

Hastings Development Management Plan

Bourne Leisure proposes the following amendments to the Hastings DMP in relation to Section One and Part (v) Economic policies, including Policy CC1 and the supporting text. The proposed changes and additional text are underlined.

Section One: Introduction

Background

Bourne Leisure suggests the expansion of Objective 1 to include the promotion of tourism, as follows:

Objective 1: Achieve and sustain a thriving economy, including the promotion of the tourism sector.

Part (v) - Economic Policies

Bourne Leisure proposes an introductory paragraph before the section on caravan, camping and chalet sites, setting out the benefits of tourism and the Council's objectives to promote tourism. This should read as follows:

Tourism Development

The tourism industry is an important component of the local economy in Hastings, contributing £211m to the local economy and supporting an estimated 4,850 jobs. The Hastings Planning Strategy has set out a number of objectives to promote tourism further, including: working towards an all year round tourist season; attracting more short-stay visitors with a higher spending power; retaining and supporting improved accommodation; and retaining and improving visitor attractions. The Council supports the provision of new and improved visitor facilities and accommodation throughout the borough, where this helps to promote tourism and support the local economy.

Caravan, camping and chalet sites

Bourne Leisure then proposes some amendments to the supporting text to Policy CC1 and the inclusion of a new paragraph after paragraph 5.35.

5.35 Caravan and camping sites contribute in an important way to tourism and the local economy of Hastings. Planning Strategy Policy E4 recognises the importance of tourism and demonstrates the Council's commitment to secure sustainable tourism development in the town throughout the borough. The Council will support the maintenance and enhancement of tourism per se, and in particular the provision of a wide range of high quality visitor accommodation. In regard to caravan and camping sites, the Council recognises the need for the enhancement, reorganisation and expansion of existing sites in order to meet visitor expectations for higher quality accommodation and facilities and to allow for improved layout. As most of the towns' existing caravan and camping pitches adjoin the High Weald Area of Outstanding Natural Beauty and other significant environmental designations, it is important

any proposals for expansion are sensitive to the impact on the countryside, particularly in terms of preserving and enhancing the landscape and avoiding any adverse impact.

Bourne Leisure proposes that the following new paragraph be added after paragraph 5.35:

In recognition of the importance of tourism to the borough and in order to promote the tourism economy, the Council will take into account the economic and social benefits of any proposed tourism development and carefully balance these benefits with environmental objectives, and in turn, the relative significance of designated sites. The Council will therefore allow the expansion of holiday parks onto land adjacent to or in the vicinity of sensitive environmental areas, provided that commensurate mitigation measures are included in proposals, such as a buffer zone or appropriate landscaping.

5.36 The Local Plan does not include a specific policy criterion requiring the use of caravan, camping and chalets sites on a seasonal basis only. However, assurance that the premises shall not be occupied as a person's sole or main place of residence will be dealt with by condition of the planning permission.

Policy CC1 – Caravan, Camping and Chalet sites

Planning permission will be granted for additional caravan and camping sites or the expansion of existing sites provided the proposal:

- a) would not, either on its own or cumulatively in combination with other established or proposed sites in the vicinity, have an adverse impact on accessible greenspaces, harm the landscape character or rural amenity of the countryside and the resident population, and an assessment of potential ecological and landscape impact is provided;
- b) is conveniently and well located in relation to an adequate road system which can accommodate the traffic generated;
- c) where possible, has convenient access to footpaths and cycle routes and frequent public transport services;
- d) gives consideration to the provision of a proportion of pitches to be reserved for touring caravans or campers.

Proposals for the intensification (increase in pitch number within the existing permitted area), the reorganisation of uses/layout (within the existing site) and the enhancement of site facilities/provision of new facilities in connection with existing sites for tents, touring caravans, static caravans and chalets will be permitted provided the proposal:

- a) would not, either on its own or cumulatively with the remainder of the site or in combination with other established or proposed sites in the vicinity, harm the landscape character or rural amenity of the countryside and resident population;
- b) is conveniently and well-located in relation to an adequate road system which can accommodate the traffic generated;

Matter 3.7: Submission by Bourne Leisure Ltd.

- c) where possible, has convenient access to frequent public transport services;
- d) includes landscape improvements relevant to the development and a scheme for their maintenance;
- e) would not significantly reduce the range and choice of available accommodation as a result of a loss of tent and/or touring caravan pitches.

Relationship to the Planning Strategy (2014)

Policies:

EN3: Nature Conservation and Improvement of Biodiversity

EN7: Conservation and Enhancement of Landscape

E4: Tourism and Visitors