

Hastings Local Plan Revised Proposed Submission Development Management Plan – Additional Modifications, February 2015

This document sets out a number of additional modifications to the Hastings Revised Proposed Development Management Plan 2014 which were proposed, discussed and agreed by the Council during the hearing sessions held between November 2014 and January 2015. These additional modifications address minor points made during the hearing sessions. New text that is to be added is shown in green in the table below. Please note as there is no requirement for the Council to consult on these additional modifications this schedule is provided for information purposes only.

It may also be helpful to see an earlier Schedule of Minor Modifications (HBC/DMP/04), which was submitted by the Council to the Inspector along with the Plan and the evidence base for examination on 31.07.14 and can be found online at: https://www.hastings.gov.uk/content/planning/planning_policy/local_plan/pdfs/Schedule_of_Minor_Amendments.pdf

| Ref | Page | Policy/Paragraph | Change | Reasons for Change |
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| HBC/AM/1 | 14 | Paragraph 2.1 | At the start of paragraph 2.1 insert: “All development proposals will be determined in accordance with the provisions of the development plan the Hastings Local Plan comprising the Hastings Planning Strategy and the Hastings Development Management Plan unless material considerations indicate otherwise. Those material considerations could include the National Planning Policy Framework with its emphasis on sustainable development and any neighbourhood plans where they exist. Particular requirements are set out for development of each allocated site.” | To comply with the Inspector’s concern raised under Matter 1: General Principles, question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |
| HBC/AM/2 | 20 | Policy DM4 General Access | Delete “Development schemes should include:” and insert “Planning permission will be granted provided that:” and subsequently for grammatical purposes modify policy criteria wording where required. | To comply with the Inspector’s concern raised under Matter 1: General Principles, question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |
| HBC/AM/3 | 21 | Policy DM5 – Ground Conditions | At line 3 of (a) delete “development takes place” and replace with “planning permission is granted” and at the 5 th line delete “recorded” | To comply with the Inspector’s concern raised under Matter 2: Housing, question 2.4 (ID/2: Inspectors Matters, Issues and Questions) in relation to land stability |

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| HBC/AM/4 | 24 | Policy HC1 – Conversion of Existing Dwellings | Delete “will normally be permitted provided that;” and replace with: “ planning permission will be granted provided that; ” | To comply with the Inspector’s concern raised under his matter 1: General Principles, question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |
| HBC/AM/5 | 25 | Policy HC2 – Residential Institutions and Student Halls of Residence | 1 st line delete “applications” and replace with “ permission ”, 2 nd line delete “should comply with” and replace with “ will be granted subject to ” | To comply with the Inspector’s concern raised under his matter 1 question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |
| HBC/AM/6 | 30 | Insert new paragraph after existing 4.14 as part of the explanatory text to Policy HN2 | Insert: Shop fronts make an important contribution to the urban fabric especially in conservation areas. Shop fronts have windows that have evolved to fulfil the specialist function of enabling the shopkeeper to display goods to potential customers. The town has many good quality historic shop fronts, which contribute to the significance of historic buildings and conservation areas. Guidance on making changes to shop fronts is provided in the Council’s Supplementary Planning Document (SPD) on Shop Fronts and Advertisements, which is also available on the Council’s web-pages. (weblink to relevant Council web page to be inserted following this paragraph) | To comply with the Inspector’s concern raised under his matter 1 question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |
| HBC/AM/7 | 30 | Policy HN2 – Changing Doors Windows and Roofs in Conservation Areas and additional new paragraph below the Policy | 3 rd line after “conservation area.” insert “ To ensure properties are repaired and maintained to a good standard, planning ” After “given for” insert “ new ” After “proportions” delete “appearance” and insert “ materials finishes, ” 4 th line after “fitted” insert “ in the building ” and delete “or where a replacement roof covering is a replica of the original or is of an appropriate material.” and replace with “ Slim section replacement windows may be acceptable on | To comply with the Inspector’s concern raised under his matter 1 question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |

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| | | | <p>hidden facades, or where they closely match the design of the original windows and would not harm the character and appearance of the building or wider area". 2nd paragraph 2nd line delete "normally". After final sentence insert: "On visible elevations in conservation areas, planning permission will be given for new doors that reflect the traditional appearance, proportions, materials and finishes of the doors that were originally fitted in the building.</p> <p>Permission will be given for replacement roof coverings where the material proposed is a close replica of the original roof covering in terms of materials, profile and gauge. Alternative roofing materials may be considered acceptable in the following circumstances:</p> <ul style="list-style-type: none"> • Where the roof is totally hidden from public view. • Where the proposed roofing materials would not harm the character or appearance of the building or conservation area. <p>Insert new paragraph after Policy HN2 "Additional advice on making appropriate changes to windows in historic buildings can be found on English Heritage's website." (insert relevant English Heritage weblink)</p> | |

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| HBC/AM/8 | 30 | Policy HN3 – Demolition involving Heritage Assets | <p>Delete “permission shall only be granted when the following are included:” and replace with “planning permission will only be granted where: insert new 1st bullet:</p> <ul style="list-style-type: none"> • Justification of the need to demolish the building, a structural report, evidence of redundancy and of attempts to market the building to a new user have been submitted” <p>1st bullet after “site” insert “have been submitted” At the start of the original 3rd bullet insert “Robust evidence that”</p> <p>At the start of the 2nd paragraph insert “The Council will only grant planning permission for the demolition of a heritage asset in exceptional circumstances”.</p> | To comply with the Inspector’s concern raised under his matter 1 question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |
| HBC/AM/9 | 31 | Policy HN5 – Non-Designated Heritage Assets | Delete the word “normally” from the 1 st and 5 th line of the Policy | To comply with the Inspector’s concern raised under his matter 1 question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |
| HBC/AM/10 | 34 | Policy HN7 – Green Infrastructure in New Development | 2 nd line delete “normally” | To comply with the Inspector’s concern raised under his matter 1 question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |
| HBC/AM/11 | 35 | Policy HN8 – Biodiversity and Green Space | 3 rd para delete “and relevantly” | For clarity |
| HBC/AM/12 | 59 | Policy LRA1 - Holmhurst St Mary | Criterion (iv) final sentence delete “should” and replace with “must” | Discussion during hearing session for LRA1 |
| HBC/AM/13 | 63 | Policy LRA3 - Land adjacent to 777 The Ridge | Add a criterion, “ Investigate the feasibility for district heating and/or Combined Heat and Power systems on site; ” | For consistency with explanatory text (paragraph 6.25) and Policies LRA1&2. As discussed in the hearing session for LRA3 |

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| HBC/AM/14 | 64 | Policy LRA4 – Old Roar House Old Roar Road | Delete the allocation and Policy | This site is now under construction |
| HBC/AM/15 | 79 | Policy GH1 – Robsack A, Church wood Drive | Criterion (ii) first line delete “including” and replace with “ which must include ” | Discussion during hearing session for GH1 |
| HBC/AM/16 | 81 | Policy GH2 – Mayfield E, Bodiam Drive | In line with other site specific policies include additional criteria relating to sewerage capacity – insert “ Ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes as advised by Southern Water ” | Discussion during hearing session for GH2 |
| HBC/AM/17 | 87 | GH12 – 63 Wishing Tree Road North (former Wishing Tree Public house) | Delete the allocation, Policy and amend the Policies Map accordingly | This site is now under construction |
| HBC/AM/18 | 88 | GH13 – 133 Battle Road (Former Tivoli Tavern) | Delete the allocation, Policy and amend the Policies Map accordingly | This site is now under construction |
| HBC/AM/19 | 106 | FB5 – Former Hastings College St Saviours Road | Delete the allocation, Policy and amend the Policies Map accordingly | This site is now under construction |
| HBC/AM/20 | 127 | SH2 – Land at Osborne House The Ridge | Delete the allocation, Policy and amend the Policies Map accordingly | This site is now under construction |
| HBC/AM/21 | 133 | SH7 – 191 The Ridge | Delete the allocation, Policy and amend the Policies Map accordingly | This site is now under construction |
| HBC/AM/22 | various | All site specific policies with an indicative capacity of 10 or less dwellings | Delete criteria relating to the % requirement for affordable housing | Latest guidance contained within the NPPG |

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| HBC/AM/23 | 162 | Paragraph 6.201 | Delete “landmark” and insert after “building” “of distinctive design, quality and character” | Discussion during hearing session for Policy CLB2 |
| HBC/AM/24 | 162 | Heading: Allocated use | Add “(residential and commercial)” after Mixed use | For consistency |
| HBC/AM/25 | 170 | Policy HTC1: Hastings Station Yard (part) | Criterion (iv) after “safeguard” insert “an adequate width of” | Discussion during hearing session for Policy HTC1 |
| HBC/AM/26 | 170 | Policy HTC1: Hastings Station Yard (part) | Delete “; (Use Class C3) and also the opportunity for student accommodation (possible net capacity 27 (C3) units)”. And replace with “use class C3 with possible net capacity 27 units and student accommodation”. Add (C3); to the end of criterion (i) after “provision” | For clarity |
| HBC/AM/27 | 176 | Policy HTC6: Priory Quarter, Havelock Road | Criterion (iv) after “safeguard” insert “an adequate width of” | Discussion during hearing session for Policy HTC1 & HTC6 |
| HBC/AM/28 | 176 | Policy HTC6: Priory Quarter, Havelock Road | Criterion (i) replace “Protect” with “sustain” | For clarity |
| HBC/AM/29 | 176 | Policy HTC6: Priory Quarter, Havelock Road | Change criterion vii) to read “Public Rights of Way” | For clarity |
| HBC/AM/30 | 180 | Paragraph 6.246 | At the end of the paragraph insert “and to the open aspect of West Hill itself” | Discussion during hearing session regarding PFA 10: West Hill |
| HBC/AM/31 | 194 | HOV6 | Criterion (iii) after “safeguard” insert “an adequate width of ” | For clarity and consistency |
| HBC/AM/32 | various | All site specific policies | At the start of each site specific policy delete “The Council expects development proposals for this site to:” and replace with “Development proposals for this site will:” | To comply with the Inspector’s concern raised under his matter 1 question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |

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| HBC/AM/33 | various | All site specific policies | Delete "All policies of the Local Plan will be applied, as appropriate, to any scheme presented to the Council." | To comply with the Inspector's concern raised under his matter 1 question 1.4 (ID/2: Inspectors Matters, Issues and Questions) and subsequently set out in his letter ID/5 |
| HBC/AM/34 | various | All site specific policies containing a criterion relating to transport assessments, travel plans and travel reports | Delete "will need to" and replace with "must" | For clarity. Raised at various hearing sessions |
| HBC/AM/35 | 222 | Appendix A – Site Design Briefs Design Brief Legend | Amend the Public Rights of Way legend | So that the Public Rights of Way (PRoW) notation is the same as the PRoW notation shown on the Design Brief Maps. |
| HBC/AM/36 | Policies Map | Key on both the Main Map and Inset Maps | Add HN4 to the Archaeological Notification Areas | Policy HN4 affects the areas identified on the map as Archaeological Notification Areas |

At the invitation of the Planning Inspector a number of other changes were proposed by others during the hearing sessions. These are as follows:

| Changes proposed by others during the hearing sessions | Council's response – document reference number |
|--|---|
| Rep 0683/2 Mr D Wise - Translocation of species | HBC/22: Reply to 0683/2 Mr D Wise Policy suggestion |
| Rep 0292/1 - Bourne Leisure Ltd suggested re-wording of Policy CC1 | HBC/23: Reply to 0292/1 Bourne Leisure Policy CC1 changes |
| Rep 0693/1 - Messrs Lawson & Conn suggested wording for self-build housing | HBC/24: Reply to 0693/1 Messrs Lawson & Conn via Mr Hollidge wording suggestion |
| Rep 2144 - Burton St Leonards Society suggested Historic Environment text | HBC/28: Comments on Burtons' St Leonards Society suggested text for Matter 4 introduction |