

# **Part A - General Guidance**

## 2 Part A - General Guidance

### Introduction

- 2.1 This section sets out a series of policy options for more detailed generic policies that will, if adopted through the Development Management Plan process, apply to most types of development. This includes the following:

General guidance:	Development boundary Design Amenity Access Ground conditions Pollution Water resources
Housing and the community:	Conversions of dwellings Change of use of a dwelling for business use Residential institutions
Historic and natural environment:	Designated heritage assets Non designated heritage assets and local lists Defining the green infrastructure network
The economy:	Town centre commercial and shopping areas Commercial centres Shops and services outside defined shopping areas Small businesses Tourist facilities Caravan and camping sites

- 2.2 For each topic area, we have set out different policy options, taking into account:

- Existing policies in the Hastings Local Plan 2004 - how effective they are in delivering our overall objectives
- Current legislation, best practice and guidance on development management issues
- Comments and issues raised through previous consultations on the Planning Strategy and the Big Map

- 2.3 Where “proposals” are mentioned in this section, this relates to **any** scheme or development that may require planning permission, from a new house, to an advertisement, to an extension or a whole employment area. This is something to consider when reading this document through, as some proposals may need more detailed guidance than others. Some could also be given further consideration during the plan making process, through the creation of Supplementary Planning Guidance.

## **Your comments**

- 2.4 Please let us know which of the options presented you think is the right one. If there are options you don't agree with please tell us why, or if we have missed any options, please tell us what they are using the comments box on the response form or the relevant section of the online system.

### **3 General Guidance - Policy Options**

#### **Development boundary**

##### **The first issue**

- 3.1 It can be useful to define a boundary to the built up area of the town in order control its outward expansion and protect open land on the fringes. The Hastings Local Plan 2004 included a defined built up area boundary. Would you support this plan doing the same?

##### **Option 1: A policy defining a development boundary**

- 3.2 Under this option the following policy would be applied:

**New development will be accommodated within the development boundary for Hastings as defined on the Proposals Map.**

- 3.3 A suggested boundary is shown on the consultation plan in appendix B

##### **Option 2: Not having a development boundary**

- 3.4 A second option is not to define a development boundary and rely on other policies that protect certain areas from unsustainable development. The other policies would be National and international protection of delicate ecological sites, natural environment protection policies from the Planning Strategy.

##### **The second issue**

- 3.5 If you support a development boundary do you agree with the one we are proposing? Please have a look at the consultation plan in appendix B and see if you feel it should be amended in any way.

##### **Relationship to other plans**

- 3.6 **Planning Strategy (2012):** Objectives: 3, 4 and 5  
**Local Plan (2004):** Adapted from policy L3

## Design

### The issue

- 3.7 When development does occur, it is important that it is in keeping with local character and it achieves a good standard of design. The use of resources and impacts on the environment and the community should also be considered. Allowing some flexibility, however, in the form a development might take can sometimes result in more imaginative and innovative schemes being built.
- 3.8 In Hastings, it is important to consider:
- The selection of appropriate materials – these should reflect the area's character and objectives for sustainability and the re-use of materials. Use of appropriate native plant and tree species for landscaping and border treatments is also usually preferable.
  - Views of a development – these should be considered both close by and from a wider area because there are many parts of the Borough that have prominent visual positions, but there are also those that have an unexpected prominence, that should be given the same consideration.
  - Particular attention should be given to the 'gateways' into developments to reinforce a sense of character and distinctiveness.

### Option 1: A single policy

- 3.9 This option includes a policy providing guidance on the various aspects of design for the ease of use by applicants. It is formed in a way that allows the designer a degree of flexibility in their approach.

### Suggested wording:

**All proposals must reach a good standard of design, which includes efficient use of resources, and takes into account:**

- a) Protecting and enhancing local character and showing appreciation of the surrounding neighbourhood's historic context, street patterns, plot boundaries, block sizes, height and materials.**
- b) The layout and siting of buildings making efficient use of land, the orientation of frontages to achieve attractive streetscapes and the maximisation of solar gain.**
- c) Assessment of visual impact, including the height, scale, and form of development that should be appropriate to the location, especially given the complex topography of the Borough and the need, in some instances, to consider the visual effect from key viewpoints.**
- d) The density of the development is compatible with the area's existing character.**
- e) Good performance against nationally recognised best practice guidance on sustainability, urban design and place-making, architectural quality and distinctiveness.**

**In the case of telecommunications prior approval for the siting and appearance of antennae will be given and full planning permission granted for telecommunications installations provided that the appropriate matters from the list above have been adequately considered in order to minimise the effect upon the character and appearance of the locality and taking account of technical constraints, there is no realistic prospect of a visually less intrusive site or mast, a building or other structure, being available.**

**Option 2: Split the guidance into separate policies**

- 3.10 Another option could be to split the guidance into separate policies; this might help to reinforce the view that each aspect of design is important in its own right. A greater number of policies, however, covering one area could also have the consequence of reducing their impact when considering planning applications. The flexibility to respond to planning applications would remain if there were more policies that provided more detail but they might be less concise and less user friendly for applicants.

**Option 3: Some more stringent guidance**

- 3.11 Some more stringent guidance is another way to view this policy. It is possible to be more prescriptive, especially around design matters, and this approach would have the advantage of achieving minimum standards across the Borough. Standards, however, can become outdated and setting them limits the chances of certain types of development occurring where it might be most needed. It could also be the case a standard for one area is different to the next, and what was intended to be a minimum standard could become an unintended maximum. It could be argued that a way to achieve specific standards for developments is through site specific negotiations or potential Neighbourhood Plans.

**Option 4: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 3.12 It could be sufficient to rely upon national guidance and the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Relationship to other plans**

- 3.13 **Planning Strategy (2012):** Objectives: 2, 3, 4 & 5  
**Local Plan (2004):** Adapted from a combination of Local Plan policies DG1, DG3, DG7, DG8, DG9, DG12, DG16, DG20, DG22, DG28, DG32 and E9

## **Amenity**

### **The issue**

- 3.14 Amenity is a broad term that can encompass protection from unacceptable impacts on the area or neighbouring occupants; avoiding loss of privacy, overshadowing, loss of daylight and disturbances.
- 3.15 Amenity also includes potential layout and proportions (internal and external) of buildings. Amenity is a term that is also used to describe the spaces between buildings; public spaces, that when well maintained, help to increase a persons sense of wellbeing. Amenity, then, is an issue to consider with proposals and some guidance might be appropriate.
- 3.16 Hastings has a variety of housing types at different densities for different people. What constitutes a good standard of living might be different for a person living alone to that of a family; their needs are very likely to be different too. The management of the spaces between buildings can also help to contribute to objectives of environmental sustainability because green infrastructure is a crucial part of development proposals that can safeguard biodiversity, natural features and wildlife habitats.

### **Option 1: A single policy**

- 3.17 This is a policy providing guidance on the various aspects of amenity for the ease of use by applicants. It is formed in a way that allows the designer a degree of flexibility in their approach.

### **Suggested wording:**

**In order to achieve a good living standard for future users of proposed development and its neighbours, permission will be given where it can be proven that the following have been carefully considered and can be demonstrated:**

- a) **Careful use of the scale, form, height, mass, and density of any building and buildings.**
- b) **Dwellings must be designed to allow residents to live comfortably and conveniently with sufficient internal space. The guidelines for minimum internal floor areas are: 1 bedroom/2 person 51m<sup>2</sup>; 2 bedroom/3 person 86m<sup>2</sup>; 3 bedroom/5 person 93m<sup>2</sup>; 4 bedroom/6 person 106m<sup>2</sup>**
- c) **There is adequate storage for waste, and means of its removal (including recyclable materials) has been given careful attention**
- d) **Means of landscaping and how this contributes to crime prevention; a permeable and legible network of routes and spaces to create a public realm that is attractive, overlooked and safe.**
- e) **Arrangements being in place for the future maintenance of any public areas.**

- f) **Considerate design solutions for the spaces between and around buildings, as well as respect to the character of the surroundings; a well-designed scheme in terms of private, semi-private and public open space**
- g) **Appropriate levels of private external space, especially for larger homes designed to be marketed for family use. In terms of proposed family dwellings the council would expect to see the provision of private garden space of at least 30m<sup>2</sup>**

**Development will not be accepted where there is:**

- h) **Insufficient scope to accommodate necessary servicing areas, ancillary structures and landscaping**
- i) **Significant impact upon the area's character or the amenity of neighbouring properties.**

#### **Option 2: Split the guidance into separate policies**

3.18 Another option could be to split the guidance into separate policies; this might help to reinforce the view that each aspect of amenity is important in its own right. A greater number of policies, however, could be confusing for applicants with the possibility that some might be missed when preparing a planning application. The flexibility to respond to planning applications would remain if there were more policies and they could maybe provide more detail but they might be less concise and less user friendly for applicants.

#### **Option 3: Some more stringent guidance**

3.19 Some more stringent guidance is another way to view this policy. It is possible to be more prescriptive, especially around design matters, and this approach would have the advantage of achieving minimum standards across the Borough. Standards, however, can become outdated and setting them limits the chances of certain types of development occurring where it might be most needed. It could also be the case a standard for one area is different to the next, and what was intended to be a minimum standard could become an unintended maximum. It could be argued that a way to achieve specific standards for developments is through site specific negotiations or potential Neighbourhood Plans.

#### **Option 4: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

3.20 It could be sufficient to rely upon national guidance and policies in the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

#### **Relationship to other plans**

3.21 **Planning Strategy (2012):** Objectives: 2, 3, 4 and 5

**Local Plan (2004):** Adapted from a combination of policies: DG3, DG7, DG8, DG9, DG12, DG16, DG32

## **Access**

### **The issue**

- 3.22 When proposals are made, the ways that people move on and off and through them is important to consider and is also crucial for a successful scheme. The impact on existing transport networks from completed schemes is also part of this issue and might need guidance. Particular consideration might need to be given to roads in the town that are, as yet, un-metalled as further development that uses these roads as access could create a situation that would lead to their deterioration; therefore they are also likely to require policy guidance.
- 3.23 Design and access statements are a prerequisite of most planning applications and should explain how proposals are capable of successful integration onto a particular site. Consideration should go beyond the strict boundaries of the site in order to appreciate how people move between different places and how various uses connect together.
- 3.24 Whilst acknowledging its importance to modern life, designs that put further reliance on travel by private car should be discouraged. The provision of car parking into developments must not lead to vehicles having an overbearing effect on the streetscape.
- 3.25 Parking in connection with a specific development is the responsibility of the developer. East Sussex County Council has produced a Parking Standards Supplementary Planning Guidance document (SPG) that sets out the thresholds for provision of parking spaces. The SPG also provides guidance on design, location servicing and drainage (amongst others) that should be adhered to, and is available at <http://www.eastsussex.gov.uk/environment/planning/applications/developmentcontrol/downloadparking.htm>

### **Option 1: A single policy:**

- 3.26 The option includes a policy providing guidance on the various aspects of access for the ease of use by applicants. It is formed in a way that allows the designer a degree of flexibility in their approach.

### **Suggested wording:**

**Attention must be paid, not only to the access onto the site, but also access into, and within all parts of any resultant development. This includes:**

- a) When considering the layout of a site, priority is to be given to non-car based modes**
- b) The enhancement and promotion of pedestrian and cycle access.**
- c) Good accessibility for all, especially for people with a physical or sensory impairment.**
- d) Good performance against nationally recognised best practice guidance on internal building design and layout.**

- e) **Planning permission will only be granted for development which would generate additional traffic on an un-metalled carriageway, if an agreement is made that the road in question remains private.**

**Option 2: Split the guidance into separate policies**

- 3.27 Another option could be to split the guidance into separate policies; this might help to reinforce the view that each aspect of access is important in its own right. A greater number of policies, however, covering one area could also have the consequence of reducing their impact when considering planning applications. The flexibility to respond to planning applications would remain if there were more policies and they could maybe provide more detail but they might be less concise and less user friendly for applicants.

**Option 3: Some more stringent guidance**

- 3.28 Some more stringent guidance is another way to view this policy. It is possible to be more prescriptive, especially around design matters, and this approach would have the advantage of achieving minimum standards across the town. Standards, however, can become outdated and setting them limits the chances of certain types of development occurring where it might be most needed. It could also be the case a standard for one area is different to the next, and what was intended to be a minimum standard could become an unintended maximum. It could be argued that a way to achieve specific standards for developments is through site specific negotiations or potential Neighbourhood Plans.

**Option 4: Not to have a specific policy for this issue and rely upon guidance from the County Council and the Planning Strategy**

- 3.29 It could be deemed sufficient to rely upon national guidance and policies in the Planning Strategy and the East Sussex County Council Parking SPG. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Relationship to other plans**

- 3.30 **Planning Strategy (2012):** Objectives: 4, 5 and 6  
**Local Plan (2004):** Adapted from a combination of policies: DG2, DG9, DG10, DG32, CN1, CN2, CN3, TR5, TR7 and TR10

## **Ground conditions**

### **The issue**

- 3.31 The planning authority needs to be satisfied that, where it is necessary, ground conditions and contaminants have been fully taken into account in proposals for development. Guidance might be required to aid potential applicants.

### **Option 1: A single policy**

- 3.32 This option includes a policy providing guidance on two aspects of ground conditions for the ease of use by applicants.

### **Suggested wording:**

**Assessments of existing ground conditions should be undertaken, and details submitted to the Local Planning Authority before any development takes place.**

**Planning permission will only be granted for development providing:**

- a) **On land potentially subject to instability (such as steeply sloping sites or in areas with a history of land instability), the applicant supplies convincing supporting evidence that any actual or potential instability can be overcome through appropriate remedial, preventative or precautionary measures.**
- b) **An assessment of ground conditions, particularly where there is presence of contaminative substances on the site, or surrounding area has been fully undertaken. It is the responsibility of the landowner and/or developer to provide this assessment. Applications for development within 250 metres of a landfill site or land suspected of contamination require investigation and demonstration that development is acceptable.**

### **Option 2: Split the guidance into separate policies**

- 3.33 Another option could be to split the guidance into separate policies; there might be an argument that each aspect ground conditions should be dealt with separately. A greater number of policies, however, covering one area could also have the consequence of reducing their impact when considering planning applications. The flexibility to respond to planning applications would remain if there were more policies and they could maybe provide more detail but they might be less concise and less user friendly for applicants.

### **Option 3: Some more stringent guidance**

- 3.34 Some more stringent guidance is another way to view this policy. It is possible to be more prescriptive and this approach would have the advantage of achieving minimum standards across the town. Standards, however, can become outdated and setting them limits the chances of certain types of development occurring where it might be most needed. It could also be the case a standard for one area is different to the next, and what was intended to be a minimum standard could become an unintended maximum. It could be

argued that a way to achieve specific standards for developments is through site specific negotiations or potential Neighbourhood Plans.

**Option 4: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 3.35 It could be deemed sufficient to rely upon national guidance and the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Relationship to other plans**

- 3.36 **Planning Strategy (2012):** Objectives: 2, 3 and 5  
**Local Plan (2004):** Adapted from a combination of policies: DG21 and DG34

## **Pollution**

### **The issue**

- 3.37 Where a development has the potential to create pollution, it is important to consider this at an early stage to keep its effects to a minimum. Sometimes pre-existing sources of pollution or specific hazards need to be taken into account when proposals are made. Guidance might be required to aid potential applicants.

### **Option 1: A single policy**

- 3.38 This option includes a policy providing guidance on some aspects of pollution for the ease of use by applicants.

### **Suggested wording:**

#### **Planning permission will only be granted for development providing:**

- a) **External lighting proposals avoid unnecessary light pollution beyond the specific area intended to be lit.**
- b) **A level of air borne pollutants does not exceed statutory guidelines, unless appropriate mitigation measures are agreed.**
- c) **Noise creation that is detrimental to neighbouring and/or local amenity is kept to a practical minimum; appropriate means of assessment may be required.**

**Where prudent, the Local Planning Authority will consult with the Health and Safety Executive on applications near 'notifiable installations' (examples include high pressure gas mains and over head power cables). Determining factors are the distance, risks and nature of the proposals.**

### **Option 2: Split the guidance into separate policies**

- 3.39 Another option could be to split the guidance into separate policies; this might help to reinforce the view that each aspect of pollution is important in its own right. A greater number of policies, however, covering one area could also have the consequence of reducing their impact when considering planning applications. The flexibility to respond to planning applications would remain if there were more policies and they could maybe provide more detail but they might be less concise and less user friendly for applicants.

### **Option 3: Some more stringent guidance**

- 3.40 Some more stringent guidance is another way to view this policy. It is possible to be more prescriptive and this approach would have the advantage of achieving minimum standards across the town. Standards, however, can become outdated and setting them limits the chances of certain types of development occurring where it might be most needed. It could also be the case a standard for one area is different to the next, and what was intended to be a minimum standard could become an unintended maximum. It could be

argued that a way to achieve specific standards for developments is through site specific negotiations or potential Neighbourhood Plans.

**Option 4: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 3.41 It could be deemed sufficient to rely upon national guidance and the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Relationship to other plans**

- 3.42 **Planning Strategy (2012):** Objectives: 2, 3, 4 and 5  
**Local Plan (2004):** Adapted from a combination of policies: DG5, DG6, DG29, DG30, DG31 and DG33

## **Water resources**

### **The issue**

- 3.43 Water resources (rivers, lakes, wetlands, underground aquifers etc), in Hastings; their use, management and how developments might affect them are matters that require attention, in accordance with guidance from the Environment Agency. A plan including areas and sites that could impact upon water quality will be developed to feed into the final version of the Development Management Plan. Guidance providing more detail for potential applicants might also be required.

### **Option 1: A suggested policy**

- 3.44 The availability of water resources and the impact of increased abstraction on environmental water needs (i.e. those of rivers, wetlands and estuaries, including the needs of navigation, fisheries, recreation and nature conservation) as advised by the Environment Agency will be taken in to account in the determination of development proposals

#### **Suggested wording:**

**Development will not be permitted within areas where there is significant risk to ground water resources.**

**Development may have impact upon water resources locally. As well as overall availability, considerations will also be given to possible environmental effects such as unacceptable low river flows or drying of wetlands; on site, immediately offsite and further away from the development. Where appropriate advice will be sought from the relevant body; the Environment Agency or Southern Water**

**The protection of ground water sources and reserves is also of importance. Therefore development that would threaten the quality of ground water will be prevented, in accordance with advice from the Environment Agency.**

### **Option 2: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 3.45 An alternative is to rely on national policy and objectives and policies in the Planning Strategy. This could lead to a situation where there is not enough guidance on the specific circumstances of Hastings and its ground water resources. The Environment Agency and Southern Water are statutory consultees, however, and will comment on those applications that might affect ground water.

### **Option 3: To make the policy more or less stringent.**

- 3.46 A less stringent policy than that suggested in option 1 is possible. This could allow for a more flexible approach to considering potential applications, but might result in less efficient decisions through the need for increased investigations. Or it could be argued that any guidance should be more

stringent, this could stifle development however, and this could also lead to decisions not being made in an efficient manner.

- 3.47 Adjusting the prescriptive nature of a policy for this particular issue would need to be done in a careful way in order to remain compliant with the guidance from the Environment Agency.

**Relationship to other plans**

- 3.48 **Planning Strategy (2012):** Objectives: 3, 4 and 5  
**Local Plan (2004):** Adapted from a combination of policies: DG25, DG26 and DG27

## 4 Housing and the Community – Policy Options

### Conversions of dwellings

#### The issue

- 4.1 It is an aim of the Planning Strategy to promote a good and appropriate mix of dwellings across Hastings. To help achieve this, some guidance over the conversion of dwellings might be required, especially in terms retaining certain types of housing in some areas. The proposed use and how the loss of the existing use is managed may also be important considerations.

#### Option 1: A policy to guide conversions of dwellings

- 4.2 This option introduces a policy basis for managing the conversion of dwellings and highlights it as an important issue requiring specific detail, in addition to that already provided in this consultation document.

#### Suggested policy:

**To protect the character of established residential areas and to retain existing housing stock, converting all or part of a dwelling to flats or maisonettes will only be permitted provided that:**

- **The building can no longer be retained in its entirety for single family housing occupancy in accordance with modern standards;**
- **The proposals are in general conformity with other policies in this plan;**
- **It would not include significant extension(s) or significant changes to room layouts to achieve an adequate standard of accommodation;**
- **It would not involve the self-containment of basement areas or other parts of any property having inadequate light or low ceilings or which would result in a poor outlook from main windows; and**
- **It would make adequate provision for refuse storage.**

**Option 2: Not to have a specific policy for this issue and add detail to the suggested policies of the general guidance section to deal with it**

- 4.3 This guidance could be incorporate into a general policy on development guidance. This approach, however, might make it harder for potential applicant to appreciate the importance of this issue

**Option 3: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 4.4 It could be sufficient to rely upon national guidance and the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may

also have the consequence of there not being enough specific guidance for development to suit the town.

**Option 4: To make the policy more or less stringent.**

- 4.5 There might be an option to make the policy less stringent. This could allow for a more flexible approach to considering potential planning applications, but might result in less efficient decisions through the need for increased investigations.
- 4.6 Or it could be argued that any guidance should be more stringent, this could stifle development however, and this could also lead to decisions not being made in a consistent manner.

**Relationship to other plans**

- 4.7 **Planning Strategy (2012):** Objectives: 1, 2 and 5  
**Local Plan (2004):** Policy H4

## **The change of use of a dwelling for a business use**

### **The issue**

- 4.8 With changing work patterns, particularly involving the use of Information Technology, home working or live-work spaces are becoming more important. Not all changes of this kind require planning permission but where they do they shall be generally encouraged, to help the local economy. Nevertheless, to retain the character of residential areas and to protect amenity it is important to consider the use of buildings and only allowing appropriate changes of use. Maintaining the number of dwellings in the district to meet the needs of the community is an important consideration. This issue, however, might not necessarily justify a policy in its own right; it could be included in a greater detailed version of potential policies from the general guidance from earlier in this document.

### **Option 1: A policy to guide the change of use of a dwelling for a business use**

- 4.9 This option introduces a policy basis for managing the change of use of dwellings for business use and highlights it as an important issue requiring specific detail, in addition to that already provided in this consultation document.

### **Suggested policy:**

**Permissions to allow a change of use to part of a dwelling or permission to erect a new building related to the dwelling in order to operate a business or work from home, will be granted provided the following criteria are met:**

- a) **No significant detriment to the character of the building and surroundings would result, either from the activity on the site or collection/delivery of materials.**
- b) **The business will employ no more than one person in addition to the owner. The business use must be ancillary to the overall use of the site for residential purposes.**
- c) **Business activities will be contained within the non-residential part of the dwelling.**
- d) **Adequate access and parking is available within the site to cater for both domestic and business needs.**
- e) **Any sales (retail or wholesale) shall be ancillary or incidental to the employment activity on the site. No sales shall take place of goods which are not manufactured or processed on the site.**
- f) **The curtilage is adequate to site any proposed building without significant detriment to surrounding residential area.**

**Option 2: Not to have a specific policy for this issue and add detail to the suggested policies of the general guidance section to deal with it**

- 4.10 This guidance could be incorporate into a general policy on development guidance. This approach, however, might make it harder for potential applicant to appreciate the importance of this issue.

**Option 3: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 4.11 It could be sufficient to rely upon national guidance and the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Option 4: To make the policy more or less stringent.**

- 4.12 There might be an option to make the policy less stringent. This could allow for a more flexible approach to considering potential applications, but might result in less efficient decisions through the need for increased investigations.
- 4.13 Or it could be argued that any guidance should be more stringent, this could stifle development however, and this could also lead to decisions not being made in a consistent manner.

**Relationship to other plans**

- 4.14 **Planning Strategy (2012):** Objectives: 1, 2 and 5  
**Local Plan (2004):** Policy H5

## **Residential institutions**

### **The issue**

- 4.15 Where residential institutions are proposed a reasonable balanced has to be achieved between the needs of the prospective occupants and the local amenity of existing residents.
- 4.16 A mixture of housing types contributes to sustainable communities, but it is also important that types of development occur in appropriate locations. Proposed developments should be to meet identified local needs.
- 4.17 Any proposal for a residential institution must prove that it is reflective of local character and meets the specific requirements of prospective inhabitants; design, access and location in relation to services and facilities are of particular importance, but the weight of each criteria will depend upon the precise nature of the proposals.

### **Option 1: A policy to manage proposals involving residential institutions**

- 4.18 This option introduces a policy basis for managing proposals involving residential institutions and would highlight it as an important issue requiring specific detail. This is specific detail, in addition to that already provided in this consultation document.

#### **Suggested policy:**

**Planning applications for residential institutions, and housing including for the elderly, infirm and physically and sensory impaired should comply with the following criteria:**

- a) **The site is accessible by public transport, particularly at off-peak times when visitor trips are likely to be at their highest.**
- b) **The site should be reasonably level and large enough to accommodate adequate parking, room for delivery vehicles and amenity space.**
- c) **Changing the use of an existing building should not detrimentally affect its character or setting.**
- d) **Account will be taken of existing accommodation in the locality to ensure an adequate stock of general housing remains for all sectors of the community.**
- e) **Access and parking arrangements should take account of people with physical and sensory disabilities.**

**Option 2: Not to have a specific policy for this issue and add detail to the suggested policies of the general guidance section to deal with it**

- 4.19 This guidance could be incorporate into a general policy on development guidance. This approach, however, might make it harder for potential applicant to appreciate the importance of this issue.

**Option 3: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 4.20 It could be sufficient to rely upon national guidance and the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Option 4: To make the policy more or less stringent**

- 4.21 There might be an option to make the policy less stringent. This could allow for a more flexible approach to considering potential applications, but might result in less efficient decisions through the need for increased investigations.
- 4.22 Or it could be argued that any guidance should be more stringent, this could stifle development however, and this could also lead to decisions not being made in a consistent manner.

**Relationship to other plans:**

- 4.23 **Planning Strategy (2012):** Objectives: 2 and 5  
**Local Plan (2004):** CN9

## 5 Historic and Natural Environment

### Designated heritage assets

- 5.1 Designated heritage assets are defined as: World heritage sites, scheduled ancient monuments, listed buildings, protected wreck sites registered historic parks and gardens, registered battlefields and conservation areas.

#### The issue

- 5.2 Retaining sites of heritage value and protecting them from loss or the adverse impacts of development is an issue highlighted in the Planning Strategy. Conservation areas have been designated across the town and more detailed consideration is given to any development that may affect them. When development does occur in, or close to, conservation areas, the potential impact on the special significance of these designated areas is considered.
- 5.3 The designation of heritage assets is defined in various ways – through legislation, a national planning policy, the Local Planning Authority (LPA) plan-making process, and by Council Resolution. In determining applications there will be a presumption in favour of preventing harm or loss to a heritage asset, in conformity with the Planning Strategy.
- 5.4 Appendix B at the end of this document shows the protective designations and allocations including conservation areas and scheduled ancient monuments.
- 5.5 Proposals that involve designated assets might require also further specific guidance.
- 5.6 The expectations of policies elsewhere in this plan or the Planning Strategy can be applied flexibly. For example in Conservation Areas, it may be necessary to permit development which does not meet these standards to enable a viable use to be found for a building without compromising environmental quality.

#### Option 1: A single policy

- 5.7 This option would allow an applicant to view a potentially more user friendly single piece of guidance around proposals specifically involving planning permission for designated heritage assets. To achieve this particular approach the existing policies would need to be reviewed and potentially grouped together and the likely changes in national guidance would also need careful consideration. There could be some issues that are not covered by the existing policies that also need to be included in the eventual Development Management Plan policy.
- 5.8 The current local plan policies relating to designated heritage assets broadly cover the following topics: (For more detailed information please see the Hastings Local Plan 2004, pages 171 – 179).
- 5.9 **Development within Conservation Areas:** this outlines (amongst other things) that proposals should enhance the character of the designated area, its buildings and surroundings, there should be a high standard of design, use of sensitively chosen materials in proposals, that green spaces should be

preserved and that the layout and arrangement of buildings should follow the existing patterns.

- 5.10 **Demolition in a Conservation Area:** This policy generally states that demolition is to be avoided unless it is to preserve or enhance the character of the area or there is not other viable use for the building(s) concerned.
- 5.11 **Replacement Doors and Windows in Conservation Areas:** this gives specific instruction around the materials and styles that should be appropriately selected for the area in question.
- 5.12 **Roof Materials in Conservation Areas:** Also specific guidance around replica treatments and appropriate material choices.
- 5.13 **Development Involving Listed Buildings:** this outlines (amongst other things) that proposals should be appropriate in scale, design, materials etc so as not to detract from the special architectural and historic character and appearance of listed buildings and their setting. Changes of use, external and internal alteration will only be permitted where they do not adversely affect the special architectural and historic character.
- 5.14 **Demolition of Listed Buildings:** this is also a policy to discourage demolition unless no other viable practical or suitable alternative can be found.
- 5.15 **Replacement Doors and Windows in Listed Buildings:** Specific guidance to the replacement of exact replicas or original features.
- 5.16 **Roof Materials for Listed Buildings:** Specific guidance to the replacement of exact replicas or original features.
- 5.17 **Archaeological Sites and Ancient Monuments:** assessments of implications of any proposals are required from any applicant and the protection of the setting of these assets is outlined in this policy.
- 5.18 Through the policies there is also the requirement for an applicant to demonstrate and provide evidence of assessments with most kinds of proposal involving these designated assets.
- 5.19 There is also some guidance towards specific proposals such as those for winch huts, advertisements and shop fronts.

### **Option 2: Split the guidance into separate policies**

- 5.20 Another option could be to split the guidance into separate policies; this might help to reinforce the view that each aspect of designated heritage is important in its own right. A greater number of policies, however, covering one area could also have the consequence of reducing their impact when considering applications. The flexibility to respond to applications would remain if there were more policies but their consistent use might be reduced.

### **Option 3: Some more stringent guidance**

- 5.21 Some more stringent guidance is another way to view this policy. It is possible to be more prescriptive, especially around design matters in heritage terms, and this approach would have the advantage of achieving minimum standards

across the town. Standards, however, can become outdated and setting them limits the chances of certain types of development occurring where it might be most needed. It could also be the case a standard for one area is different to the next, and what was intended to be a minimum standard could become an unintended maximum. It could be argued that a way to achieve specific standards for developments is through site specific negotiations or potential Neighbourhood Plans.

**Option 4: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy, and the general guidance from this consultation**

- 5.22 It could be sufficient to rely upon national guidance and the Planning Strategy. The sites identified on the eventual proposals map would relate to the Planning Strategy and the less detailed policies of that plan. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Relationship to other plans**

- 5.23 **Planning Strategy (2012):** Objectives: 1, 2, 3 and 7  
**Local Plan (2004):** Reference policies C1 to C10

## **Non designated heritage assets and local lists**

### **The issue**

- 5.24 Some parts of the town's heritage are not formally designated heritage assets, but are considered as important. These include areas of archaeological interest, unregistered parks and gardens and buildings, monuments, sites, places or landscapes that are positively identified as having significance in terms of the historic environment. Guidance, therefore, could be important for the protection and management of locally valued places that are not nationally recognised.
- 5.25 We will welcome the creation and management of a Local List of non-designated heritage assets and this will help to inform the decisions for planning applications made in connection with those assets identified.

### **Option 1: A policy for non-designated heritage assets**

- 5.26 This option introduces a policy basis for non-designated heritage assets and would alert potential applicants to the heritage value across the town that is not nationally recognised.
- 5.27 With any planning application it could be expected that proposers assess, in the same way as with designated assets, the potential impact that their scheme might have on the character and setting of a non-designated heritage asset. The assessment would likely need to take account of the reason for the identification of the asset, its local importance and what about it should be preserved. The level of protection that a non-designated heritage asset is given is likely to be proportionate to the significance of that asset and the scale of any harm or loss proposed.

### **Suggested policy:**

**Non-designated heritage assets and their setting will be afforded protection that is proportionate to the scale of any harm or loss proposed and the significance of the asset in question.**

### **Option 2: Some more stringent guidance**

- 5.28 Some more stringent guidance is another way to view this policy. It is possible to be more prescriptive, and this approach would have the advantage of achieving minimum standards of protection across the Borough. Standards, however, can become outdated and setting them limits the chances of certain types of development occurring where it might be most needed. It could also be the case a standard for one area is different to the next, and what was intended to be a minimum standard could become an unintended maximum. It could be argued that a way to achieve specific standards for developments is through site specific negotiations or potential Neighbourhood Plans.

### **Option 3: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 5.29 It could be sufficient to rely upon national guidance and policies in the Planning Strategy. This option would allow greater flexibility in the consideration of

planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Relationship to other plans**

- 5.30 **Planning Strategy (2012):** Objectives: 1, 2, 3 and 7  
**Local Plan (2004):** No policies

## **Defining the green infrastructure network**

### **The first issue**

- 5.31 The protection of habitats and species are important subjects in their own right, and these are described in national policy and the Hastings Planning Strategy. The latter also outlines the principles of prevention, then mitigation and then as a last resort, compensation in terms of nature conservation.
- 5.32 Access to green infrastructure and open space has tremendous value in terms of people's quality of life, providing access to the natural environment and recreational uses. There are also indirect benefits in economic terms of having a good quality natural environment; opportunities are created for leisure and recreation, making the area more attractive to people and businesses alike.
- 5.33 The Proposals Map that will form part of the final Development Management Plan will define the boundaries of the various natural habitats and open spaces across the town which are to be protected.

### **Identifying existing green space for protection**

- 5.34 The protective designations and allocations plan at the end of this document identifies a number of important areas of habitat for various indigenous and visiting species, including Sites of Special Scientific Interest (SSSI), national nature reserves, local nature reserves, Local Wildlife Sites, Ancient Woodland and more. In addition, there are other areas not identified that may be of importance.
- 5.35 Open/green space uses may include community woodland, marsh, public and private parks, burial grounds, and allotments, many of these will be identified on the proposals map. The space could be multi-functional, so suitable for play, recreation, walking and cycling, whilst supporting wildlife, and flood management.
- 5.36 Do you support the boundaries we have displayed in appendix B
- 5.37 Are there any other areas we should consider?

### **The second issue**

- 5.38 Where new development takes place it often provides an opportunity for adding to or strengthening the green network. This could be by the provision of a new area, or especially in the more densely developed areas of Hastings, to aid in the management and enhancement of those that already exist. The type of space needs to be appropriate to the surrounding area, yet offer a suitable variety of environments, fulfilling amenity, recreational, visual and ecological purposes.

### **Option 1: A policy for the assessment and provision of green space with new development**

#### **Suggested policy:**

**The Council expects that proposals, where appropriate, include assessments of existing ecology. These assessments should be of habitats, including trees, hedges, shrubs and ponds. The specific species of new planting should be given particularly careful consideration to avoid 'invasive species' and the loss of neighbouring amenity. Measures for protection and management of the ecology will also be required where appropriate.**

- 5.39 Certain development allocation sites will be more able to provide more green space than others. Through the consultation process and into the final document those allocations that should include particular contributions to the green infrastructure as outlined above will be identified.
- 5.40 Please comment on the site specific part of this document if you know of areas within proposed allocations that should be protected.

### **Option 2: Some more stringent guidance**

- 5.41 Some more stringent guidance is another way to view this policy. It is possible to be more prescriptive, especially around the requirements for assessments, and this approach would have the advantage of assurance that every planning application was accompanied by a full ecological assessment. Some planning applications, however, especially in town centre locations, or for existing buildings, might not require the same level of assessment if there is not vegetation already in place. It could be argued that a way to identify those places most in need of the most detailed assessments is through site specific negotiations or potential Neighbourhood Plans.

### **Option 3: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 5.42 It could be deemed sufficient to rely upon national guidance and policies in the Planning Strategy. The sites identified on the eventual proposals map would relate to the Planning Strategy and the less detailed policies of that plan. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

### **Relationship to other plans**

- 5.43 **Planning Strategy (2012):** Objectives: 3, 4 and 5  
**Local Plan (2004):** Adapted from a combination of policies: NC7, NC8, NC9, OS2, OS3, OS4 and OS5

## 6 The Economy

### Town centre commercial and shopping areas

#### The first issue

- 6.1 The strategic objectives for the Town Centre and the broad commercial area are set out in the emerging Planning Strategy. The boundary for this is shown on the consultation map.
- 6.2 Do you support the boundary as shown?

#### The second issue

- 6.3 Increasing the range and quality of the town's cultural offer is an important component of the Planning Strategy, helping to promote the image and increasing the vitality of Hastings town centre, particularly in the evenings.

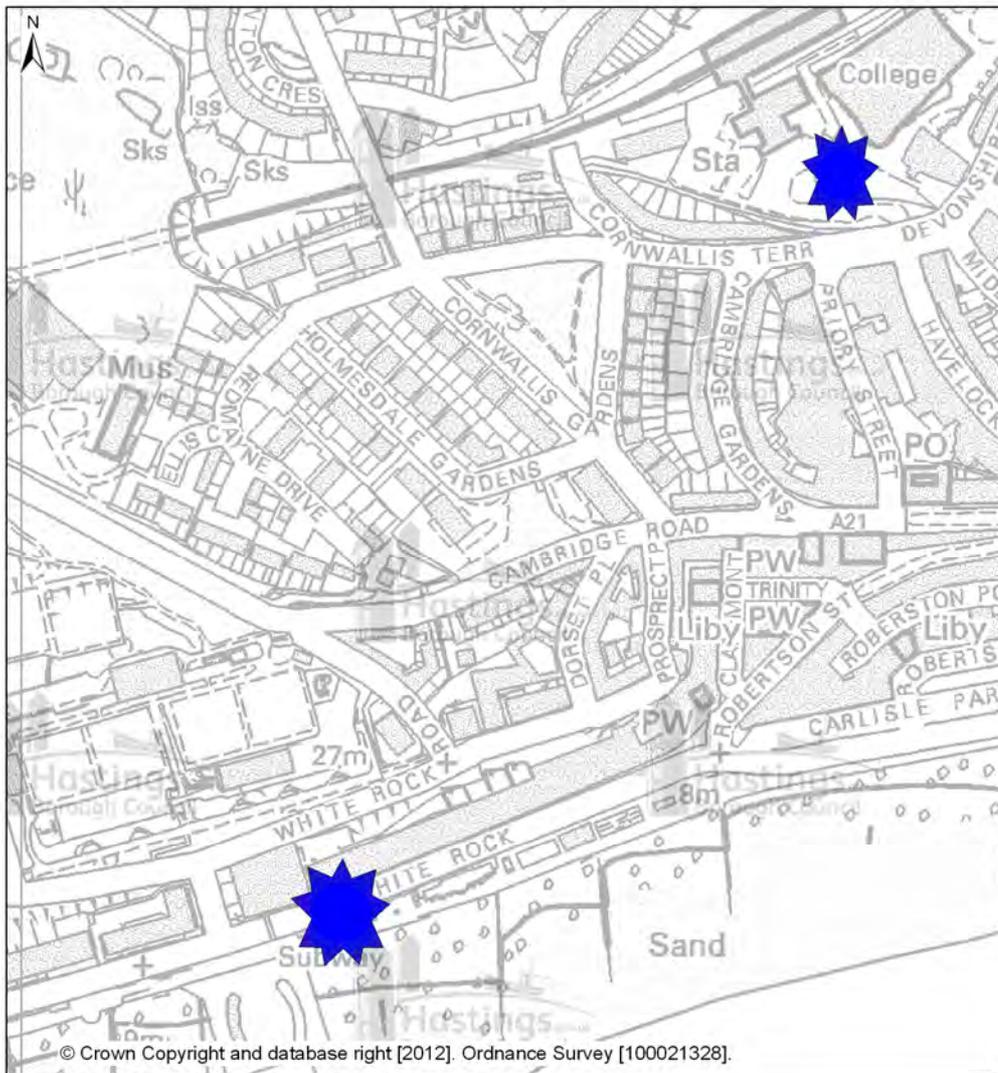


Figure CQ1: Potential cultural quarters

- 6.4 New cultural facilities could act as a catalyst for the wider redevelopment of other areas. Encouraging new restaurants and cafés to establish in and around these quarters could create a complementary 'café culture' to support other cultural facilities, such as the theatre, the library, activities at the college and across the town, in art galleries and museums.
- 6.5 Two such potential areas have been identified on figure CQ1, above.
- 6.6 These facilities must provide ground floor uses with active frontages that are open to the public. These may include high quality specialist retail, cafés and restaurants, which would allow a complementary café culture to develop, with lively outside seating onto pedestrian areas that would help to support cultural facilities. To achieve this, Class A3 uses (hot food take-aways) that provide only take away facilities with no seating will be discouraged. This is an issue that could be considered further through Supplementary Planning Documents.
- 6.7 Do you support the concept of cultural quarters?
- 6.8 Do you support the choice of location for these quarters?

**The third issue:**

- 6.9 To protect the viability of commercial and shopping activities in the town centre and the mix of shops and services on offer, some guidance over the particular use of land and premises might be required.
- 6.10 The extent of these areas will also need to be defined in order to retain that viability and vitality.

**Option 1: To create a shopping area boundary and policies to manage activities within it**

- 6.11 In order to be able to undertake this option we would need to:
- Determine the extent of the shopping area boundary in the town centre.
  - Identify what proportions of A1 uses (Shops) compared to other uses in the town centre should it be maintained. A healthy concentration of shops helps to increase the numbers of people visiting that area.
  - Identify which areas (roads) were considered as primary and secondary frontages. Primary shopping frontages are the main shop fronts within a town centre as defined by high commercial rental values and usually a high proportion of retail uses.
- 6.11 Further guidance in the form of a Supplementary Planning Document (SPD), could also be produced that would be subject to periodic review.

**Option 2: To create a shopping area boundary but have less stringent policies to manage activities within it**

- 6.12 In order to undertake this option we would still need to determine the extent of the shopping area boundary in the town centre. This would help to retain the vitality and a concentration of all commercial uses. Having less stringent

policies, with less protection of proportions of retail uses or the identification of primary and secondary frontages could result in a dispersal of shops with perhaps a weakening of the core shopping frontages and a less healthy retail area.

**Option 3: Not to have a shopping area boundary**

- 6.13 This option would mean relying on the wider Town Centre boundary of the Planning Strategy. This option could allow for greater flexibility in the determination of applications, but might reduce the protection and promotion of a healthy concentration of retail premises.

**Relationship to other plans**

- 6.14 **Planning Strategy (2012):** Objectives: 1, 3 and 5  
**Local Plan (2004):** Reference to policy S1

## **Commercial centres**

### **The issue:**

- 6.15 In order to protect the viability of commercial and shopping centres and to balance the aspirations and needs of local communities guidance might be required to set out what types of land use will remain suitable in these areas.
- 6.16 Such centres provide a range of facilities including not only shops and banks but also GP surgeries and dentists. They help reduce the need for people in the mentioned neighbourhood, to make long distance journeys. These centres are focal point and are also accessible to less mobile members of the community, both of which aid social inclusion.
- 6.17 The areas are of great importance for the provision of employment opportunities and services, there is potential to add to the number of people using the shops and services in the centres. It is, therefore, valuable to protect the land uses in these areas so they remain predominantly in retail and business uses.
- 6.18 The extent of these areas will also need to be defined in order to retain that viability and vitality. For the purposes of this consultation general areas will appear on the consultation maps, and they will eventually be defined through the process to the final proposals map. In the meantime suggestions on the extent of these boundaries for each individual centre are welcome.

### **Option 1: A policy to guide managing commercial centres**

- 6.19 This option introduces a policy basis for managing the shops and services inside defined shopping areas and would highlight it as an important issue requiring specific detail. This is a level of detail over and above that contained in the earlier issues of this document.

### **Suggested policy:**

**In the commercial areas (The Old Town, Central St Leonards, Bohemia, Silverhill, Ore, West St Leonards, Battle Road, Mount Pleasant and Mount Road) uses within classes A1, A2, A3, A4, A5, and B1 (as defined in the Town and Country Planning Use Classes Order) will be encouraged. A change of use from Use Class A1 will only be permitted where at least 50% of the non-residential premises remain in class A1.**

**Certain types of retail activity have greater affect on their neighbours; this could be because of what they sell or the hours which they open. The particular nature of alcohol and take away sales means that people use the premises which sell them in a different way to other shops and restaurants.**

**Option 2: To define commercial centre boundaries but to make the policy more or less stringent**

- 6.20 There might be an option to make the policy less stringent. This could allow for a more flexible approach to considering potential applications, but might result in less efficient decisions through the need for increased investigations.
- 6.21 Or it could be argued that any guidance should be more stringent, this could stifle development however, and this could also lead to decisions not being made in a consistent manner.

**Option 3: To define commercial centre boundaries but not have a specific policy for this issue and add detail to the suggested policies of the general guidance section**

- 6.22 This guidance could be incorporated into a general policy on development guidance. This approach, however, might make it harder for potential applicants to appreciate the importance of this issue

**Option 4: Not to define commercial area boundaries for this issue and rely upon national guidance and the Planning Strategy**

- 6.23 It could be deemed sufficient to rely upon national guidance and policies in the Planning Strategy. This option could allow for greater flexibility in the determination of applications, but might reduce the protection and promotion of a healthy concentration of retail premises.

**Relationship to other plans:**

- 6.24 **Planning Strategy (2012):** Objectives: 1, 3 and 5  
**Local Plan (2004):** Reference to policies: S2 and S3

## **Shops and services outside defined shopping areas**

### **The first issue**

- 6.25 Shops and services outside of the retail areas shown on the consultation map might require extra policy guidance. Some local shops and services provide a particularly important focal point for a community. The corner shop or doctors surgery that is outside of the main commercial areas is potentially more accessible, especially for those without private transport, and might need some protection.
- 6.26 Busy local shops are generally beneficial but they have the potential to increase the issues of littering or anti-social behaviour so the Council would expect to see ways to mitigate these included in any proposal and will also consult the local constabulary.
- 6.27 It is also acknowledged that where it can be demonstrated that the shop or service is not economically viable and has been tested through being marketed, it may be unreasonable to refuse a change of use.

### **Option 1: A policy to guide the retention of shops and services outside the commercial centres**

- 6.28 This option introduces a policy basis for retaining the shops and services outside defined shopping areas and would highlight it as an important issue requiring specific detail. This is specific detail in addition to that already provided in this consultation document.

### **Suggested policy:**

**Proposals for the change of use or redevelopment that would result in the loss of a shop or service outside the defined commercial areas will only be permitted when:**

- a) There is an alternative within reasonable walking distance; or**
- b) It is demonstrated that the existing use is no longer viable.**

### **Option 2: Not to have a specific policy for this issue and add detail to the suggested policies of the general guidance section to deal with it**

- 6.29 This guidance could be incorporate into a general policy on development guidance. This approach, however, might make it harder for potential applicant to appreciate the importance of this issue

### **Option 3: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 6.30 It could be deemed sufficient to rely upon national guidance and policies in he Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. It might be the case that this is not, in fact, an issue that needs particular attention in any eventual plan for the town.

**Option 4: To make the policy more or less stringent**

- 6.31 There might be an option to make the policy less stringent. This could allow for a more flexible approach to considering potential applications, but might result in less efficient decisions through the need for increased investigations.
- 6.32 Or it could be argued that any guidance should be more stringent, this could stifle development however, and this could also lead to decisions not being made in a consistent manner.

**The second issue**

- 6.33 There may be a need to manage the intensity of shops and services outside defined shopping areas, and the concentration of single types of outlet to reduce, for example, noise or litter production.
- 6.34 Certain types of retail activity have greater effect on their neighbours; this could be because of what they sell or the hours which they open. The particular nature of alcohol and take away sales means that people use the premises which sell them in a different way to other shops and restaurants.
- 6.35 Proposals that involve licensed premises and (hot food) take-aways should include careful consideration of the ways that people are going to use the premises; how they will get in and out and if there is enough parking and at what times customers are likely to use them, and how all these things will affect both direct neighbours and those in the local vicinity.

**Option 1: A policy to guide managing certain types of premises**

- 6.36 This option introduces a policy basis for managing the shops outside defined shopping areas and would highlight it as an important issue requiring specific detail. This is specific detail further to the general guidance and commercial areas already discussed in this consultation document.

**Suggested policy:**

**Planning permission for new shops and services outside the commercial area will be granted provided that:**

- a) **The precise nature of the use proposed (which should be specified in the planning application) including opening hours is given;**
- b) **The proposal would not adversely affect neighbours, for example, causing excess noise or smell**
- c) **The proposal would not, on its own, or cumulatively with other such uses in the area, be likely to result in problems of disturbance or public disorder;**
- d) **Suitable off-street parking can be provided, or there is sufficient on-street parking; and**
- e) **It would not cause inconvenience or danger on the public highway as a result of the additional stopping and manoeuvring of vehicles.**

**Option 2: Not to have a specific policy for this issue and add detail to the suggested policies of the general guidance section to deal with it**

- 6.37 This guidance could be incorporate into a general policy on development guidance. This approach, however, might make it harder for potential applicant to appreciate the importance of this issue

**Option 3: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 6.38 It could be deemed sufficient to rely upon national guidance and policies in the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Option 4: To make the policy more or less stringent**

- 6.39 There might be an option to make the policy less stringent. This could allow for a more flexible approach to considering potential applications, but might result in less efficient decisions through the need for increased investigations.
- 6.40 Or it could be argued that any guidance should be more stringent and cover more than just proposals outside the potentially defined commercial areas. This approach could stifle development however, and this could also lead to decisions not being made in a consistent manner.

**Relationship to other plans**

- 6.41 **Planning Strategy (2012):** Objectives: 1, 3 and 5  
**Local Plan (2004):** Adapted from a combination of policies: DG17, DG18, DG19, S4 and S5

## **Small businesses**

### **The issue**

- 6.42 In order to encourage new businesses and to support the viability of those that already exist (key objectives of the Planning Strategy) some policy guidance might be required to allow for appropriate conversion and extension of premises. The issues of traffic, noise and neighbours are likely to be important when considering the wording of this potential policy and balancing those with supporting the local economy and attracting new investment.

### **Option 1: A policy to guide small business enterprise**

- 6.43 This option introduces a policy basis for managing the small business development and highlights it as an important issue requiring specific detail, in addition to that already provided in this consultation document.

### **Suggested policy:**

**The intensification or replacement of existing employment uses and for the development of land for small workshops will be permitted where:**

- a) **The proposals are in scale and character with the existing premises.**
- b) **In can be demonstrated that there is reasonable access to the public transport network and an investigation into green travel options (cycling and walking to work) has been made;**
- c) **any increase in traffic would not cause serious inconvenience and/or danger on the public highway; and**
- d) **The development would not cause serious harm to the amenities of local residents as a result of, for example, noise or other disturbance.**

**Consideration will also be given to the length of time the business has been established on the site, the investment already made, and the contribution to employment in the locality.**

**Option 2: Not to have a specific policy for this issue and add detail to the suggested policies of the general guidance section to deal with it**

- 6.44 This guidance could be incorporate into a general policy on development guidance. This approach, however, might make it harder for potential applicant to appreciate the importance of this issue

**Option 3: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 6.45 It could be sufficient to rely upon national guidance and policies in the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This

approach may also have the consequence of there not being enough specific guidance for development to suit the town.

**Option 4: To make the policy more or less stringent.**

- 6.46 There might be an option to make the policy less stringent. This could allow for a more flexible approach to considering potential planning applications, but might result in less efficient decisions through the need for increased investigations.
- 6.47 Or it could be argued that any guidance should be more stringent, this could stifle development however, and this could also lead to decisions not being made in a consistent manner.

**Relationship to other plans**

- 6.48 **Planning Strategy (2012):** Objectives: 1, 3 and 5  
**Local Plan (2004):** Adapted from policies: E6, E8 and E9

## Tourist facilities

### The issue

- 6.49 Tourism is a major contributor to the economy and vibrancy of Hastings. It is important that whilst supporting appropriate tourism proposals, they are managed in a sustainable and suitable manner. It might be considered that the issues that surround tourist facilities and their proposed location are covered by earlier issues and potential policies, of this document. There might, however, be an argument that a separate policy is required to deal specifically with the issues that surround the location of certain types of tourist facility and the effects that all types have on their neighbours. The seasonal nature of tourism could also be of particular importance when considering this issue.
- 6.50 The Planning Strategy contains guidance towards visitor accommodation and language schools. Some more guidance for the management of attractions and amusements might be required.

### Option 1: A single policy

- 6.51 This option would allow an applicant to view a potentially more user friendly single piece of guidance around proposals specifically involving planning permission for tourist facilities. To achieve this particular approach the existing policies would need to be reviewed and potentially grouped together and the likely changes in national guidance would also need careful consideration. There could be some issues that are not covered by the existing policies that also need to be included in the eventual Development Management Plan policy.
- 6.52 The current local plan policies relating to tourist facilities broadly cover the following topics: (For more detailed information please see the Hastings Local Plan 2004, pages 41 – 47).

**New Tourist Attractions:** provides guidance for proposals that they should complement the existing built and natural environment of the town; not cause harm to amenity; the scale and appearance of the development is in keeping with the surroundings; protection of identified areas of open space; and that they should be reached by a frequent public transport service and are on convenient pedestrian and cycle route(s).

**Amusements:** Guidance for amusement arcades, scenic and novelty rides and other amusement facilities – discouraging them from the Town Centre and Old Town Conservation Areas. There is guidance for the 'Stade area,' and 'other parts of the town,' where generally the forms of amusement are generally acceptable as long as they would not cause harm to the living conditions of people residing in the area and/or its surroundings as a result of noise, other disturbance or the intended operating hours; they are designed in character with their surroundings and they would preserve or enhance the character or appearance of any conservation area.

- 6.53 There is also some guidance towards specific proposals such as those for conference facilities, water-based recreation and the Pier.

### **Option 2: Split the guidance into separate policies**

- 6.54 Another option could be to split the guidance into separate policies; this might help to reinforce the view that each aspect of tourist facilities is important in its own right. A greater number of policies, however, covering one area could also have the consequence of reducing their impact when considering applications. The flexibility to respond to applications would remain if there were more policies but their consistent use might be reduced.
- 6.55 This option could allow for areas for the focus of tourism activities to be identified. Within these areas new facilities will be permitted as long as they adhere to the general guidance of this document.

### **Option 3: Some more stringent guidance**

- 6.56 Some more stringent guidance is another way to view this policy. It is possible to be more prescriptive, especially around design matters in heritage terms, and this approach would have the advantage of achieving minimum standards across the town. Standards, however, can become outdated and setting them limits the chances of certain types of development occurring where it might be most needed. It could also be the case a standard for one area is different to the next, and what was intended to be a minimum standard could become an unintended maximum. It could be argued that a way to achieve specific standards for developments is through site specific negotiations or potential Neighbourhood Plans.

### **Option 4: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy, and the general guidance from this consultation**

- 6.57 It could be deemed sufficient to rely upon national guidance and policies in the Planning Strategy. The sites identified on the eventual proposals map would relate to the Planning Strategy and the less detailed policies of that plan. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the town.

### **Relationship to other plans**

- 6.58 **Planning Strategy (2012):** Objectives: 1, 3, 4, 5 and 7  
**Local Plan (2004):** Reference to policies: T1, T2, T10, T11 and T12

## **Caravan and camping sites**

### **The issue**

- 6.59 Caravan and camping sites contribute in an important way to tourism. The existing caravan and camping pitches in the district are close to vulnerable ecological and natural habitat areas and their expansion might require specific guidance that is not covered by other issues in this document. New proposals might also require close scrutiny if their location is likely to be on the fringe of the urban area and to encroach into the open countryside. What is an appropriate level of guidance for proposals of this nature?

### **Option 1: A policy to manage proposals involving caravan and camping sites**

- 6.60 This option introduces a policy basis for managing the proposals involving caravan and camping sites and highlights it as an important issue requiring specific detail, in addition to that already provided in this consultation document.

#### **Suggested policy:**

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

- a) **Safe and convenient access to and from the public highway can be provided;**
- b) **The proposal would not have an adverse impact on surrounding residential areas or the wider environment, and an assessment of potential the ecological and landscape impact is provided;**
- c) **The use of the site is restricted to a seasonal basis (between the 28th February in any one year and the 14th January in the following year); and**
- d) **A minimum of one third of the total number of pitches on new or extended static caravan sites is reserved for touring caravans or campers.**

#### **Development within Caravan Sites**

**Planning permission will be granted for development designed to enhance facilities within existing caravan sites, including accommodation and the replacement of static caravans by chalets, provided that the above criteria is adhered to and:**

- a) **It would not be visually intrusive; and**
- b) **It would not unacceptably affect the living conditions of nearby residents.**

**Option 2: Not to have a specific policy for this issue and add detail to the suggested policies of the general guidance section to deal with it**

- 6.61 This guidance could be incorporate into a general policy on development guidance. This approach, however, might make it harder for potential applicant to appreciate the importance of this issue

**Option 3: Not to have a specific policy for this issue and rely upon national guidance and the Planning Strategy**

- 6.62 It could be deemed sufficient to rely upon national guidance and policies in the Planning Strategy. This option would allow greater flexibility in the consideration of planning applications, but could lead to less consistent decisions. This approach may also have the consequence of there not being enough specific guidance for development to suit the Borough

**Option 4: To make the policy more or less stringent**

- 6.63 There might be an option to make the policy less stringent. This could allow for a more flexible approach to considering potential applications, but might result in less efficient decisions through the need for increased investigations.
- 6.64 Or it could be argued that any guidance should be more stringent, this could stifle development however, and this could also lead to decisions not being made in a consistent manner.

**Relationship to other plans:**

- 6.65 **Planning Strategy (2012):** Objectives: 1, 3, 4, 5 and 7  
**Local Plan (2004):** Adapted from policies T6 and T7