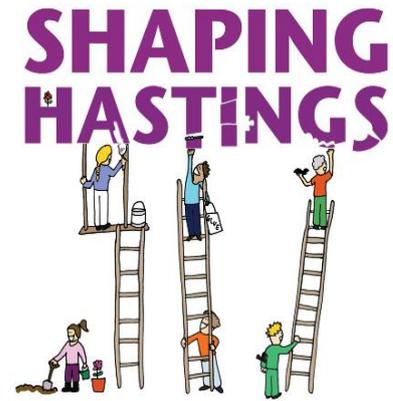


# Hastings Borough Council Site Allocations Survey

## Shaping Hastings – The Big Map consultation

### Introduction

This survey is designed to encourage you to voice your views and opinions on the future development of Hastings and St Leonards. As part of the Site Allocations & Designations Development Plan Document consultation (known as Shaping Hastings – The Big Map consultation), your responses will be used to inform the next stage in the process.



Please note this is an informal consultation where we are looking to gather views and generate options. No firm decisions have been made about the inclusion of any sites in the Site Allocations Development Plan Document.

You will need to refer to 'The Big Map' via the link on <http://www.hastings.gov.uk/ldf/consultation.aspx> before answering the questions. A hard copy of The Big Map will be on display at each of the drop in sessions (please see back page of this questionnaire). If you cannot attend any of these, please contact us to view the map. This can be arranged from Tuesday 02 March until the end of this informal consultation in Planning Reception.

The survey is structured in short sections and should take no longer than 20 minutes to complete, please answer as many of the questions as you wish.

If you have any questions relating to this survey, please do not hesitate to email the Planning Policy team at Hastings Borough Council on [fplanning@hastings.gov.uk](mailto:fplanning@hastings.gov.uk) or telephone 01424 451098.

**1. Please tell us who you are by choosing the relevant option from the following list:**

- Local business
- Local resident
- Residents association
- Individual (not resident in Hastings or St Leonards)
- Developer or their representative
- Councillor
- Planning organisation
- Statutory organisation
- Voluntary organisation
- Other (please specify in the box below)

## Place Shaping

These initial questions focus on your experiences of your local area and how this has changed over time.

**2. Do you live in Hastings or St Leonards?**

- Yes  
 No

**3. If you answered yes above, please tell us where**

- Central (includes ward areas of Braybrooke, Castle, St Helens, Silverhill)  
 North St Leonards (includes ward areas of Hollington, Wishing Tree, Ashdown, Conquest)  
 East Hastings (includes ward areas of Old Hastings, Tressell, Baird, Ore)  
 South St Leonards (includes ward areas of West St Leonards, Maze Hill, Gensing, Central St Leonards)

**4. What makes the area above special or different from other parts of the town?**

**5. Overall, has the area mentioned above improved or declined over the last 15 years?**

Declined significantly	Declined slightly	Stayed the same	Improved slightly	Improved significantly	Don't know
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<input type="radio"/>					
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**6. And more specifically how has your area changed?**

**7. Considering your previous responses, what are the 3 most important features of your local area?**

1.

2.

3.

**8. What makes other parts of the town distinctive?**

## Housing

In order to meet the regional target agreed by Government, we need to provide enough land to accommodate 4,200 new homes in the town, up to 2026. Some of these have already been built; are under construction; have planning permission; or are already allocated in the existing Hastings Local Plan. More sites will be needed if we are to meet the target of 4,200 new homes.

In order to answer the following questions it is necessary to refer to the Big Map published on the Council's Consultation website <http://www.hastings.gov.uk/ldf/consultation.aspx>. If you do not have access to the internet, please contact us to arrange to view the map in Planning Reception.

**9. Referring to the housing sites identified on the Big Map (those coloured blue, orange and yellow), have we missed any potential large for housing (capable of accommodating 6 or more dwellings)?**

- Yes
- No
- Don't know

If yes, please state the name of the site(s) and the road name or location if you can

The following questions refer to sites allocated in the Hastings Local Plan 2004, without planning permission. Please note that we are not inviting comments on sites which already have planning permission.

Please refer to the Big Map in order to answer these questions.

**10. Of the existing allocated housing sites shown on the Big Map (those coloured blue), are there any that, in your opinion, are no longer suitable for residential use? Please note, for a site to be no longer suitable for residential development, it must meet one of the following criteria:**

- a) it is no longer suitable in planning terms, taking account of policy restrictions, physical problems or limitations and environmental impacts.
- b) it is not physically capable of being developed.
- c) it cannot be developed before 2026.

- Yes
- No
- Don't know

**11. If yes, which existing allocated sites (those coloured blue) do you consider unsuitable and why?**

- A09 – 142 Bexhill Road
- A13 – Land adjoining 73 Filsham Road
- A16 – Seaside Road, West St Leonards
- A20 – Taxi office and site of social club, St John's Road
- A29 – Site of West St Leonards Primary School, Bexhill Road
- A32 – Gambier House, West Hill Road
- A19 – Site of 12-19 Braybrooke Terrace and 1-3 Braybrooke Road
- A21 – Hurst Court, The Ridge
- A33 – Site of Hollingsworth Garage, Braybrooke Road
- A43 – Cornwallis Street Car Park, Cornwallis Street
- A30 – Rear of 362-386 Old London Road
- A04 – Mayfield E, Bodiam Drive
- A11 – Site of Wishing Tree Nursery, Regeland Rise
- A31 – Holmhurst St Mary, The Ridge
- A25 – Land at Hawthorn Road
- A28 – Osborne House, The Ridge
- A01 – Ore Valley, land between Victoria Avenue, Church Street and Greystone Lane

Please state why, including the site name in your answer:

The following questions relate to possible new sites that have been identified. Please refer to the Big Map in order to answer them.

Some of the potential new housing sites (coloured yellow on the big map) are already subject to planning applications that have not yet been determined. We are looking for your comments on the principle of developing these sites and not on specific planning proposals. Therefore, if your comments relate to a specific planning application they should not be submitted here.

**12. Out of the potentially new housing sites shown on the Big Map (those coloured yellow) do you consider them to be in a suitable location of housing?**

- Yes
- No
- Don't know

If no, why not? Please include the site name in your answer:

13. **Out of the potentially new housing sites shown on the Big Map (those coloured yellow), do you know of any factors or issues that might prevent the site(s) being developed by 2026? (For example: ownership problems, a need to relocate the existing use, environmental or physical constraints).**

- Yes
- No
- Don't know

If yes, what are they? Please include the site name in your answer:

14. **Of the potentially new housing sites shown on the Big Map (those coloured yellow), is the estimated dwelling capacity about right? (By this we mean the number of homes that could fit onto the site).**

- Yes
- No
- Don't know

If no, how many homes do you think could be built on the site? Please include the site name in your answer.

## Hastings Town Centre

We have provisionally identified what we think is the town centre boundary. This includes the main shopping area but also includes leisure, business, education and other uses. If we are to support a growing population and better quality of life, more of these uses will be required to encourage people to work, shop and spend their leisure time in Hastings.

In order to answer the following questions it is necessary to refer to the Big Map published on the Council's Consultation website <http://www.hastings.gov.uk/ldf/consultation.aspx>. If you do not have access to the internet, please contact us to arrange to view the map in Planning Reception.

**15. Have we correctly identified the Town Centre boundary? (shown with a thick blue line on the big map)**

- Yes
- No
- Don't know

If no, please state how the boundary should be altered, include road names if you can

**16. In principle, should we identified specific parts of the town centre for particular uses (e.g. zones for business, education etc), and encourage new development for these uses to locate to these areas?**

- Yes
- No
- Don't know

Please state why

**17. Which shopping streets in the town centre do you particularly value?**

- Cambridge Road/Claremont/Robertson Street/Trinity Street area
- Castle Street/Wellington Place area
- Queens Road
- Priory Meadow

**18. What aspects of the town centre shopping streets do you value?**

	Cambridge Road Claremont Robertson Street Trinity Street area	Castle Street Wellington Place area	Queens Road	Priory Meadow
The range of shops and services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pleasant environment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Convenient location – close to home or work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Specialised retail shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Larger high-street chain shops (non-food)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supermarkets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cafes & restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take-aways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bars/pubs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cinema	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If other, please state what:

We need to identify the core or primary shopping streets in the town centre. In these streets we will seek to maintain existing shop uses.

**19. With reference to ‘the Big Map’, Do you think that we have correctly identified the primary shopping area, or should this be changed? (Shown in blue on the map)**

- Yes
- No
- Don't know

If no, please state how you think the boundary should be altered:

Our research suggests that approximately 30,000 square metres (roughly the size of 4 football pitches) of further retail floorspace needs to be provided in the town centre by 2026, so that we can continue to compete with other shopping centres such as Eastbourne, Tunbridge Wells and Ashford. We believe that this should be managed in a way so that it will enhance and not displace existing retail provision, particularly the more distinctive or independent shops.

**20. In principle, should we locate the new 30,000 square metres of retail floorspace on a large single site or a combination of smaller sites?**

- Large single site
- Combination of smaller sites
- Don't know

Can you identify where this should go? Include road names if you can:

**21. What kind of shopping and leisure development should we aim to attract to the town centre?**

	Don't attract	Not sure	Attract
Smaller independent shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Larger high-street chain shops (non-food)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Supermarkets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor & outdoor markets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cafes & restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take-aways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bars & nightclubs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment complexes eg. cinemas, bowling, bingo	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cultural leisure development eg. Art galleries, museums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

If other, please state what:

## District and local shopping areas

In order to answer the following questions it is necessary to refer to the Big Map published on the Council's Consultation website <http://www.hastings.gov.uk/ldf/consultation.aspx>. If you do not have access to the internet, please contact us to arrange to view the map in Planning Reception.

The Council has identified St Leonards, Ore and Silverhill as the town's 'district centres', with Bohemia and the Old Town as 'local centres'.

In these areas we intend to maintain the shopping role and restrict changes to other types of uses such as cafes and bars.

### 22. Which of the above shopping areas do you particularly value?

- Bohemia
- Old Town
- Ore
- Silverhill
- St Leonards

### 23. Which aspects of the shopping areas do you value in the following district and local centres?

	St Leonards	Ore	Silverhill	Bohemia	Old Town
Convenient location – close to home or work	<input type="radio"/>				
Specialised retail shops	<input type="radio"/>				
Good public transport links	<input type="radio"/>				
Range of shops and services	<input type="radio"/>				
Pleasant environment	<input type="radio"/>				
Car parking	<input type="radio"/>				
Other	<input type="radio"/>				

If other, please state what:

### 24. Considering the above district and local centres, should we continue to protect existing centres against the loss of retail units (even when there are vacancies) or should we let some parts change to different uses?

- Continue to protect existing centres against loss of retail
- Let some parts of centres change to different uses
- Don't know

Please state why:

25. If you selected 'change to different uses' in the question above, how should these district and local centre boundaries change? Existing boundaries are shown on the big map.

### Other places to shop

26. Aside from those already mentioned, are there any other locations in the town that you value as a place to shop? These include the other smaller shopping areas known as 'neighbourhood areas' including West St Leonards (Bexhill Road), Mount Pleasant and Mount Road.

- Yes  
 No  
 Don't know

If yes, please state which, include road names if you can:

### Retail Warehousing

Our research suggests that we need to provide an additional 5000 square metres (approx two-thirds of a football pitch) of retail warehousing (these are large stores specialising in the sale of household goods, DIY items and other ranges of goods). Some of the space could be located in, or on the edge of, Hastings Town Centre and St Leonards Town Centre.

27. Can you suggest any new or existing sites where such retail warehousing could be accommodated?

## Employment areas

We need to find ways to encourage the regeneration and redevelopment of some of our older employment areas.

In order to answer the following questions it is necessary to refer to the Big Map published on the Council's Consultation website <http://www.hastings.gov.uk/ldf/consultation.aspx>. If you do not have access to the internet, please contact us to arrange to view the map in Planning Reception.

**28. One approach could be to encourage higher density development. Are there any existing employment areas of sites (coloured red and purple on the map) that are suitable for intensification? (By this we mean – suitable to increase the amount of employment floorspace through multi-storey development, without increasing the overall area/size of the site).**

- Yes
- No
- Don't know

**29. If you answered yes to the question above, which ones are they?**

- Castleham
- Churchfields
- Ivyhouse Lane
- Ponswood
- Queensway North
- West Ridge

**30. Another approach could be to allow mixed use schemes that will deliver new employment space in locations where employment only schemes may not be viable. Are there any employment areas (the major ones are shown in purple on the Big Map) that may be suitable for mixed use schemes?**

- Yes
- No
- Don't know

**31. Are there any other approaches we should consider in adding to the above?**

## Cycle routes

Hastings Borough Council is proposing cycle links to key destinations in the town. The Big Map shows indicative routes without any detail, as well as the cycle route key and description.

**32. Overall, would these routes be helpful in accessing employment and education related facilities**

- Yes
- No
- Don't know

**33. Are there any aspects of the routes you wish to comment on? If your answer relates to a specific route, please tell us which one**

## Other comments

Are there any other comments you would like to make? This will help us to plan for the future of the town and 'Shape Hastings' up to the year 2026.

**34. Additional comments**

## Thank You

Thank you for taking the time to complete this survey. Your responses are extremely valuable and you can be assured that they will be used constructively.

Following this informal consultation, we will analyse all the comments received and begin to prepare a draft Site Allocations & Designations Development Plan Document for a further round of public consultation in 2011. Please see our website, or follow us on twitter or facebook for updates on our progress.

Website: [www.hastings.gov.uk/ldf](http://www.hastings.gov.uk/ldf)

Facebook: Search for Shaping Hastings on [www.facebook.com](http://www.facebook.com)

Twitter: [www.twitter.com/ShapingHastings](http://www.twitter.com/ShapingHastings)

In the meantime, if you would like to find out more about any of the issues raised in this online survey, we are hosting the following drop-in sessions, where you are invited to attend at a time convenient to you:

- Monday 22 February – The Bridge Community Centre, 361 Priory Road, Hastings, TN34 3NW. Drop in any time between 3pm and 7pm
- Wednesday 24 February – Tilekiln Community Centre, Tilebarn Road, St Leonards, TN38 9PA. Drop in any time between 3pm and 7pm
- Thursday 25 February – Hastings Town Hall, Queens Road, Hastings, TN34 1QR. Drop in any time between 12noon and 8pm
- Monday 1 March – The Magnet, 1 Christchurch Courtyard, London Road, St Leonards, TN37 6GL. Drop in any time between 3pm and 7pm

Please come along and have your say!

If you are not already on our Local Development Framework database and would like to be kept up to date with our work, please email your details to [fplanning@hastings.gov.uk](mailto:fplanning@hastings.gov.uk) or call us on 01424 451098.

Regards

Hastings Borough Council Planning Policy Team

## Please return your completed questionnaire to:

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 Planning Policy team  
 Upper Ground Floor  
 Aquila House  
 Breeds Place  
 Hastings  
 East Sussex  
 TN34 3UY