

**SHAPING HASTINGS
Local Plan/Examination
Hastings Borough Council**

**Examination into Hastings Local Plan Proposed Submission - Development
Management Plan 2014**

Policy HN6 - Former Convent of Holy Child Jesus, Magdalen Road

Statement of Common Ground

Between Hastings Borough Council and Enplan UK Ltd on behalf of Orange Investments Ltd (owned and managed by the Goicolea family).

1. Introduction

This statement has been produced collaboratively between Enplan UK Ltd on behalf of Orange Investments Ltd and Hastings Borough Council (HBC) and concerns Policy HN6 - Former Convent of Holy Child Jesus, Magdalen Road within the Submission Local Plan.

2. Background

Enplan were instructed by the landowners in 2005 to advise on potential development options for this circa 5 hectare site. The focus of the initial assessment were those buildings that were listed at that time as well as a number of other (unlisted) historic buildings. Enplan undertook an independent historic assessment of the site and then invited English heritage (EH) to review all of the historic buildings in 2006. Following this review a number of unlisted buildings were listed and the Chapel was upgraded to grade II*. In total five buildings and structures were listed by EH in August 2006. The large building (referred to as the new building by EH) was reviewed but not considered worthy of listing. It would nevertheless require robust justification for its demolition. The assessment by EH confirmed the overall extent of the heritage asset which is located within the Magdalen Road Conservation Area

Enplan considered that an appropriate approach to bring forward development of the site should be through an 'enabling' scheme to secure the restoration and future security of the listed buildings through a comprehensive scheme in the public interest. This would include public access to the site as a whole and in particular the restored grade II* chapel. Development proposals would also respect the protected open spaces within the southern part of the site.

A conditions survey of all the listed buildings was undertaken in 2009 and this revealed that extensive works are required to restore the buildings. The site and buildings are used only for some 6-8 weeks during the summer months as a foreign students language school. For the rest of the year it is unused. Whilst the buildings are maintained to a level by the landowners they are deteriorating.

3. Summary of Broad Position

3.1 Areas of Agreement

HBC and Enplan agree on the following issues:

- Enplan have continued to engage with EH on enabling proposals for the site and EH support this general approach to secure the future of the listed buildings and the overall heritage asset.
- HBC have also been consulted throughout the process and consultation will continue with the intention that through consultation and negotiation, having regard to all factors, that an acceptable scheme could be secured.
- That HBC and Enplan are committed to continuing this dialogue.
- That Enplan will await the conclusions of the Inspector following the Examination prior to further progressing development proposals for the site.
- That Policy HN6 has been positively framed in order to recognise, preserve and safeguard the significant and special architectural and historic interest of the heritage assets including the individual buildings and other structures as well as the conservation area designation, nearby listed buildings and adjacent conservation areas and the setting of heritage assets.
- The Policy places significant emphasis on securing the long term future of the existing and important heritage assets.

3.2 Areas of Disagreement

None

End of Statement