

Appendix G – Core Strategy Preferred Approaches

PREFERRED APPROACH 1: Location of New Housing

To meet the draft South East Plan housing requirements of 4,200 net new dwellings between 2006 and 2026, the Council will take forward Option 3, and direct development within the built-up area, plus release of one major Greenfield site at Breadsell Lane in the northwest of the Borough (see map 1).

The Sustainability Appraisal has indicated that the development would be more sustainable if it included an element of employment use (up to 10,000m²) and provision of community facilities such as neighbourhood shops and good public transport provision. There is also potential for on-site renewable energy provision and homes to be designed to high environmental standards, which are higher than the general standards set in Preferred Approach 44: Sustainability and Design.

Access to the site would be through land in Rother District and this will be reflected in the Rother LDF. ESCC as the Local Education Authority, has indicated that there may well be the need for a new primary school in the north west of the town after 2021, should this development take place. However, the need for a new school will depend on whether schools in adjoining areas can provide or be expanded to provide accommodation. This in turn, is dependent upon the rate of house building in this and other parts of the town.

This position will be carefully monitored and will be kept under review by the Borough Council and the County Council over the plan period. The detailed planning of this area will be guided by a Supplementary Planning Document to be prepared alongside the Site Allocations DPD.

PREFERRED APPROACH 2: The Re-Use of Previously Developed Land

To achieve at least 60% of residential development each year on previously developed land.

PREFERRED APPROACH 3: Employment Locations

In line with the town's identification as a priority focus for economic regeneration and its role as a regional hub, the Council consider that employment-related development should be concentrated within Hastings Town Centre, within the town's established industrial estates and on land already identified for employment related development and as part of mixed employment/housing development on suitable strategic sites.

PREFERRED APPROACH 4: Location of Retail Development – Comparison Goods

To locate the majority of required 30,000 m² of additional comparison goods floorspace in Hastings Town Centre, with an element of new provision located in St Leonards District Centre. Site identification for Hastings town centre would be undertaken as part of the Site Allocations DPD. The development would be undertaken by the private sector, and the Council would use its compulsory purchase powers to assist in land assembly where necessary. The development would be phased to occur in the 2016 – 2026 period.

If for any reason the retail needs to 2026 cannot be accommodated in the town centre, then the Council will pursue a sequential approach to site selection, looking first for potential sites on the edge of the town centre, and then at out-of-centre sites

PREFERRED APPROACH 5: Location of Retail Development – Retail Warehousing

To locate 9000sq.m of retail warehousing on edge-of-centre sites or out-of-centre sites, which are well served by a choice of means of transport between 2011 and 2026. Suitable sites will be identified through the Sites Allocation Development Plan Document.

PREFERRED APPROACH 6: Town, District and Local Centres

The following hierarchy of town, district and local centres as identified in the 2006 Retail Capacity Study will be used in the LDF

Town Centre: Hastings - The principal centre in the Borough

District Centre: St Leonards centre
Ore Village

Groups of shops often containing at least one supermarket and a range of non-retail services such as banks, building societies, restaurants, as well as public facilities such as a library

Local Centre: The Old Town
Silverhill
Bohemia

A range of small shops of a local nature, serving a small catchment – could include a small supermarket, a newsagent, sub post office, laundrette etc.

Development proposals for town centre uses will be focused within the town and district centre. The scale and type of development will reflect the centre's existing and proposed function and its capacity for new development. A proposal for a town centre use will be required to follow the assessment approach set out in PPS6 in terms of need, scale, sequential approach to site selection, impact on other centres, including those beyond the Borough boundary, and accessibility.

The vitality and viability of the town and district centres will be maintained and, where appropriate, enhanced. Measures will include:

- a) Safeguarding the retail character and function of the centre;
- b) Enhancing the appearance, safety and environmental quality of the centre;
- c) Encouraging diversity of uses within the centre and the provision of a wide range of retail, leisure, social, education, arts, cultural, office, residential and commercial uses;
- d) Promoting the reuse of vacant buildings; and
- e) Maintaining and enhancing access to the centre by sustainable modes of transport, and encouraging multi-purpose trips.

In partnership with other agencies, the Council will protect and enhance local centres to better service the local community. If a local centre ceases to function, the Council will consider rationalisation of its role as a centre, or promotion of other uses.

Neighbourhood shops located outside the Borough's centres will be protected where they are important to the day-to-day needs of local communities.

PREFERRED APPROACH 7: Hastings Town Centre – Overall Strategy

The overall strategy for the town centre is for it to:

- be competitive in terms of the range and type of shops operating in the area
- be attractive to visitors
- be accessible by local public transport
- be accessible by people with disabilities
- develop a family-based evening economy
- respond to the diverse needs and tastes of the population
- be able to cater for the increasing numbers of students studying in the area

PREFERRED APPROACH 8: Hastings Town Centre

Support the delivery of the existing planned employment, retail, education, housing and healthcare developments in the town centre, and to work with residents, businesses and developers to create a more detailed Town Centre Management Plan.

Use	Floorspace/numbers	Phasing
Office/Employment	31,845 m ²	By 2016
Retail	15,650 m ²	Between 2011 and 2021
Education	35,885 m ² (2000 students)	Last phase to commence 2013
Community health centre	4,221 m ²	By 2010

PREFERRED APPROACH 9: Central St Leonards – Key Developments Proposed

The following list of key projects and proposals, taken from the Regeneration Framework 2005 and the Renewal Strategy 2004, support the identification of South St Leonards as an area of change. Where appropriate they will be considered in more detail as part of the Site Allocations Development Plan Document: -

1. Supporting the Council's Housing Renewal Investment programme in the area – the renewal programme has been running since 2003 and will hopefully now continue until 2010 (awaiting approval of bid – March 08). The programme primarily focuses on improving the quality of housing available in the private sector (through grants, loans and enforcement actions).
2. Housing and retail development (including affordable housing) at the Alpha Café site (47 residential units, 380 m² of retail/commercial floorspace) to be developed by Network Rail. Network Rail owns the site and would be seeking to progress development on the site by 2008. This would be offered to the market. Development would follow subject to interest 2009/10.
3. Enhancing the district shopping centre through improvements to Kings Road, including pavement widening, creation of a public square near the station and support for businesses. These improvements should be delivered by 2010.
4. Major housing and retail development in the Crystal Square car park and surrounding area (157 new homes, 2600 m² of retail/commercial floorspace).

The Council will seek to encourage interest and help progress the scheme through a private/public partnership. There is no firm timetable for delivery of the project at present.

5. Major housing redevelopment at the Hastings College site, which will be delivered by 2011. Over 150 dwellings will be provided, including dwellings for sale and affordable housing.

PREFERRED APPROACH 10: Central St Leonards – Improving Housing Choice and Conditions

To continue to concentrate resources on improving housing conditions in Central St Leonards in recognition of the fact that this is the area with the worst quality housing stock/living conditions in the town.

PREFERRED APPROACH 11: Central St Leonards – Creating a Sustainable Community

- a) To encourage the building of a range of different sized housing units in Central St Leonards by introducing an area based planning policy requiring all residential build, conversions and change of use to provide a mix of dwelling unit sizes within single developments (rather than being limited to a mix of 1 and 2 bed units).
- b) To work with the Housing Corporation and Housing Associations to achieve greater levels of housing choice in the area by promoting more affordable housing. General needs social rented housing in the area only amounts to 2% of the total housing stock compared with a borough average of 16%.
- c) To support and encourage planning applications for family sized accommodation in the area, subject to such applications meeting general planning criteria

Between 2002/03 and 2006/07, 34% of all unidentified (windfall) housing development took place in Central St Leonards. Future windfall proposals in the area will be expected to help meet the objectives outlined above

PREFERRED APPROACH 12: Central St Leonards – Improving the Physical Environment

Long-term improvements can only be maintained by attracting private sector investment into the area, as public funding for initiatives such as the Housing Renewal Programme and the Townscape Heritage Initiative are unlikely to continue much into the future, therefore: -

- a targeted approach needs to be adopted for all investment programmes to have the maximum visible impact.
- improvements to the 'streetscape' should be seen as a key driver for attracting new investment into the area
- planning permission will be granted to suitable proposals to tackle key buildings in Central St Leonards which are in need of repair. A flexible approach to their future use will be adopted if this assists in securing their future viability.
- the Council will actively use its enforcement powers to ensure premises in the area are brought up to a satisfactory standard.

PREFERRED APPROACH 13: Central St Leonards – Economic Development

- a) To maintain and enhance the area's role as a district shopping centre through the protection of a retail core – to be identified in the Site Allocations DPD.
- b) To identify central St Leonards as a social and economic regeneration area - where we would have policies supporting retention, development and conversion of properties for training and small business, community, arts and cultural sector

PREFERRED APPROACH 14: Pebsham Countryside Park

To identify Pebsham Countryside Park as sustainable multi-functional countryside area, with recreation and employment opportunities

PREFERRED APPROACH 15: Ore Valley Millennium Community

Hastings Borough Council supports the plans for Ore Valley Millennium Community, to include the development of nearly 800 homes up to 2026, a new college, park, retail/office space, health centre and improvements to accessibility

The entire area will be built to the standards required by the "Ore Valley, Hastings Millennium Community Urban Design Codes".

PREFERRED APPROACH 16: Enviro Enterprise Corridor

To identify and support the Enviro Enterprise Corridor along Queensway towards the A21.

PREFERRED APPROACH 17: The Seafront

To support the delivery of key projects and proposals taken from the Seafront Strategy, and to identify the Seafront as an area of change. Where appropriate, key projects and proposals will be considered in more detail as part of subsequent development plan documents.

We are not asking for comments on these individual projects at this stage, but would like to know whether you support the identification of the seafront as a strategic area of change.

PREFERRED APPROACH 18: Bulverhythe Area

To identify Bulverhythe area as a strategic regeneration location subject to the outcome of studies into the commercial viability of mixed housing/employment uses in the area for the post 2021 period.

PREFERRED APPROACH 19: Wilting

We support the inclusion of this development as a preferred option for Rother, to provide quality housing and jobs for residents of both Hastings and Bexhill.

The area surrounding a new station could be the focus for housing and hi-tech industry. The development would need to fund the rail and road infrastructure needed to support the development. The railway station will be key to the sustainability of such a proposal, and further work is required to assess its feasibility.

At this stage we are seeking your views on the concept, rather than the detail of development in this location.

PREFERRED APPROACH 20: Housing Mix

In response to the needs of the town, and in light of the responses received, it is proposed to promote a mix of dwelling types and sizes and housing tenures in all developments. In particular, families, the elderly and those with disabilities will be suitably catered for.

Specifically, we will seek to:

- Ensure the lifetime homes standard is applied to all suitable housing sites. This approach will be developed through the Site Allocations DPD
- Achieve a more even mix of housing tenure in Hastings Town Centre and Central St Leonards
- Encourage the provision of larger dwellings (3 or more bedrooms), and innovative housing schemes that might help to change the perception of the town, particularly in Central St Leonards
- Ensure that in suitable and accessible locations, residential schemes of 50 or more dwellings include at least 2% fully adapted for wheelchair users.

PREFERRED APPROACH 21: Density

Residential developments should make best use of land by achieving densities of at least 30 dwellings per hectare unless there are very special local circumstances that require a different treatment. Higher densities of at least 40 dwellings per hectare should be achieved in more sustainable locations close to a good range of existing or potential services and facilities and where there is, or there is potential for good public transport. This includes Hastings & St Leonard's town centres, and the district centres of Hastings Old Town, Silverhill and Ore.

Guidance on internal space standards and the relationship of the development to the surrounding area may be developed later in the Plan period.

PREFERRED APPROACH 22: Gypsies and Travellers

To include locational criteria for gypsy and traveller site provision in the Core Strategy, as a basis for considering individual proposals brought forward. The Council does however, recognise the national imperative to identify new sites for the gypsy and traveller community and will in the meantime continue to work with our neighbours in Rother District Council to identify potential sites, particularly to meet the need for transit facilities in the eastern part of the County.

PREFERRED APPROACH 23: Overall Target for Affordable Housing

Based on the findings of both the Housing Needs Survey (2005) and the Housing Market Assessment (2006), and taking into account the findings of Housing Sites Viability Study (2007), the Council will secure 25% affordable housing on previously developed sites of 15 or more dwellings and 40% affordable housing on Greenfield sites of 15 or more dwellings. Additional unidentified sites will also be subject to this policy

The Core Strategy affordable housing policy will be supported by a supplementary planning document giving further information together with details of section 106 requirements.

PREFERRED APPROACH 24: Types of Affordable Housing Needed

The Council's preferred approach is for all affordable housing to be for social rent, although we would wish to retain a degree of flexibility in terms of widening housing choice. This will enable the provision of different forms of affordable housing where necessary, avoiding the over concentration of social rented housing and improving the economics of provision on marginal sites. This will be relevant where high levels of social rented homes already exist and a degree of tenure diversification is sought.

PREFERRED APPROACH 25: Specifying the Size and Form of Affordable housing

The size and form of affordable housing that is likely to be needed in particular locations will be determined in the forthcoming Site Allocations Development Plan Document.

Affordable housing will be provided on the application site. However, where the Council determines that off-site provision would be beneficial, off-site provision or a financial contribution in lieu of on-site provision (of at least equivalent value) may be accepted so long as the agreed approach contributes to the creation of mixed communities elsewhere in Hastings.

Affordable homes must be well integrated within the development scheme and indistinguishable from those homes for outright sale in terms of style, location and build quality. 'Pepperpotting' or small clusters of affordable housing rather than blocks of a single tenure will be required.

PREFERRED APPROACH 26: The Local Economy – Land Supply

Local economic growth and diversification will be met through:

- the development of some 41,825m² of floorspace on allocated employment land identified in the existing Hastings Local Plan 2004. This includes the development of the Enviro21 Innovation Parks' adjacent to Queensway.
- the development of new office based employment opportunities in Hastings Town Centre (31,845m²),
- encouraging the redevelopment of the existing out-moded stock and denser development within the primary employment areas, at Ponswood, Ivyhouse Lane, Castleham and Churchfields
- the protection of existing employment locations – we will seek to protect all viable employment land/premises and produce a supplementary planning document to support this approach
- mixed employment/housing development on suitable strategic sites and also as a tool for regeneration in town, district and local centres.
- Encouraging the provision of live/work units within housing developments.

PREFERRED APPROACH 27: The Local Economy – Skills and Training

To support the development of training and education floorspace in the town, through the new Hastings College developments at Ore Valley and Station Plaza, and the further expansion of University Centre Hastings in the town centre.

The Council will support proposals that improve, protect and, where needed, make new provision for childcare services.

PREFERRED APPROACH 28: Tourism

Encourage the provision of new hotels in the area, and the upgrading of existing facilities. There will be a presumption against the loss of bedspaces in the key tourist areas of the Old Town, the Town Centre, the Seafront and Warrior Square, unless the facility is no longer viable or is incapable of improvement to a good standard. A Visitor Accommodation Supplementary Planning Document, to be prepared during 2008, will support this policy approach.

PREFERRED APPROACH 29: Language Schools

In recognition of their importance to the local economy, the Council will support proposals that improve, protect or make new provision for language schools.

PREFERRED APPROACH 30: Transport and Accessibility – Strategic Road and Rail Schemes

To support the delivery of strategic road and rail schemes identified in the draft South East Plan Implementation Plan. The Council will continue to lobby to secure their timely provision.

PREFERRED APPROACH 31: Local Road Improvements

To retain saved policy TR1, until the impact of the Bexhill/Hastings Link Road can be assessed.

‘Land between Wishing Tree Road and Sedlescombe Road South is safeguarded for the construction of the County Council’s Hastings Spur Road Phase 2 Scheme’

PREFERRED APPROACH 32: Transport and Accessibility – More Sustainable Transport Options

To support the draft Hastings and Bexhill Local Area Transport Strategy (LATS) produced by the County Council in October 2006. In particular, support the 5 strategic objectives of maximising accessibility, improving air quality and environment, safety, tackling congestion and promoting regeneration

PREFERRED APPROACH 33: Transport and Accessibility – Car Parking

To fully exploit opportunities to improve access to the town centre by means other than the car, before consideration is given to limiting parking provision.

One option that will be further considered is park and ride. A facility at Wilting associated with the Link Road could not only cater for vehicles accessing Hastings town centre but could also serve a future station at this location. Another option worthy of consideration is Baldslow near the A21/A28 junction. Either of these options could be in Rother District, and it will be necessary for both Hastings and Rother Councils to work together to explore the feasibility of this approach.

PREFERRED APPROACH 34: Transport and Accessibility – Residential Parking

Require provision at, at least one parking space per dwelling, except in the most exceptional circumstances. On street parking problems are already evident in large areas of the town, and experience suggests that to reduce off street provision below this minimal level would merely exacerbate parking problems.

PREFERRED APPROACH 35: Transport and Accessibility – Location of Development

Major* developments will normally be required to produce a travel plan and will be expected to contribute to improved transport infrastructure, particularly for pedestrians, cyclists and public transport. There will be a presumption against development generating significant amounts of traffic on sites, which are not well related to a range of transport modes unless, through improvements to public transport or travel plans, this can be mitigated.

*Major development is that which falls within the thresholds set out in the ESCC draft "Guidance on Travel Plans for New Developments". These thresholds reflect national guidance in Appendix B of Guidance on Transport Assessments (CLG/DfT, March 2007). The final version of the ESCC document is due June/July 2008.

PREFERRED APPROACH 36: Community Infrastructure

Provide an up-dated policy on developer contributions towards community and other infrastructure, which will be supported by the development of a detailed Supplementary Planning Document.

PREFERRED APPROACH 37: Neighbourhood Planning – Area Co-ordination

The role of area co-ordination will be recognised in the Local Development Framework by clearly identifying in planning documents where it can have a positive impact in policy implementation. In particular the Council will talk to local people about development of new planning policies.

PREFERRED APPROACH 38: Nature Conservation and Improvement of Biodiversity

a) Provide the highest level of protection for nationally and internationally designated sites.

The legal protection for the Hastings Cliff SAC is set out in Government Circulars 06/2005 and 01/2005.

Para 8 of PPS9 sets out the Government's policies for developments likely to have an adverse effect on SSSIs.

The Council will apply the principles set out in these documents when considering planning applications, which affect nationally and internationally designated sites.

b) Avoid damage to locally important wildlife and geological sites wherever possible.

The Council has identified 30 Sites Of Nature Conservation Importance and these are protected through saved policy NC6 of the Hastings Local Plan 2004. The biodiversity value of these sites and other areas of previously developed land will be reviewed in 2008 and will inform a new policy to be included in the Site Specific

Allocations DPD. Ancient woodland is protected through saved policy NC10 of the Hastings Local Plan 2004.

- c) Ensure that unavoidable damage to biodiversity is minimised through mitigation, that any damage is compensated for, and that such measures are monitored.**

This will be achieved through saved policies NC8 and NC9 of the 2004 Local Plan. These policies will be reviewed as part of a future development control DPD.

- d) Make sure areas of wildlife importance are accessible and well promoted, identifying areas of opportunity for biodiversity importance and setting local targets to contribute to regional biodiversity targets and quality of life**

In October 2006 the Council adopted The Hastings Local Biodiversity Action Plan (BAP). This identifies all of the town's national priority habitats, including a description of the habitat and its location along with national targets and objectives relating to the habitat. The BAP shows that the majority of areas of high biodiversity importance in the Borough occur in designated sites – that is the 7 Local Natures Reserves, 3 Sites Of Special Scientific Interest and the Hastings Cliffs Special Area of Conservation. The Council's BAP strategy is to enhance biodiversity by focusing on the management and protection of this green network of designated sites, which are in themselves ecologically diverse and contain priority species and habitats.

- e) Influence and apply agri-environment schemes, forestry, flood defence and other land management practices to deliver biodiversity targets**

Each of the SSSIs and LNRs has an approved management plan and the Council works with partners such as the Sussex Wildlife Trust and the St Helen's Park Preservation Society to carry out practical management for the improvement of access, education and biodiversity in these areas. The Council aims to achieve National Nature Reserve status for the Hastings Country Park area by 2015, in conjunction with the biodiversity improvements being undertaken through agri-environment grant aid.

- f) Maintain and establish accessible green networks and open green space in urban areas**

Saved policy NC7 of the 2004 Local Plan identifies a green network of wildlife corridors, SSSIs, LNRs and SNCIs. This policy will be taken forward in the Site Allocations DPD.

PREFERRED APPROACH 39: Landscape Protection

The overall approach will be to protect and enhance the Borough's landscape including:

- The distinctive landscape setting of the town, particularly the structure of gills, woodlands and open spaces and the relationship and clear division between the unspoilt coastline of Hastings Country Park and surrounding countryside and the built-up area
- The High Weald Area of Outstanding Natural Beauty
- The strategic gap between the built-up edge of St Leonards and the western boundary of the Borough
- The undeveloped coast

The Council will work with Rother District Council to improve access to and management of urban fringe areas.

PREFERRED APPROACH 40: Open Spaces Enhancement and Provision and Protection

The Parks and Open Spaces Strategy sets out the strategic policy direction for the provision and management of the town's open spaces. Our consultations revealed very high levels of support for the Core Strategy to help implement the Parks and Open Spaces Strategy by:

- a) The **progressive enhancement of existing open space** provision rather than the creation of new provision, with priority for sites within or adjacent to the most deprived neighbourhoods. The development process will be one means of funding this enhancement through the pro-active use of planning agreements. In particular this could be used to support the proposals for the Broomgrove Millennium Community, the Central St Leonards Master Plan, play provision and the open space network. However, where major new development is proposed in areas with no access to open space, we'll try to make sure demand generated by the development is met through new provision.
- b) The Site Allocations Development Plan Document will identify development sites where the provision of new, or enhancement of existing open space will be a requirement. The open space contribution from 'windfall' development sites will be assessed in relation to need identified through the open spaces audit of 2006 and its subsequent updates. All provision will need to be in accordance with the Council's Quality Standard For Open Spaces.
- c) The protection and enhancement of open spaces. The following spaces have been identified in the Parks and Open Spaces Strategy as being of town-wide significance, and the Core Strategy will develop policies to protect, manage and enhance them. These are:

Alexandra Park, BOS Field, Church Wood, Gensing Gardens, Hastings Cemetery, Hastings Country Park, Old Roar Ghyll (part of Alexandra Park), Ponds Wood, St Leonards Gardens, St Helen's Wood, Warrior Square, West Hill, Ore Valley, Summerfields Woods, pedestrian-only streets in the Town Centre, the Seafront, Bexhill Recreation Ground (football), Horntye Park, White Rock Gardens, William Parker Sports College, Sandhurst Recreation Ground (cricket). Currently two Borough wide Open Spaces are subject to further review.

With regard to other open spaces including private open space and allotments, these will be identified in the Site Allocation Development Plan Document and will be protected from development which would lead to loss of their open character, biodiversity or accessibility.

Planning permission will only be granted for small scale development which directly contributes to or enhances their value to the community. Where this does occur, compensatory provision or a contribution towards further off-site provision will be sought.

PREFERRED APPROACH 41: Open Spaces – Strategic Network

To develop a strategic network of cycle and pedestrian routes as shown on the diagrammatic network on page 104 of the Core Strategy Preferred Approaches document.

PREFERRED APPROACH 42: Sports and Leisure Facilities

Major sports and leisure facilities should be centrally located and be accessible to all of the community. Provision for casual recreation, such as multi-use games areas should be locally based within communities. Given the importance of accessible sports and leisure facilities to improving health and fitness, the Council will continue to protect and support playing fields, sports pitches and sports and recreational facilities through saved policies SP1 and SP2 of the 2004 Local Plan.

PREFERRED APPROACH 43: Childrens' Play Provision

Local green spaces should be designed in a way that maximises their informal play value. That there should be a relatively small number of large equipped play spaces at key locations around the town that are accessible to all. The Council will require developers to design housing environments in which children have space to play informally and safely and where they have priority over vehicles, and where such spaces contribute to the provision of open space. These are to be developed in accordance with the Council's Quality Standard For Open Spaces.

PREFERRED APPROACH 44: Sustainability and Design

Incorporate a strategic policy that:

- Promotes development that will minimise energy use and consumption through the appropriate layout and orientation, building form and design, and design to take account of the micro-climate
- Promotes development that incorporates renewable energy production facilities into new developments to minimise carbon dioxide production
- Manages and reduces the threat of flooding through the consideration of planning applications using the Strategic Flood Risk Assessment and the incorporation of appropriate Sustainable Drainage Systems in new development
- Reduces consumption of natural and non-renewable resources
- Protects against light, air, land, noise and water pollution
- Promotes development that incorporates recycling facilities, and uses waste as a resource¹
- Meets high water efficiency standards
- Promotes safe, 'Secure By Design' and community safety features
- Encourages equality of access to developments for the whole community
- Require all developments of 10 or more dwellings to be constructed to meet Level 3 of the Code for Sustainable Homes or its equivalent, subject to viability. Require all business and commercial development above a threshold of 1000m² to meet the BREEAM standards subject to viability. Viability testing of a selection of sites in Hastings will be undertaken as part of the preparation of the evidence base for a detailed policy.

PREFERRED APPROACH 45: Renewable Energy – Stand Alone Schemes

Proposals for renewable energy developments, including any ancillary infrastructure or buildings will be favourably considered if:

1. Their scale, form, design, materials and cumulative impacts can be satisfactorily assimilated into the landscape or built environment and would not harm the appearance of these areas; and
2. They would not impact adversely on the local community, economy, biodiversity or historical interests.

The Council will investigate the area's potential for accommodating renewable and low carbon energy sources and supporting infrastructure. Suitable sites will be identified through the forthcoming Site Allocations Development Plan Document.

PREFERRED APPROACH 46: Renewable Energy - On Site Provision

We are developing a flexible policy for on site renewable energy provision. This policy will encourage developers to consider a range of renewable energy technologies on their sites, some of which may be more appropriate in different locations. The policy targets may increase during later reviews of the plan, in order to reflect the need to address climate change.

Subject to further evidence base work (prior to the submission of this Core Strategy), all new commercial development above a threshold of 1000m², or residential development of 10 or more dwellings, will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation, unless it can be demonstrated that the development will be unviable in terms of development type, location, design or economics

PREFERRED APPROACH 47: Flood Risk

In accordance with PPS25, the flood risk associated with new development will be taken into account at all stages of the planning process – this includes in the preparation of future DPDs and SPDs and at the planning application stage.

Developments will be directed away from flood risk areas in accordance with principles set out in PPS25 and informed by the Council's Strategic Flood Risk Assessment.

Positive adaptation of developments to reduce the risk of flooding will be sought through a variety of suitable measures, including the appropriate use of Sustainable Drainage Systems (SuDs).

PREFERRED APPROACH 48: Sense Of Place and Local Identity

To assess design quality in planning proposals for new homes, the Council will require all major planning proposals involving residential development to address the 20 questions that make up the Commission for Architecture & the Built Environment (CABE) and the Home Builders Federation Buildings for Life standard. This information will need to be submitted with planning applications involving ten or more dwellings.

Place specific design briefs may also be appropriate, depending on circumstances, suitability and timing.

PREFERRED APPROACH 49: Built and Historic Environment

Development proposals will be expected to contribute positively to the character of the built and historic environment of the Borough.

The character of the built and historic environment will be protected, preserved or enhanced. Particular protection will be given to the character and special features of:

- a) Conservation areas;
- b) Listed buildings;
- c) Historic parks and gardens; and
- d) Archaeological sites

Development which preserves or, where appropriate, enhances the character of important historic buildings and sites and their settings will be encouraged.