

HASTINGS LOCAL PLAN – DEVELOPMENT MANAGEMENT PLAN (DMP)

PROPOSED AND REVISED PROPOSED SUBMISSION VERSIONS

Tuesday November 18 at 10 am

Council's Opening Statement, referring to the difference between the Proposed and Revised Proposed Submitted Versions of the Plan and the representations thereon

MATTERS, ISSUES AND QUESTIONS

MATTER 1: GENERAL PRINCIPLES

Issue 1: Whether the Council has complied with all the legal requirements and, in particular, the duty to co-operate; and, in general terms, whether the Plan conforms with the Council's adopted Hastings Planning Strategy and the National Planning Policy Framework (the Framework) in terms of type, amount and distribution of development, the plan period and the conservation of historic and natural assets.

- 1.1 Which measures has the Council taken to comply with the duty to co-operate, with which local authorities and other bodies has that co-operation taken place and what has been the outcome of that co-operation? What documentary evidence is there to convince all concerned that effective co-operation has taken place and which evidence is there in the Plan of the effectiveness of that co-operation? How has the Council acted as a "good neighbour" in the preparation of the Plan? And which measures has the Council taken to ensure that the Plan is legally compliant?
- 1.2 To what extent does the Plan conform with and amplify the guiding principles set out in the Hastings Planning Strategy and the Framework? Have there been any changes in Government planning policies or any other changes in planning circumstances to merit any departure from the policies and proposals set out in the Hastings Planning Strategy? And, if so, which consequent changes have been, or should have been, included in the Plan?
- 1.3 Has the Plan been positively prepared and, if so, in which ways? Does it provide a suitable basis for the delivery of a sustainable future that balances economic, social and environmental interests (including a radical reduction in greenhouse gas emissions and air pollution and provide resilience to the impacts of climate change) and does it support the delivery of renewable and low carbon energy and associated infrastructure (see, for example, Framework paragraphs 6, 8, 17 & 93)?
- 1.4 Is the general approach to the management of development suitably set out and are the policies drafted sufficiently rigorously? For example, should Policy LP1 state something along the lines of *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 Development Management Plan) so far as is material to the*

planning application and with any other material consideration including the National Planning Policy Framework. Particular requirements/criteria are set out for the development of each allocated site. Should the thrust of as many policies as practicable be that planning permission will be granted provided that.....or planning permission will not be granted unless/until.....?

Wednesday 19 November at 10 am

MATTER 2: HOUSING

Issue 2: Whether the policies and proposals for housing are effective and whether there is a reasonable prospect that the Plan will provide for a wide choice and sufficient quantity of high quality homes to be delivered throughout the plan period in accordance with the requirements of the Framework.

- 2.1 Has sufficient land been allocated to provide for the requirements set out in the Hastings Planning Strategy? How does the total number of dwellings envisaged for the proposed allocated sites compare with the requirement of at least 3,400 dwellings to which the Planning Strategy refers (Paragraph 4.23)?
- 2.2 How much of that land is deliverable (available now, offers a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the sites within 5 years and in particular that their development is viable)? And how much of that land is developable (in a suitable location for housing development with a reasonable prospect that it is available and could be viably developed at particular points during the plan period)?
- 2.3 What provisions does the Plan include to ensure a steady supply of housing land throughout the plan period? How do those provisions accord with the housing trajectory in the Hastings Planning Strategy? How effective is the Plan in delivering a wide choice of high quality homes throughout the plan period? Is there any evidence to demonstrate that the development building industry (particularly the house-building industry) can, or cannot, deliver the amount of development required? Are the policies sufficiently supportive of development, or do they include too many restrictions and requirements, eg Policy DM3?
- 2.4 In general terms, and subject to more detailed discussion later, are there any matters like topography, effect on natural and/or historic assets, contamination, the provision of infrastructure and land instability which could affect the number of dwellings envisaged for particular sites? And, if so, to what extent might the Plan fall short of the provision of housing required of it and what would be the consequences in terms of alternative sites to provide for any such shortfall? And which site(s) is/are possible candidates? What are the advantages and disadvantages of those sites?
- 2.5 To what extent do the allocations for housing and employment make use of previously-developed land?

- 2.6 Does the Plan suitably carry forward the provisions of the Hastings Planning Strategy and the Framework for affordable housing and special needs including the allocation of site(s) for gypsies and travellers?
- 2.7 Is there sufficient provision/encouragement for self-build?

Thursday 20 November 2014 at 10 am

MATTER 3: EMPLOYMENT, ECONOMIC DEVELOPMENT AND TOWN CENTRES

Issue 3: Whether the approach of the Plan to economic development, the protection of employment land and the viability of town centres is clearly articulated, sufficiently justified and in line with the Hastings Planning Strategy and the Framework?

- 3.1 Does the Plan ensure that sufficient land of the right type and location is available to support economic growth and innovation? Has the Council worked with the County Council, the neighbouring authority (Rother District Council), Local Enterprise Partnership(s) and the local business community, in accordance with the Framework paragraph 160? And how has the Plan been influenced by that co-operation?
- 3.2 Is the Council still satisfied that the provision of employment land is supported by a robust evidence base and is consistent with the proposed level of housing? And what is the basis of any such consistency? And similarly for office development.
- 3.3 Does the Plan provide sufficient protection for existing industrial and warehousing floorspace for the requirements of start-ups and other enterprises needing low-rent premises?
- 3.4 Does the Plan provide sufficient and clear guidance on the acceptability (or otherwise) of residential development on sites currently allocated for employment purposes?
- 3.5 Do the Plan's policies and proposals do enough to promote the vitality of town, district and local centres? Are street markets seen as contributing to that vitality, and what funding or other encouragement is being provided for them?
- 3.6 Bearing in mind recent trends in retailing, eg on-line shopping, to what extent could or should, the Plan provide for the additional 20,500 sqm (gross) floorspace for comparison shopping in Hastings town centre and for an additional 2,800 sq m (gross) floorspace for retail warehousing(See Policy DS3)?
- 3.7 Is tourism sufficiently promoted? Could the Plan do more to encourage it? Are all the Borough's attractions being sufficiently promoted to serve the local economy (eg Burtons' St Leonards, Hastings Castle and caravan and camping sites)?

Thursday 20th November at about 2 pm**MATTER 4: THE HISTORIC AND NATURAL ENVIRONMENT INCLUDING PUBLIC AND PRIVATE OPEN SPACE**

Issue 4: Whether the Plan accords sufficient protection to these assets, in accordance with the Framework and the Planning Strategy

- 4.1 Dealing with each asset, how important to the Borough are its historic assets (eg Listed Buildings and Conservation Areas) and its natural assets (eg Ancient Woodlands, Sites of Special Scientific Interest and other open land including public and private open space). Does the Plan accord them sufficient protection, in accordance with the Framework and the Planning Strategy?
- 4.2 Should there be a separate policy concerning enabling development which could be applied in general rather than to just one particular example?

Tuesday 25 November 2014 at 10 am**MATTER 5: THE PROPOSED ALLOCATIONS BY FOCUS AREA**

Issue 5: Whether each and every proposed allocation has a realistic prospect of contributing as envisaged to the Borough's assessed housing and employment needs, consistent with environmental and other considerations, including proposed transport schemes eg the proposed link road between Queensway and the A21 road as reported in the Hastings and St Leonards Observer October 3 2014.

- 5.1 Focus Area 1 – Little Ridge and Ashdown; all proposed allocations, including Holmhurst St Mary and Harrow Lane Playing Fields
- 5.2 Focus Area 2 – Greater Hollington; all proposed allocations, including Robsack A (Church Wood Drive) and Mayfield E (Bodiam Drive)

Wednesday 26 November 2014 at 10 am

- 5.3 Focus Area 3 – Filsham Valley and Bulverhythe; all proposed allocations, including The Grove School, the Former West St Leonards Primary School and land south of Upper Wilting Farm
- 5.4 Focus Area 4 – St Helens; all proposed allocations, including land adjacent to Sandrock Park and at Osborne House, The Ridge

Thursday 27 November 2014 at 10 am

- 5.5 Focus Area 5 – Silverhill and Alexandra Park; all proposed allocations, including Hornty Park and Hollingsworth Garage, Braybrooke Road
- 5.6 Focus Area 6 – Maze Hill and Burtons' St Leonards; all proposed allocations, including the former Hastings College and Gambier House
- 5.7 Focus Area 7 – Central St Leonards and Bohemia; all proposed allocations, including 1-3 Chapel Park Road and the Taxi Office/BR Social Club, St Johns Road

Tuesday 2 December 2014 at 10 am

- 5.8 Focus Area 8 – Hastings Town Centre; all proposed allocations, including Hastings Station Yard and the Cornwallis Street Car Park
- 5.9 Focus Area 9 – Old Town; how realistic is the assessed capacity of 50-70 new homes? How/where would they be provided?
- 5.10 Focus Area 10 – West Hill; how realistic is the assessed capacity of 60-80 new homes? How/where would they be provided?

Wednesday 3 December 2014 at 10 am

- 5.11 Focus Area 11 – Hillcrest and Ore Valley; all proposed allocations, including the former Stills Factory, Ore Valley and the former Mount Pleasant Hospital
- 5.12 Focus Area 12 – Clive Vale and Ore Village; all proposed allocations, including Victoria Avenue, land west of Frederick Road, land at the rear of Old London Road and at Church Street
- 5.13 Focus Area 13 – Hastings Country Park
- 5.14 In conclusion, are all the estimated capacities in all the Focus Areas realistic and deliverable?
- 5.15 Should alternative sites be considered for allocation?

Thursday 4 December 2014 at 10 am**MATTER 6 IMPLEMENTATION AND MONITORING**

Issue 6: Whether, bearing in mind the content of the Hastings Planning Strategy, the Plan provides satisfactorily for the delivery of development, particularly its required infrastructure for public transport and other services, and convincingly demonstrates adequate monitoring of its provision and measures designed to rectify and shortcomings

- 6.1 Has there been an adequate assessment of the quality and capacity of infrastructure for transport, water supply etc as required by the Framework paragraph 162?
- 6.2 Is there a reasonable prospect of the required infrastructure being in place throughout the plan period to provide for the proposed development? Are the transport proposals sufficiently sustainable?
- 6.3 Is there any prospect of Park and Ride scheme(s). Is this a matter which has been discussed with relevant bodies?
- 6.4 Does the evidence base convince that there is, or will be, sufficient energy resources, including gas, electricity and water, to support the scale and distribution of the envisaged growth?
- 6.5 Is the risk of flooding and/or coastal erosion a matter of concern, and how could any such risk be reduced or eliminated?

- 6.6 Are the various indicators and targets sufficiently precise? Does the Council have an effective monitoring system in place? What provisions are there for getting the strategy of the Plan back on track should such remedial action be required?
- 6.7 Upon which mechanisms will the Council rely for securing contributions for the provision of infrastructure? To what extent are the funding bodies committed to the infrastructure upon which the development relies?

Thursday 4th December 2014 at about 2 pm

MATTER 7: CONCLUSIONS ON THE SOUNDNESS OF THE PLAN

Issue 7: Whether the Plan is sound and, if not, whether any measures by way of Main Modifications could be introduced to make it sound

- 7.1 In conclusion, has the Plan been positively prepared, is justified, effective and consistent with national policy and, hence, whether it is sound; and, if not, which policies or proposals should be excised from it, or added to it, to make it sound?

Richard E Hollox

Inspector

8 October 2014