106	Hastings Borough Council	September 2018	Yes	Yes	Yes	140	
H31	24 and Land east of 16-24 Ironlatch Avenue	HS/FA/14/00431, HS/FA/18/00162	22.01.16, 15.05.18	Known owner/ developer	May 2018	Yes	Yes	Yes	7	
H36	12-13 York Buildings	HS/FA16/00660, HS/LB/16/00661	20.01.17, 20.01.17	Known owner/ developer	May 2018	Yes	Yes	Yes	6	
H40	Castlemaine, 4 Avondale Road and Castlemaine Cottage, 5 Gillsmans Hill	HS/OA/17/00522 HS/DS/18/00752	15.12.17 pending	Known owner/ developer	November 2018	Yes	Yes	Yes	7	
H43	Former Kings Head Inn, Rye Road	HS/FA/17/00168	14.11.17	Known owner/ developer	May 2018	Yes	Yes	Yes	12	

Site ref. no.*	Site location	Relevant planning application(s)	Date decision issued	Developer interest / owner	Site information last updated	Is site suitable ?	Is site available ?	Is site achievable within 5 years?	Deliverable within 5 years from 1 April 2019/20 – 31 March 2023/24	Deliverable between 1 April 2024/25 – 31 March 2027/28
H44	Former Robert De Mortain pub, The Ridge	HS/FA/17/01015, HS/FA/18/00421 under construction	29.03.18, 02.10.18	Known owner/ developer	October 2018	Yes	Yes	Yes	10	
H45	Hollington Methodist Church, including 325a Battle Road	HS/FA/17/01050 under construction	31.05.18	Known owner/ developer	May 2018	Yes	Yes	Yes	6	
H46	Former Leolyn nursing home, 63-65 Pevensey Road	HS/FA/17/01064 under construction	11.05.18	Known owner/ developer	October 2018	Yes	Yes	Yes	16	
H47	Land adj. 142 Bexhill Road	HS/FA/16/00788	10.08.18	Known owner/ developer	August 2018	Yes	Yes	No		6

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

LRA3	Land adjacent to 777 The Ridge	No planning permission – (HS/OA/17/00645 pending decision)	n/a	Known owner	October 2018	Yes	Yes	Yes	50	
GH2	Mayfield E, Bodiam Drive	Lapsed planning permission HS/FA/03/00949	08.01.04	Hastings Borough Council	October 2018	Yes	Yes	No		37
GH6	Mayfield Farm, Mayfield Lane	Lapsed planning permission for 3 units (HS/FA/05/00157, HS/LB/05/00156)	22.04.05	Known owner	October 2018	Yes	Yes	No		8
FB1	The Grove School (Former St Leonards Academy), Darwell Close	Lapsed planning permission HS/OA/15/00168	17.11.16 Approved subject to S106	East Sussex County Council	December 2018	Yes	Yes	In part	150	60
FB2	Former West St Leonards Primary School, Bexhill Road	No planning permission (HS/FA/15/00076 withdrawn)	n/a	East Sussex County Council	October 2018	Yes	Yes	No		60



Site ref. no.*	Site location	Relevant planning application(s)	Date decision issued	Developer interest / owner	Site information last updated	Is site suitable ?	Is site available ?	Is site achievable within 5 years?	Deliverable within 5 years from 1 April 2019/20 – 31 March 2023/24	Deliverable between 1 April 2024/25 – 31 March 2027/28
FB3	Seaside Road, West St Leonards	No planning permission	n/a	Hastings Borough Council	October 2018	Yes	Yes	Yes	120	
FB4	Former Westerleigh School, Hollington Park Close	No planning permission	n/a	Known owner/agents	December 2018	Yes	Yes	In part	30	30
FB6	Cinque Ports Way former Stamco Timber Yard and TA centre	No planning permission	n/a	Multiple ownership	November 2018	Yes - suitable for mixed use scheme	Yes	No		25
FB13	Hastings Garden Centre, Bexhill Road	No planning permission	n/a	Known owner	November 2018	Yes	Yes	No		12
SH1	Land adjacent to Sandrock Park, The Ridge	No planning permission	n/a	Multiple ownership, part owned by Hastings Borough Council	October 2018	Yes	Yes	No		80
SH4	Mount Denys, Pine Hill & Ridgeway, The Ridge	No planning permission	n/a	East Sussex County Council	October 2018	Yes	Yes	No		31
C04/SAP1	Hornty Park, Bohemia Road	Lapsed planning permissions HS/FA/11/00334, HS/FA/08/00296	25.06.13	Known owner/ developer	November 2018	Yes	Yes	No		115
SAP2	Hollingsworth Garage, Braybrooke Road	No planning permission	n/a	Known owner/ developer	October 2018	Yes	Yes	No		30

Site ref. no.*	Site location	Relevant planning application(s)	Date decision issued	Developer interest / owner	Site information last updated	Is site suitable ?	Is site available ?	Is site achievable within 5 years?	Deliverable within 5 years from 1 April 2019/20 – 31 March 2023/24	Deliverable between 1 April 2024/25 – 31 March 2027/28
SAP3	12-19 Braybrooke Terrace (site of)	No planning permission	n/a	Developer interest	October 2018	Yes	Yes	No		25
D30/SAP5	Silver Springs Medical Practice, Beaufort Road	Lapsed planning permission HS/OA/10/00845	06.01.11	Known owner existing medical practice needs to be relocated	November 2018	Yes	Yes	No		9
MBL4	West Hill Road Reservoir	Lapsed planning permission HS/FA/09/00663	08.02.10	Known owner/ developer	October 2018	Yes	Yes	No		14
MBL5	27 Dane Road	Lapsed planning permission HS/FA/08/00527	04.08.10	Known owner/ developer	November 2018	Yes	Yes	No		9
CLB2	Taxi office/site of former Social Club, St John's Road	No planning permission	n/a	Known owner	October 2018	Yes	Yes	No		30
HTC2	Cornwallis Street Car Park	No planning permission	n/a	Hastings Borough Council	October 2018	Yes	Yes	No		10
HOV2	Broomgrove Redevelopment Area, Former Power Station, Ore Valley	Site part of original Millennium Communities outline scheme approved under HS/OA/06/00823, lapsed planning permission	14.03.08	Known owner	October 2018	Yes	Yes	No		50
HOV3	Site of Mount Pleasant Hospital, Frederick Road	Site part of original Millennium Communities outline scheme approved under HS/OA/06/00823 now lapsed, HS/FA/18/00001 planning permission refused	18.07.18	Known owner/ developer	October 2018	Yes	Yes	Yes	40	

Site ref. no.*	Site location	Relevant planning application(s)	Date decision issued	Developer interest / owner	Site information last updated	Is site suitable ?	Is site available ?	Is site achievable within 5 years?	Deliverable within 5 years from 1 April 2019/20 – 31 March 2023/24	Deliverable between 1 April 2024/25 – 31 March 2027/28
D28/HOV9	107 The Ridge (Simes & Sons)	Lapsed planning permissions HS/OA/12/00981 HS/DS/10/00744	n/a  14.02.16 04.04.11	Known owner/ developer	November 2018	Yes	Yes	No		8
<b>Projected yield for small site (5 or less dwellings) windfalls (35 dwellings per annum)</b>									<b>175</b>	<b>140</b>
<b>TOTALS</b>									<b>1,435</b>	<b>1,008</b>

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

Appendix 3  
SMALL HOUSING SITES WITH PLANNING PERMISSION (FULL CONSENT for 5 dwellings or less)

Original application number	Date approved	Site name	Description	Greenfield/ Brownfield	Gross	Net remaining	Date work commenced on site	Potential Lapse Date
<b>Work started on-site</b>								
HS/NM/10/00261 follows HS/FA/10/00129	18.05.10	1st & 2nd Floor, Barclays Bank, 2-6 Sedlescombe Road North, TN37 7DQ	Extension of time to implement HS/FA/07/00392 - Change of use from bank storage into 2 flats	Brownfield	2	2	IN/11/00340 - 19.09.11	N/A
HS/FA/12/00612	05.09.12	115 Park View, TN34 2PD	Proposed additions & alterations to convert existing bungalow to form 2 semi-det.bungalows	Brownfield	2	1	BN/12/376 - 11.12.12	N/A
HS/FA/11/00555	15.09.11	33-34 West Street - now known as land adj. 33 West St & 1 East Parade (also known as: land adj. 32 West St & 1 East St)	Redevelopment - Erection of 3 resid. Units - 2 x houses & 1 x maisonette	Brownfield	3	2	IN/14/00376 - PRIVATE BC 18.09.14	N/A
HS/FA/16/00516	16.09.16	44-46 Bulverhythe Road, TN38 8AE	Redevelopment - Demolition of existing shop & erection of enlarged replacement shop with self-contained flat above	Brownfield	1	1	IN/15/00340 - initial notice 13.08.15	n/a
HS/FA/18/00454	11.07.18	44-46 Bulverhythe Road, TN38 8AE	Change of use of ground floor from shop to self-contained flat with external alterations	Brownfield	1	1	see above	11.07.21
HS/FA/14/00723	28.11.14	5 Trinity Street, TN34 1HG	Alterations & change of use of upper floors into 1 maisonette & 1 flat (2 dwellings)	brownfield	2	2	IN/15/00474 - Initial notice 08.12.15	n/a
HS/FA/14/00724	28.11.14	6 Trinity Street, TN34 1HG	Alterations & change of use of upper floors into 1 maisonette & 1 flat (2 dwellings)	brownfield	2	2	see above	n/a
HS/FA/15/00380	24.06.15	24-25A North Street, TN	Change of use from A1 retail to C3 dwelling	Brownfield	1	1	BC/16/00003 - 13.01.16	n/a
HS/FA/13/00007	20.06.13	Land rear of 207-219 Priory Road, TN34	New bungalow	Brownfield	1	1	BN/16/00013 - 26.01.16	n/a
HS/FA/15/00388	07.12.15	Land rear of 3 (BC address as land r/o 1-3) Chapel Park Road, TN (part of CLB1/B12)	Redevelopment - Demolition of existing garages & outbuildings & erection of 2 houses	brownfield	2	2	DM/16/00185 - PRIVATE 08.01.16	n/a
HS/FA/12/00788	03.12.12	Congregational Church, London Road, TN37 6AN	part change of use from Church D1 into s/c flat and 3 x hol	Brownfield	1	1	FP/14/00362 - 07.05.15	n/a
HS/FA/12/00971	12.02.13	31 Caves Road, TN38 0BY	Redevelopment - Demolition of mixed use (B1/B8 & 2 flats) existing bldg & construction of 4 terraced dwellings with integral garages	Brownfield	4	2	IN/15/311 - 30.07.15	n/a
HS/FA/13/00008	04.03.13	Land at 3 Fern Road, TN38 0UH	Erection of a pair of semi-detached dwellings	greenfield	2	2	lawful cert.for start & related site under FP/14/00115 - initial notice I/178/0617 for 16 on 12.09.17	n/a
HS/FA/13/00485	22.07.13	Land rear of 1-6 Medina Terrace, West Hill Road, TN38 0WJ (BC addressed as land adj.The Surgery, 49 Essenden Road)	One new house & improvement of parking provision for houses at Medina Terrace	brownfield	1	1	IN/16/00268 - 11.07.16 initial notice	n/a
HS/FA/14/00067	24.12.14	3-5 Tower Road West, TN38 0RG (BC addressed as 130 London Road)	Redevelopment - Demolish shop & erect building containing 2 flats (granted on appeal)	brownfield	2	2	IN/17/00016 - Initial notice 13.01.17	n/a
HS/FA/16/00452	04.08.16	First floor, 9B Castle Street. TN34 3DY (access to this flat from Castle Hill Road)	Change of use of 1st floor storage area for ground floor shop (now disused) into self contained flat	Brownfield	1	1	FP/16/00374 - 26.01.17	n/a
HS/FA/17/000258	28.09.17	73 Castle Hill Road	PRIVATE BC notice of change of use & alterations to form 2 flats & a maisonette - No PP at time of BC notification, later granted as cou of shop premises & 4 bed maisonette on upper floors into 1 x 2 bed flat & 3 x 1 bed flats incl.changes to elevation & reinstatement of balcony at top floor level	brownfield	4	3	IN/17/00065 - 07.02.17	n/a
HS/PA/16/00889	21.12.16	Grove House, Grove Road, TN35 4JS	Prior approval - change of use of upper floor to provide 1 x self contained flat	brownfield	1	1	IN/17/00089 - Initial notice 22.02.17	n/a
HS/FA/15/00029	19.03.15	123 Bohemia Road, TN37 6RL	Change of use vacant shop into self contained 1 bed flat (BC describe as change of use from shop to dwelling (A2 use so retail n/a)	brownfield	1	1	BN/16/00497 - 06.02.17	n/a
HS/FA/17/00067	30.03.17	Upper floors, 2 York Buildings, Wellington Place, TN34 1NN	Change of use of redundant retail storage/office space into 2 self contained flats	brownfield	2	2	Initial notice I/78/0200 - 25.05.17	n/a
HS/FA/17/00218	09.06.17	Land between 13 and 16 Edward Terrace (BC call this site 1&2 The Old Yard Cottages)	Redevelopment - Demolish existing garages & erect detached house	mixed (part greenfield/part brownfield)	1	1	Initial notice I/178/0389 - 13.07.17	n/a
HS/PA/16/00442	18.08.16	1st floor, 22-26 Norman Road, TN37 6NH	PRAN cou 1st floor into 4 self contained flats	Brownfield	4	4	BC 01.06.17 - F/178/0417	n/a
HS/FA/14/00292	14.05.14	3 Pondswood Road, TN38 9BU	Erection of 2 storey & single storey extensions & change of use back to single family dwellinghouse	brownfield	1	-1	FP/14/00227 - 22.12.14 under extension & alterations!	n/a
HS/FA/14/00315	04.06.14	15 Wellington Square, TN34 1PB	Conversion of existing building from 2 flats into single family dwellinghouse	Brownfield	1	-1	underway - expired BC notice under FP/14/00142	n/a
HS/FA/15/00474	20.10.16	Offices&premises, 383 Battle Road (land rear of), TN37 7BE	Redevelopment - Demolition of existing garage and rear extension and erection of 2 no 3 bedroomed semi detached dwellings in the rear grounds of the property (amended description). (BC describe as demolition of commercial buildings & erection of 2 x 3 bed houses)	brownfield	2	2	F/178/1076 - 24.11.17	n/a
HS/FA/17/00288	23.09.15	Southern part of 451 Bexhill Road, TN38 8AR (Land rear of Amsterdam Way) (formerly H27)	Erection of 5 detached houses & access road	Brownfield	5	4	Initial notice I/178/0581 - 29.08.17 for 4 houses	n/a

HS/FA/14/00966	05.03.15	28 Lower South Road, TN (BC address as 28 Lower South Street, this doesn't exist!)	Redevelopment - Demolish B8 garage & storage building & erect building containing 4 flats	brownfield	4	4	Initial notice I/178/1044 accepted 19.01.18	n/a
HS/FA/17/00518	12.12.17	land between 28-30 Priory Close, TN34 1UJ	Redevelopment - Proposed demolition of existing garage and erection of a contemporary dwelling (revised scheme from Outline Permission HS/OA/15/01019).	brownfield	1	1	Initial notice I/178/1096 accepted 06.02.18	n/a
HS/FA/17/01069	15.01.18	15 Albany Road, TN38 0LP	Conversion of existing maisonette & bedsit into 2 self contained flats	brownfield	2	1	Initial notice I/178/1106 accepted 07.02.18	n/a
HS/FA/17/00415	03.09.18	3 Robertson Terrace, TN34 1JE (former Children's library)	Change of use to ground & lower ground floor public (Childrens) library to change use of lower ground and ground floor from D1 (children's library) to C3 use (4 flats). Alteration to existing residential flat at first floor level. External alterations including new windows and additional window openings.	brownfield	2	2	Initial notice I/178/0278 - 13.06.17	n/a
HS/FA/17/00267	11.08.17	50 Sedlescombe Road South, TN38 0TJ	Conversion from 3 flats (authorised use as 2 flats) into 5 flats	brownfield	5	3	I/178/1161 initial notice 19.02.18	n/a
HS/FA/17/00970	21.12.17	50 Sedlescombe Road South, TN38 0TJ	Rear extension to building to form additional 1 bed dwelling	brownfield	1	1	I/178/1161 initial notice 19.02.18	n/a
HS/FA/17/00641	03.11.17	Land adjacent to, 28 Fearon Road,(Land rear of 37-39 Blacklands Drive) Hastings, TN34 2DL (BC addressed as 28a Fearon Road)	Change of use of existing two-storey domestic type double garage with room in the roof to a two-storey one bedroom house including extension and garden room	brownfield	1	1	I/178/1162 initial notice received 19.02.18	n/a
HS/FA/17/00931 & HS/FA/18/00063	19.12.17 & 23.03.18	12 Fairlight Avenue, TN35 5HS	Redevelopment - Replacement Dwelling (demolish bungalow & replace with house)	brownfield	1	0	I/178/1212 initial notice received 01.03.18	n/a
HS/FA/15/00676	29.06.16	297 Sedlescombe Road North, TN37 7JN	Proposed new bungalow on side garden site	greenfield	1	1	I/178/1242 initial notice received 12.03.18	n/a
HS/FA/14/01029	27.03.15	64 Sedlescombe Road South, TN38 0TJ	Change of use from large coach house/garage into dwelling	brownfield	1	1	I/178/1283 initial notice received 22.03.18	n/a
HS/FA/16/00854	19.01.17	27-29 Cambridge Road, TN34 1DJ	Change of use of upper retail floors to residential use (4 flats & 1 maisonette)	brownfield	5	5	I/178/1286 initial notice received 22.03.18	n/a
HS/PA/17/01093	01.02.18	39 Cambridge Road, TN34 1DJ	Prior approval - Renovation & cou of B1 offices to C3 - 4 flats	brownfield	4	4	I/178/1321 initial notice received 29.03.18	n/a
HS/FA/17/00060	10.04.17	183a Queens Road, TN34 1RG (upper floor)	Conversion of maisonette into 2 s/c flats	brownfield	2	1	I/189/0057 initial notice received 17.04.18	n/a
HS/PA/17/00058	19.05.17	First & 2nd floor offices & premises, 184 Queens Road, TN34 1RG	Prior Approval for change of use from redundant office space to 2 flats (above FPE Management on ground floor)	brownfield	2	2	I/189/0058 initial notice received 17.04.18	n/a
HS/FA/17/00509	21.12.17	446-452 Old London Road, TN35 5BB (1st floor)	Change of use of 1st floor shop area into 3 x 2 bed & 1 x 4 bed flats. Installation of 3 doors at ground floor on the Old London Road elevation. Changes to fenestration and installation of 2 new windos at 1st floor level on the rear elevation	brownfield	4	4	I/189/0150 initial notice received 10.05.18	n/a
HS/FA/16/00790	09.02.17	815-817 The Ridge, TN37 7PX	4 new detached dwellings (one to the east & 3 to rear of no.817)	Greenfield	4	4	I/189/0183 initial notice received 21.05.18	n/a
HS/FA/18/00438	05.10.18	23 Stockleigh Road, TN38 0JP	Sub division of existing maisonette on 1st & 2nd floors & conversion into 2 x self contained flats. Internal alterations to existing flats to create an additional bedroom to each unit. Installation of 1 x windows to side elevation.	brownfield	4	1	I/189/0306 initial notice received 26.06.18	n/a
HS/FA/18/00407	28.06.18	17 Vicarage Road, TN34 3LZ	Conversion of existing 1 bed flat & 2 bed flat into 1 x 4 bed house	brownfield	1	-1	I/189/0381 initial notice received 13.07.18	n/a
HS/DS/17/01043	01.05.18	Ashdown Community Centre, Downey Close, TN37 7LJ (Land south of Ashdown CC)	Redevelopment - Reserved matters relating to 1: layout, scale, height & external appearance, access and landscaping. 2: siting, design, height & external appearance, means of access and landscaping and 27 - climate change mitigation & adaptation measures of HS/OA/16/00392 (conditions 1,2&27) - proposed demolition of existing building (former social club) and erection of 4 dwellings with parking.	brownfield	4	4	I/189/0077 BC start 09.07.18	n/a
HS/FA/15/00443	28.07.15	94 Manor Road, TN34 3LP	Conversion flatlet and 1 bed flat into a 2 bed maisonette	Brownfield	2	1	B/178/1289 start 02.07.18	n/a
HS/FA/17/01096	11.05.18	Land rear of 27 Adelaide Road, TN38 9DA	2 new dwellings & associated parking	brownfield	2	2	F/189/0877 start 05.09.18	n/a
HS/FA/15/00401	29.09.15	13 Grand Parade (Saxon Mansions), TN38 0DE	Change of use from restaurant (Bonjour café) and flats above into hotel with self contained flat in roofspace	brownfield	1	-1	BC/16/00109 Acolaid start 18.09.18	n/a
HS/FA/17/00792	08.03.18	shop & premises (Schollays), 400 The Ridge, TN34 2RR	Redevelopment - Demolition of existing buildings & redevelopment of site with 3 x 3 bed detached dwellings	brownfield	3	3	I/189/0451 start 08.08.18	n/a
HS/FA/18/00007	27.03.18	37 Charles Road, TN38 0QQ (Phyllis Court)	Conversion of property from 5 s/c flats into single dwellinghouse and erection of a single & two storey rear extension	brownfield	1	-4	03.09.18 for new roof, windows, internal remodelling & extension	n/a
HS/FA/17/00689	01.12.17	21 Kings Road, TN37 6DU	Conversion of lower ground floor into 1 bed flat with separate entrance	brownfield	1	1	I/189/0463 start 08.08.18	n/a
HS/FA/18/00452	07.09.18	1-2 Western Road, TN37 6DG	Change of use ground floor restaurnat/take away to residential. Alterations to fenestration and minor internal alterations to existing residential on upper floors, including addition of roof terrace to 2nd floor	brownfield	1	1	06.09.18	n/a
					<b>110</b>	<b>82</b>		

Permissions due to lapse between 01.04.18 - 31.03.19					Gross	Net	Commencement date	potential to lapse in 2018/2019
HS/FA/15/00933	22.12.15	6 The Green, TN38 0SY	Change of use from residential care home (C2) to single family dwellinghouse (C2)	brownfield	1	1	Pending	22.12.18
HS/PR/15/01072	11.02.16	42 White Rock, TN34 1JL	Prior Approval - cert.lawful use for cou upper floors ancillary to ground floor retail use into 1 x s/c residential apartment	brownfield	1	1	Pending	11.02.19
HS/FA/14/00941	02.02.16	101 Cambridge Road, TN34 1EP	Change of use dwellinghouse(C3) to HMO (SG)	brownfield	0	-1	Pending	02.02.19
HS/FA/15/00457	08.03.16	Marina Lodge Guest House, 123 Marina , TN38 0BN	Change of use from guest house (C1) to dwellinghouse (C3)	Brownfield	1	1	Pending	08.03.19
					<b>3</b>	<b>2</b>		
Permissions due to lapse between 01.04.19 - 31.03.20					Gross	Net	Commencement date	potential to lapse in 2019/2020
HS/FA/16/00037	22.04.16	118a Bohemia Road, TN37 6RP	Change of use from shop to resd. In conjunction with existing maisonette above forming a single dwellinghouse	brownfield	1	0	Pending	22.04.19
HS/FA/16/00170	13.04.16	6 Milward Crescent, TN34 3RU	Change of use from 2 flats (C4) into single dwelling (C3) removal of internal partition in hall & stairs & other alterations	Greenfield	1	-1	Pending	13.04.19
HS/FA/16/00018	01.06.16	Flat, 196 Queens Road, TN34 1RG	Change of use of 3 storey apartment at 1st, 2nd & 3rd floor of mixed use building (commercial at ground & basement) into 5 bed HMO	brownfield	0	-1	Pending	01.06.19
HS/PA/16/00298	23.06.16	3 Cambridge Gardens, TN34 1EH	Prior Approval - Change of use of first, second and third floors to residential from offices	Brownfield	1	1	Pending	23.06.19
HS/FA/16/00115	08.07.16	Land north of 48 Kenilworth Rd, TN38 0JL	Revelopment - demolition of old coach house & construction of new 2 bed house	brownfield	1	1	Pending	08.07.19
HS/FA/16/00300	20.07.16	278 Priory Road, TN34 3NN	Change of use from taxi office ground floor & flat above into single dwellinghouse	brownfield	1	0	pending	20.07.19
HS/FA/15/00511	27.07.16	Land adj. 99 West Hill Road, TN	Erection of new detached house with 2 parking spaces on garden site	greenfield	1	1	Pending	27.07.19
HS/FA/15/00941	25.07.16	21 Devonshire Road, TN34 1NE	Conversion from single house into 5 flats	Brownfield	5	4	Pending	25.07.19
HS/PD/16/00371	05.08.16	Hairdressers, ground floor, 125 Mount Pleasant Road, TN34 3SL	Prior Approval - Change of use from hair salon to residential	Brownfield	1	1	Pending	05.08.19
HS/FA/15/00809	25.08.16	Land adj. 71 West Hill Road, TN	Erection of 2 new 3 bed semi-det. dwellinghouses	greenfield	2	2	Pending	25.08.19
HS/FA/16/00350	22.08.16	St Pauls Nursing Home, 65 Albany Road, TN38 0LJ	Change of use from commercial care home (C2) to single dwellinghouse (C3) - no internal/external changes	brownfield	1	1	Pending	22.08.16
HS/FA/16/00546	26.08.16	15 St Helens Road, TN34 2LG	Change of use from single occupancy maisonette (upper floors) into HMO with 5 bedrooms (C4)	brownfield	0	-1	Pending	26.08.16
HS/FA/16/00534	22.09.16	34 The Croft, TN34 3HH	2 new storey detached single family house	Greenfield	1	1	Pending	22.09.19
HS/FA/16/00638	27.09.16	206 Mount Pleasant Road, TN34 3SR	Change of use of part ground floor from shop to single dwelling with existing flat above to make a house	brownfield	1	0	Pending	27.09.19
HS/FA/16/00510	10.10.16	Land rear of United Reformed Church, Edwin Road, TN35 5JT	New detached house	brownfield	1	1	pending	10.10.19
HS/FA/16/00483	14.11.16	1st-3rd floors, 27 Queens Road, TN34 1QY	Change of use of 1st, 2nd & 3rd floor from ancillary retail (A1) to C3(a) residential - 3 bed maisonette including roof terrace	brownfield	1	1	Pending	14.11.19
HS/PA/16/00871	22.12.16	Ground & 1st floor, 6 Cambridge Road, TN34 1DJ	Prior Approval - change of use from B1a offices on upperground/ground floor to C3 residential	brownfield	1	1	Pending	22.12.19
HS/FA/16/00743	11.01.17	Ullathorne, 110 St Helens Park Road, TN	change of use from D1 (non-residential institution - language school) to C3 (dwellinghouse)	brownfield	1	1	Pending	11.01.20
HS/FA/16/00582	13.02.17	Upper Maisonette, 25 St Andrews Square, TN34 1SF	Change of use from upper maisonette to House of Multiple Occupancy (HMO)	brownfield	0	-1	Pending	13.02.20
HS/PA/16/01012	21.02.17	16 South Street, TN37 6AP	Prior Approval for change of use from B8 to C3	brownfield	1	1	Pending	start before 15.04.18
HS/FA/16/00980	31.03.17	13 Hornbye Road, TN37 6RT	conversion of 2 flats into 1 x 3 bed house	brownfield	1	-1	Pending	31.03.20
HS/FA/15/00307 & HS/FA/16/00841	10.12.15 & 12.01.17	406-410 Old London Road, TN35 5BB	Change of use existing retail area with flat over into 3 houses	brownfield	3	2	Pending	10.12.18 & 12.01.20
					<b>26</b>	<b>14</b>		
Permissions due to lapse between 01.04.20 - 31.03.21					Gross	Net	Commencement date	potential to lapse in 2020/2021
HS/FA/16/0981	06.04.17	Land rear of 372 Battle Road, TN37 7BJ	Proposed new dwelling	greenfield	1	1	Pending	06.04.20
HS/FA/17/00025	10.04.17	206 Mount Pleasant Road, TN34 3SR	Proposed conversion (cou) of existing building (former shop with living accommodation A1/C3) into 2 s/c flats	brownfield	2	1	Pending	10.04.20
HS/FA17/00083	28.04.17	Land adj.Croft Lodge House, Campkin Gardens, The Ridge West, TN37 7PP	Proposed erection of 2 new dwellings	greenfield	2	2	Pending	28.04.20
HS/FA/17/00165	24.04.17	3 Mount Pleasant Crescent, TN34 3SG	Conversion from 2 flats to a single dwelling	brownfield	1	-1	Pending	24.04.20
HS/FA/17/00016	16.05.17	Land adj.22 Springfield Valley Road, Springfield Valley, TN38 0RP	Removal of existing concrete slab and erection of single dwelling with garage & roof garden	brownfield	1	1	Pending	16.05.20
HS/FA/17/00061	23.06.17	Land rear of 28-42 Barley Lane	Single dwelling & associated landscaping & parking. Refurbishment & extension to existing garage	mixed (part greenfield/part brownfield)	1	1	Pending	23.06.20
HS/FA/17/00095	22.06.17	1st & 2nd floor, 468 Old London Road (above Pizza Hut)	Change of use of first and second floors to a self-contained maisonette including addition of a rear dormer	brownfield	1	1	Pending	22.06.20
HS/FA/17/00112	20.06.17	1st - 3rd floor, 6 Cambridge Road, TN34 1DJ	change of use from C3 to 5 bed HMO (SG)	brownfield	0	-1	Pending	20.06.20

HS/PA/17/00504	07.08.17	Ground & part lower ground floor, 3-4 Tower Road, TN37 6JE	Prior Approval for change of use from A1 into 2 apartments (ground floors shop of no.3-4 and lower ground floor of no.3)	brownfield	2	2	Pending	07.08.20
HS/FA/16/00620	24.08.17	Land North of 11& 14 Shining Cliff, TN34 2GT	Erection of 3 new detached dwellings & garages on garden site	greenfield	3	3	Pending	24.08.20
HS/FA/17/00233	22.09.17	1a Maze Hill Terrace, TN38 0HJ	Conversion of property back to single dwelling	brownfield	1	-1	Pending	22.09.20
HS/FA/11/00554 (HS/FA/17/00468)	(20.10.17)	Land rear of 23 Martineau Lane, TN35 5DS	Erection of a two-storey chalet style detached dwelling	greenfield	1	1	Pending	20.10.20
HS/FA/16/00414	16.11.17	248 Wishing Tree Road (land rear of)	Erection of a pair of semi-detached dwellings on land rear of 248 (garden)	greenfield	2	2	Pending	16.11.20
HS/FA/17/00092	13.11.17	Basement, 79 High Street, TN34 3EL	Change of use of lower ground floor to self contained dwelling	brownfield	1	1	Pending	13.11.20
HS/DS/17/00414	17.11.17	Land adj. Lidham Farmhouse, Rye Road, TN35 4LL	Approval of all reserved matters relating to access, appearance, landscaping, layout & scale of HS/FA/15/00719 - Erection of new 2 storey dwelling	brownfield (land is agricultural although within the curtilage of Lidham Farmhouse)	1	1	Pending	17.11.20
HS/FA/17/00554	28.11.17	25 Nelson Road, TN34 3RX	Change of use from residential (C3) to HMO (SG)	brownfield	0	-1	Pending	28.11.20
HS/FA/17/00625 (HS/FA/18/00413)	16.11.17 (18.07.18)	8 Grosvenor Crescent, TN38 0BX	Conversion of existing building from 4 flats to 7 flats (HS/FA/18/00413 amendment to HS/FA/17/00625)	brownfield	7	3	Pending	18.07.21
HS/FA/17/00643	07.11.17	land rear of 465 The Ridge, TN34 2RT	Erection of one new dwelling & detached garage on garden site	greenfield	1	1	Pending	07.11.20
HS/FA/17/00534	06.12.17	Sturdee Place (2-10), Hastings	Change of use of top floor (4th floor of building) from storage/sml workshop last used over 50 years ago to 2 x 1 bed flats	brownfield	2	2	Pending	06.12.20
HS/FA/17/00580	16.12.17	38 George Street, TN34 3EA	Demolition of stairwell to roof and construction of 3rd/4th flr for a maisonette	brownfield	1	1	Pending	06.12.20
HS/FA/17/00735	01.12.17	18 Wellington Square, TN34 1PB	Change of use from offices (A2) to single residential house. Internally blocking up of 6 doorways to separate house from no.19 Wellington Square, no external mods	brownfield	1	1	Pending	01.12.20
HS/FA/17/00878	14.12.17	38a White Rock, TN34 1JL	Change of use from 7 bed HMO to 3 x 1 bed s/c flats	brownfield	3	2	Pending	14.12.20
HS/FA/17/00770	04.01.18	Fluid (nightclub & premises), 20 Robertson Street, TN34 1HL	Change of use of basement, ground & 1st floor from nightclub (sui-generis) to fitness centre (D2) and juice bar (A3 at ground floor level) including creation of 2 flats across 2nd & 3rd floors (existing managers non-s/c 2 bed flat accessed from nightclub stairwell).	brownfield	2	2	Pending	04.01.21
HS/FA/17/000971	11.01.18	20 High Street, TN34 3EY	new 2 bed house over 3 storeys on brownfield infill site between no.19 and 21 High Street	brownfield	1	1	Pending	11.01.21
HS/PA/17/01089	09.02.18	Rear of 64-74 Hughenden Road, TN34 3TG	Notification of prior approval for change of use from B1c to C3	brownfield	4	4	Pending	2020
HS/FA/17/00684	22.02.18	Site of former 59 High Street, TN34 3EN	New dwelling in gap between no.58a&b and no.60	brownfield	1	1	Pending	22.02.21
HS/FA/17/00966	23.02.18	1st floor, The Old Custom House, 19 East Parade, TN34 3AL	Change of use of 1st floor from residential to restaurant rooms A3 use	brownfield	0	-1	Pending	23.02.21
HS/FA/17/01042	22.02.18	1st-3rd floors, 60-61 High Street, TN34 3EN	cou from maisonette above shop into B&B (C1)	brownfield	0	-1	Pending	22.02.21
HS/FA/17/00849	08.03.18	Land north of The Beacon, St Marys Terrace, TN	New dwelling on undeveloped site north of The Beacon (arts venue) and construction of 4 parking spaces on St Marys Terrace (plus 2 bays with new house)	greenfield	1	1	Pending	08.03.21
HS/FA/18/00047	28.03.18	Land rear of 538 Bexhill Road, TN38 8AY	New single storey dwelling with off street parking on land rear of 538 Bexhill Road	brownfield	1	1	Pending	28.03.18
HS/PA/18/00109	29.03.18	73 Vicarage Road, TN34 3LZ	Prior approval for proposed change of use of ground floor shop to residential (to be used as part of existing residential above forming house)	brownfield	1	0	Pending	2020
					<b>46</b>	<b>31</b>		
<b>Permissions due to lapse between 01.04.21 - 31.03.22</b>					<b>Gross</b>	<b>Net</b>	<b>Commencement date</b>	<b>potential to lapse in 2021/2022</b>
HS/FA/17/00884	05.04.18	Land rear of 18 Hollington Park Road (rear of Grange Court flats), TN38 0SG	Demolition of unused domestic garage block and erection of 3 bed bungalow	brownfield	1	1	Pending	05.04.21
HS/FA/18/00159	04.04.18	42-54 Wellington Mews, TN34 1QJ	Change of use of 1st floor into 3 x 1 bed flats	brownfield	3	3	Pending	04.04.21
HS/FA/18/00060	17.04.18	Land adj. 1A Hoads Wood Road, TN34 2BJ	erection of single storey detached 1 bed dwelling	brownfield	1	1	Pending	17.04.21
HS/FA/18/00106	17.04.18	12 Russell Street, TN34 1QU	Change of use from single dwellinghouse into HMO	brownfield	0	1	Pending	17.04.21
HS/FA/18/00123	11.04.18	shop & premises 150 Queens Road, TN34 1RN	construction of additional storey to create a 2nd floor flat and erection of 3 storey rear extension	brownfield	1	1	Pending	11.04.21
HS/FA/18/00189	30.04.18	Ground, 1st, 2nd floor, 89 Milward Road, TN34 3RS	Conversion of upper maisonette into 1 x 1 bed flat on ground floor & 1 x 2 bed maisonette across 1st-2nd floors	brownfield	2	1	Pending	30.04.21
HS/FA/17/00989	09.05.18	1 Northiam Rise (side of)	Erection of 2 bed dwelling to side of 1 Northiam Rise	greenfield	1	1	Pending	09.05.21
HS/FA/18/00039	01.05.18	Caple House, 40 Pevensey Road, TN38 0LS	proposed change of use from office (B1) to dwellinghouse together with improvements & alterations	brownfield	1	1	Pending	01.05.21
HS/FA/18/00121	11.05.18	225 The Ridge, TN34 2AE	Change of use of ground floor from office (B1) to self contained 2 bed flat	brownfield	1	1	Pending	11.05.21
HS/FA/18/00321	16.05.18	2/2a Mount Pleasant Road, TN34 3DB	Change of use from A1 shop & C3 residential to B1b business use	brownfield	0	-1	Pending	16.05.21
HS/FA/18/00029	28.06.18	6 Upper Maze Hill, TN38 9LQ	proposed lower ground floor conversion (to incorporate basement into existing flat)	brownfield	1	0	Pending	28.06.21
HS/FA/18/00099	21.06.18	23 Hazelwood Gardens, TN37 7HL (land adj.)	new dwelling adjoining 23 Hazelwood Gardens	brownfield	1	1	Pending	21.06.21
HS/FA/18/00346	28.06.18	Land rear of 403 Battle Road, TN37 7BE	erection of detached 2 storey dwellinghouse	greenfield	1	1	Pending	28.06.21
HS/FA/18/00411	06.07.18	basement, 137 Hughenden Road, TN34 3TF	Change of use redundant shop basement into 2 bed garden flat & erection of railings to front of shop	brownfield	1	1	Pending	06.07.21

HS/FA/17/01023	11.07.18	Royal Mews, Caves Road, TN38 0BZ (rear of 29&30 - access between 30&33)	demolition of existing building (former vehicle repair workshop) and erection of 4 townhouses	brownfield	4	4	Pending	11.07.21
HS/FA/18/00370	20.07.18	97 & 97a Fairlight Road, TN35 5EJ	Change of use from B&B/Hotel (C1) to dwelling (C3)	brownfield	1	1	Pending	20.07.21
HS/FA/11/00622 & HS/FA/13/00949	02.12.11	61 St Marys Road, TN34 3LW	demolished industrial site into zero carbon building containing 4 apartments	Brownfield	4	4	Pending	20.07.21
HS/FA/18/00308	24.07.18	24 The Ridge, TN34 2AA	replacement dwelling (demolish bungalow & replace with chalet bungalow with rooms in roof)	Brownfield	1	0	Pending	24.07.21
HS/FA/18/00474	31.07.18	82 Mount Pleasant Road, TN34 3SN	Change of use from C3 (dwellinghouse) to C4 (small HMO)	Brownfield	1	0	Pending	31.07.21
HS/FA/18/00038	23.08.18	43-45 Queens Road, TN34 1 RE	Change of use from ancillary retail storage & 17m2 office into 5 flats	Brownfield	5	5	Pending	23.08.21
HS/FA/18/00603	13.09.18	57-59 Castle Hill Road, TN34 3RA	conversion from one dwelling to a maisonette & a flat	brownfield	2	1	Pending	13.09.21
HS/FA/18/00612	12.09.18	First floor, 379 London Road, TN38 6PA	Change of use of 1st floor from D1 health & wellbeing centre (Lotus Rooms holistic centre) to 1 bed flat	brownfield	1	1	Pending	12.09.21
HS/FA/18/00646	14.09.18	13-14 Linton Road, TN34 1TW	Change of use and conversion from C2 vacant care home (unauthorised HMO) to 1 dwelling & 4 flats including external alterations.	brownfield	5	5	Pending	14.09.21
					<b>39</b>	<b>34</b>		

Status	Year	Net small windfall dwellings underway	Net small windfall dwellings permitted which could commence
underway	current ongoing	82	n/a
potential lapse	2018/19	n/a	2
potential lapse	2019/20	n/a	14
potential lapse	2020/21	n/a	31
potential lapse	2021/22	n/a	34
<b>Overall totals</b>		<b>82</b>	<b>81</b>



## Appendix 4: Schedule of meetings relevant to Duty to Co-Operate from January 2018

Date	Meeting Title	Attendees	Relevant Local Plan documents	Items discussed	Recorded Minutes/meeting notes
25.01.18	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority, Environment Agency	All	Local and Neighbourhood Plan updates, Duty to Cooperate Development Monitoring Online Monitoring Tool Review, Older people's housing, education & Brownfield Register	Yes
26.01.18	Wider South East Summit	Councillors from East Sussex area and London authority staff	All	The London Plan & priorities for the wider South East	Not known
06.03.18	Hastings & Rother Transport Action Group (HARTAG)	Officers & Councillors from Hastings Borough Council, Rother District Council, East Sussex County Council, HARTAG members	All	Agreement of terms of reference, local transport issues and major road projects	Yes
27.03.18	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority, Environment Agency	All	Transport update, NPPF and related papers consultation, Local and Neighbourhood Plan updates, Duty to Cooperate	Yes
19.04.18	Transport for South East seminar	Officers from Hastings, Rother and other south east councils, Network Rail, ESCC, Stagecoach, other railway & bus companies in South East	All	London Plan and wider south east transport issues	Not known

<b>Date</b>	<b>Meeting Title</b>	<b>Attendees</b>	<b>Relevant Local Plan documents</b>	<b>Items discussed</b>	<b>Recorded Minutes/meeting notes</b>
23.05.18	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority, Environment Agency	All	Mineral and waste safeguarding areas in Local Plans, Local and Neighbourhood Plan updates, older people's housing update, Transport for the South East (TfSE) and South East LEP Strategic Economic Plan updates, Coast to Capital LEP Strategic Economic Plan and Tri LEP Energy Strategy, Gypsy and Traveller sites, MMO South Marine Plan (PR), Population projections	Yes
24.05.18	Quality Bus Partnership	Officers from Hastings Borough Council, Rother District Council, East Sussex County Council, Stagecoach South East, NSL	All	Local bus and parking issues and general updates on plan making and transport projects	Yes
26.07.18	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority, Environment Agency, Sussex Wildlife Trust	All	Older peoples housing update – housing demand figures, new Sussex Wildlife sites initiative, Local and Neighbourhood Plan updates, Duty to Cooperate	Yes
15.08.18	Hastings & Rother Transport Action Group (HARTAG)	Officers & Councillors from Hastings Borough Council, Rother District Council, East Sussex County Council, HARTAG members	All	Local transport issues and road & rail projects	Yes
06.09.18	Planning Policy development for Hastings and Rother Councils	Planning Policy officers from Hastings Borough Council and Rother District Council	All	Local Plan timetables, cross-boundary issues, Local Plan Review work	Yes

<b>Date</b>	<b>Meeting Title</b>	<b>Attendees</b>	<b>Relevant Local Plan documents</b>	<b>Items discussed</b>	<b>Recorded Minutes/meeting notes</b>
26.09.18	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority, Environment Agency, Public Health East Sussex	All	Planning and public health, Local and Neighbourhood Plan updates, Duty to Cooperate, ONS household projections	Yes
02.11.18	East Sussex Strategic Plan Managers meeting	Officers & Cllrs from Mid Sussex District Council, Wealden District Council, Eastbourne Borough Council, East Sussex County Council, Hastings Borough Council, Rother District Council, Tunbridge Wells Council, Brighton & Hove Council, Lewes District Council, South Downs National Park Authority	All	Discussion on cross boundary strategic planning matters concerning the Wealden Local Plan - Presentation Waste and Minerals Plan Review - East Sussex County Council Rother District Council Development and Site Allocations Local Plan Update	Yes
07.11.18	Planning Policy development for Hastings and Rother Councils	Planning Policy officers from Hastings Borough Council and Rother District Council	All	Local Plan timetables, cross-boundary issues, Local Plan Review work	Yes
20.11.18	East Sussex Local Plan Managers Group	Officers from Wealden, Eastbourne, East Sussex County Council, Hastings Borough Council, Lewes District Council, Rother District Council, South Down National Park Authority, Environment Agency	All	Local and Neighbourhood Plan updates, Duty to Cooperate, Statements of Common Ground	Yes

<b>Date</b>	<b>Meeting Title</b>	<b>Attendees</b>	<b>Relevant Local Plan documents</b>	<b>Items discussed</b>	<b>Recorded Minutes/meeting notes</b>
11.12.18	Planning Policy development for Hastings and Rother Councils	Planning Policy officers from Hastings Borough Council and Rother District Council	All	Local Plan timetables, cross-boundary issues, Local Plan Review work	Yes