

Examination Of Hastings Borough Council's Development Management Plan

Additional Statements, 31st October, 2014

These pages can be viewed alongside:

Confirmed Representations, 10th September 2012;
Further Statements, 18th January 2013

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.

1.3

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)?

ADDITIONAL STATEMENT

No evidence exists to support the development of additional industrial parks, office and retail space as planned. The Hastings to Bexhill Link Road is forecast to create 2,000 jobs by facilitating land for a 500,000 sq ft (46,450m²) business park. A scheme for new industrial sites at 'Queensway Gateway' is meant to support 1,300 jobs. The recently developed Enviro21 business park in 'Queensway Employment Corridor' has never been occupied. Cllr Jeremy Birch, Leader, Hastings Borough Council, says: 'The Sussex Exchange has opened to fill a much needed gap in the market'.

Lacuna Place, Havelock Road, comprising 31,398 sq ft (2,917 m²) of contemporary offices over four floors, plus a ground floor reception, completed in September 2008, remains empty. It also incorporates two retail units totalling 6,017 sq ft (560 m²) on the ground floor. One unit fronts Havelock Road and is designed for general retail uses. The other is designed as a café/restaurant. These spaces have been boarded-up since completion.

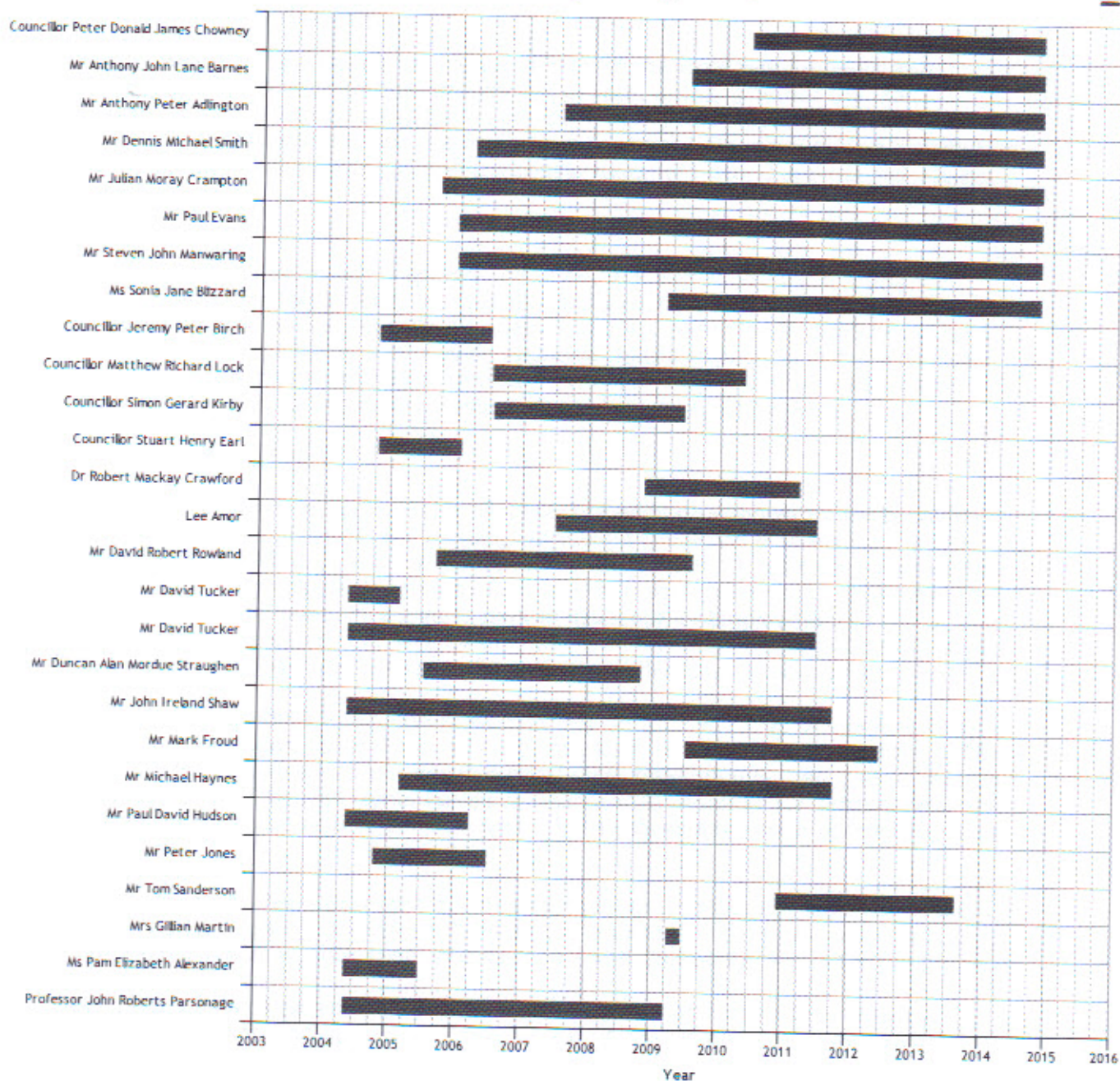
The development was a partnership between Hastings and Bexhill Renaissance Ltd (trading as Sea Space), Allied Irish Bank and The Land Group. In November 2012 Stiles Harold Williams were appointed as Joint Fixed Charge Receivers for the property.

Sea Space was incorporated 06/05/2004. The business activity of the company is listed as: Letting and operating of own or leased real estate (SIC code 68209).

TABLE I, Director and Company Secretary Timeline, details inclusion of several Hastings' councillors as directors of Sea Space. This may explain why the town is overloaded with offices, shops and industrial parks for which there is no demand.

"..this plan is important: it will affect dramatically how the town changes in the coming years. It will shape the look, feel and prosperity of Hastings not just for us, but for generations to come...there isn't a high level of empty offices in the town".
Councillor Peter Chowney, Lead Member, Hastings Borough Council.

TABLE I Director and Company Secretary Timeline



The plan does not provide a suitable basis for the delivery of a sustainable future that balances economic, social and environmental interests.

Radical increases in greenhouse gas emissions and air pollution are built-in to this Plan.