

Hastings Borough Council Local Plan Monitoring Report (LPMR)

Monitoring year: 2019-2020

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1.0 Executive summary

- 1.1 This Local Plan Monitoring Report has been prepared by Hastings Borough Council Planning Policy team to cover the monitoring period from 01 April 2019 to 31 March 2020.

Key housing statistics

- 1.2 A total of 119 net additional dwellings were completed in the Borough in 2019-20¹. Of these 16 were affordable housing completions.
- 1.3 130 of the gross dwellings built (92%) were on brownfield (previously developed land).

Local Plan update

- 1.4 The Council is working on a new Local Plan for the period up to 2039. Consultation took place on our draft Regulation 18 document between 27 January and 24 March 2021. You can see more details about this on our website at <https://www.hastings.gov.uk/planning/policy/new-local-plan/>
- 1.5 Our Local Development Scheme (LDS) sets out the timetable, resources and monitoring arrangements for the production of the new Hastings Local Plan. We have published an updated LDS to confirm our current expected timeframe for production of the new Local Plan. This document is available on our website via <https://www.hastings.gov.uk/planning/policy/new-local-plan/localdevelopmentscheme/>

¹ The overall completions were 119, however, this figure will be reduced for the Housing Delivery Test calculation to account for an adjustment ratio for the number of C2 communal accommodation losses in the reporting year. This is further explained at 3.6.

2.0 Introduction

2.1 Monitoring is a key element of the current planning regime and a requirement under the 2004 Planning and Compulsory Purchase Act ([section 35](#)).

2.2 [Regulation 34](#) of the Town & Country Planning (Local Plan) (England) Regulations 2012 confirm that local planning authorities must prepare monitoring reports containing:

- (i) progress on the production of the Council's Local Plan against the Council's published timetable (the Local Development Scheme) and,
- (ii) the extent to which policies set out in their Local Development Documents are being achieved
- (iii) details of any Neighbourhood Plans or CIL
- (iv) details of cooperation with another local planning authority, county council or body under section 33A of the Act (Duty to Cooperate)

2.3 This LPMR focuses on the delivery of new housing and employment floorspace for the period 1 April 2019 - 31 March 2020. The Government specifically requires information to be provided on the number of new homes which have been built, information on likely future housing supply levels (a housing trajectory), and confirmation of the current 5 year housing land supply position.

3.0 Analysis of Policy Performance - Housing

Housing Delivery – context

- 3.1 This section of the LPMR sets out the recent performance in terms of both the quantity and the type of housing that has been delivered.
- 3.2 Objective 2 of the [Hastings Planning Strategy](#) is to ensure everyone has the opportunity to live in a decent home, which they can afford, in a community in which they want to live. This will be achieved through:
- providing for at least 3,400 net new dwellings between 2011 – 2028;
 - prioritising new housing on previously developed land to assist regeneration where possible;
 - ensuring an appropriate mix of housing is provided in terms of tenure, price, type, size and location, having regard to the accommodation needs of the town;
 - making decent housing accessible to more people by increasing the provision of affordable housing, having regard to issues such as fuel poverty and improving/regulating the quality of existing accommodation in the town and bringing vacant dwellings back into use;
 - providing more opportunities for people to live in Hastings Town Centre through identifying opportunities for mixed use schemes and making best use of space above shops, and widening the range of housing available in Central St Leonards, particularly through the provision of good quality affordable housing.
- 3.3 There are a number of Planning Strategy Policies (HPS) which will help us to meet this objective. These include the overall housing target, Policy DS1 and Policy H1 helping ensure housing land is developed as efficiently as possible aiding regeneration and helping reduce the demand for greenfield land. The Housing Mix Policy (H2) also helps provide a range of housing types in relation to household sizes, incomes and ages and the affordable housing requirements of Policy H3 help to assist those families who are unable to afford open market housing.
- 3.4 The HPS Spatial Area Policies FA1, FA2, and FA5 act as a guide to the quantity of new housing development that is likely to take place in different parts of the town up to 2028. Detail of new housing delivery in relation to these indicative quantities is set out in table 5 of this document.
- 3.5 It should be noted that our ability to undertake comprehensive site visits relating to Quarter 4 of 2019/20 monitoring year was reduced owing to the Coronavirus pandemic which hit in early 2020. This has had an impact on our ability to confirm completion data which may have resulted in some minor under counting of housing completions for the period January to March 2020.
- 3.6 Table 2 reflects Government changes introduced in 2019 regarding the inclusion of care homes and residential student accommodation in housing completions figures. Annual completion figures for these types of residential institutions need to be adjusted to establish the amount of accommodation released into the housing market. For care homes, authorities need to base the calculation on the average number of adults living in households, using the published Census data. A separate adjustment is also required in relation to student accommodation however, this is not applicable to 2019/20 monitoring year as there were no gains or losses of student accommodation in Hastings.

Hastings Planning Strategy Objective 2a) providing for at least 3,400 net new dwellings between 2011 – 2028

3.7 The Hastings Planning Strategy (HPS) sets out a housing requirement of at least 3,400 net new homes over the Plan period (table 1).

Table 1: Plan period and housing target

Start of plan period	End of plan period	Total housing required	Source of plan target
2011	2028	At least 3,400 (200 per annum)	Hastings Planning Strategy, adopted February 2014

HPS Policy DS1 – New Housing Development – how are we doing?

3.8 There were 119 net new housing completions in 2019-2020. Table 2 shows that since the start of the Plan period (2011/2012) 1585 net new homes have been delivered. This means the average number built was 176 units (rounded) which is less than the annualised requirement of 'at least' 200 net new dwellings per year. However, the period 2011-2017 includes a number of years when housebuilding nationally as well as locally was depressed as a result of the impact of the global financial crisis on lending for development and on mortgage lending. From 2015/16 to 2018/19 the level of housebuilding increased with the average over those 4 years being 206 dwellings. However, the housing market slowed in the monitoring year 2019/20 taking the average over the last 5 years down to 188 per annum.

Table 2: Net new dwellings by monitoring year

Year	Net new dwellings (C3)	Care homes (C2) / residential student accommodation bedspaces	adjustment ²	Total net housing completions following adjustment
2004/05	210			210
2005/06	338			338
2006/07	203			203
2007/08	283			283
2008/09	241			241
2009/10	155			155
2010/11	77			77
2011/12	195 (start of Local Plan period)			195
2012/13	148			148
2013/14	133			133
2014/15	167			167
2015/16	244			244
2016/17	191			191
2017/18	204			204
2018/19	184	-11	-6	178
2019/20	119	-59	-33	86

Source: Planning Policy

² Calculation X divided by 1.8 where X is the number of rooms in C2 use and 1.8 is the average household in England based on Census data

Table 3 shows the broad sources from which housing development has arisen.

Table 3: Net additional dwellings in previous years and for the reporting year

Year	New build	Change of use ³ (net gain)	Conversion ⁴ (net gain)	Redevelopment ⁵	Total net additional dwellings
2004/05	103	37	58	12	210
2005/06	202	21	96	19	338
2006/07	129	34	50	-10	203
2007/08	169	28	109	-23	283
2008/09	112	120	20	-11	241
2009/10	22	34	49	50	155
2010/11	26	19	29	3	77
2011/12	63	50	9	73	195
2012/13	82	20	9	37	148
2013/14	46	29	18	40	133
2014/15	36	64	-12	79	167
2015/16	10	51	13	170	244
2016/17	21	65	4	101	191
2017/18	94	63 (7 of these arising from PD)	1	46	204
2018/19	21	66 (17 arising from PD ⁶)	18	79	184 ⁷
2019/20	14	51 (5 arising from PD⁸)	8	46	119⁹

Source: Planning Policy

3.9 Table 3 shows the majority of new homes in Hastings in recent years (2011/12 to date) have been delivered through the redevelopment of sites (671 net new units). The combined delivery over the same period arising from new build and change of use is also strong (387 and 459 respectively). Change of use and redevelopment are important sources of housing and have implications for Local Plan objectives and Policies relating to diversification of existing stock.

3.10 Table 4 shows housing completions arising from Local Plan allocations, as identified in the [Development Management Plan](#) (DMP), together with completions from windfall sites¹⁰. The table also shows the gross number of affordable homes¹¹ which were delivered as part of the overall development of these sites.

³ Change of use involves the conversion of a non-residential property, such as a pub or shop into a house(s), a flat(s) or an HMO(s).

⁴ Conversions involve developing an existing residential property such as a single family dwelling into flats for example, or vice versa, changing the number of housing units.

⁵ Redevelopment involves demolition of an existing building(s) and redevelopment into houses or flats.

⁶ Permitted Development (PD), where an office, storage, light industrial, retail of other use has changed to residential under the [Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) as amended

⁷ This figure is adjusted by the Housing Delivery Test calculations to 178, please see table 2 and paragraph 3.6 for an explanation

⁸ Permitted Development (PD), where an office, storage, light industrial, retail of other use has changed to residential under the [Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) as amended

⁹ This figure is adjusted by the Housing Delivery Test calculations to 86, please see table 2 and paragraph 3.6 for an explanation

¹⁰ Windfall developments are sites which have not been specifically identified and allocated in the Local Plan. Since 2019 sites of 5 or more are considered large sites to align with the Governments Brownfield Register criteria.

Table 4: Net housing completions by site 2019/2020

Site Name (followed by the DMP or other reference where relevant)	Total net completions	Gross affordable completions
Allocated Sites		
Land West of Frederick Road (former Little Acres Farm) (CVO2)	8	0
sub total	8	0
Other large sites		
Hollington Methodist Church, 325 Battle Road (including 325a Battle Road), TN38 0TA (H45)	6	0
The Robert De Mortain, 373 The Ridge, TN34 2RD (H44)	10	0
56 Alma Terrace, TN37 6BQ (H26)	9	0
former Leolyn Nursing Home, 63-65 Pevensey Road, TN38 0LE (H46)	16	16
91-93, 109 and land rear of 103 Middle Road (H29)	8	0
73 London Road, TN37 6AR (H63)	5	0
sub total	54	16
overall total of large sites completed	62	16
small site windfalls (<5 units) net total	57	0
Overall net total	119¹²	16

Source: Planning Policy

- 3.11 57 net new homes were delivered through small windfall developments during the monitoring year. Small site windfall developments continue to make a significant contribution to the supply of new housing in the Borough. This completion figure continues to show that the projected allowance for small site windfall of 35 dwellings per annum in the adopted Local Plan remains robust and justified.
- 3.12 Included in the totals shown in table 4 and the change of use element of table 3 are new dwellings provided through Permitted Development (PD) and Prior Approval following PD rights introduced by the Government in April 2014 and amended in 2015. These allow for the change of use of certain retail, office, storage and light industrial premises to become residential. In the 2019/20 monitoring year, 5 of the net completions were as a result of this, just over 4% of the overall net completions representing a small portion of residential gain, but a more significant loss of B and A use class¹³ floorspace.
- 3.13 The Local Plan divides the town into 4 Spatial Areas which are further divided into 13 Planning Focus Areas. 3 of these spatial areas provide a guide to the quantity of housing development likely to take place in each area. Table 5 shows the net new dwellings completed in 2019/20 together with the overall total since the start of the Plan period (2011/2012) presented at both spatial area and planning focus area level.

¹¹ The criteria for completions for Planning Policy purposes are that a property is in a habitable condition with the services connected. This may not necessarily be occupied and may also not yet be completed by Building Control or the Housing Department as they have different criteria and regulations.

¹² This figure is adjusted by the Housing Delivery Test calculations to 86, please see table 2 and paragraph 3.6 for an explanation

¹³ [The Town & Country Planning \(Use Classes\) Order 1987 \(as amended\)](#)

Table 5: Net additional dwellings 2019/2020 within the Planning Strategy Spatial Areas

Spatial Area	HPS Policy	Planning Focus Area (PFA)	HPS Housing delivery range 2011-2028	Total net additional dwellings completed	
				2019/20	April 2011-March 2020 inclusive
Western Area	FA1	PFA1: Little Ridge & Ashdown	220-280	4	75
		PFA2: Greater Hollington	250-310	12	192
		PFA3: Filsham Valley & Bulverhythe	630-700	3	119
	Total (indicative range)		1,100-1,290		
Overall total Western Area				19	386
Central Area	FA2	PFA4: St Helens	210-250	17	161
		PFA5: Silverhill & Alexandra Park	300-360	15	125
		PFA6: Maze Hill & Burtons' St Leonards	220-280	1	91
		PFA7: Central St Leonards & Bohemia	240-300	32	185
		PFA8: Hastings Town Centre	200-240	15	167
		PFA10: West Hill	50-70	-1	55
Total (indicative range)		1,220-1,500			
Overall total Central Area				79	784
Eastern Area	FA5	PFA9: Old Town	50-70	0	15
		PFA11: Hillcrest & Ore Valley	440-540	0	260
		PFA12: Clive Vale & Ore Village	250-310	21	123
		PFA13: Hastings Country Park	0	0	17
Total (indicative range)		740-920			
Overall total Eastern Area				21	415
Overall net total				119¹⁴	1585

Source: Planning Policy

3.14 Table 5 shows that over the last 9 years (April 2011 - March 2020 inclusive) 386 dwellings have been built in the Western Area, the highest proportion being in the Greater Hollington Planning Focus Area (PFA). This is an average of 43 dwellings per year, if building continues at that rate, the overall net completions over the Plan period will fall below the indicative range set out in Policy FA2. However, there are a number of residential allocations within this area which, based on the latest information available, are still expected to come forward within the plan period.

3.15 Within the Central Spatial Area as shown in table 5, PFA8, Hastings Town Centre, PFA7, Central St Leonards & Bohemia and PFA4, St Helens have achieved the highest number of dwellings in the last 9 years, with 784 being built in the Central Area overall. This is an average of 87 dwellings per year. If delivery continues at this rate, the area will be on target to deliver housing numbers within the range set out in Policy FA2. Building in the Central St Leonards & Bohemia Planning Focus Area this monitoring year has been the highest.

3.16 Within the Eastern Area, PFA12 Clive Vale & Ore Village has been the only PFA within this spatial area to have any dwellings built, with 21 units being completed. The overall

¹⁴ This figure is adjusted by the Housing Delivery Test calculations to 86, please see table 2 and paragraph 3.6 for an explanation

number of completions over the last 9 years in the Eastern Spatial Area being 415 units. This is an average of 46 dwellings per year. If building continues at this rate over the remainder of the plan period, the area will be on target to deliver housing numbers within the range set out in Policy FA5, building having slowed slightly over the last couple of monitoring years.

Hastings Planning Strategy Objective 2b) prioritising new housing on previously developed land to assist regeneration where possible

How are we doing?

3.17 In line with national planning guidance, the Planning Strategy prioritises the re-use of previously developed land (PDL), otherwise known as brownfield land, over greenfield development. This both complements regeneration aims and ensures that homes are located close to shops, services and public transport. Table 6 shows that since 2005/06, gross housing completions on previously developed land has varied annually with an average of 191 residential dwellings, 81% being built on brownfield land. Although some greenfield land has been allocated for development within the Local Plan, development on PDL is not expected to reduce significantly over the Plan period.

3.18 In 2019/20 only 11 dwellings were built on greenfield land mainly new homes built within the curtilage of exiting dwellings, i.e. on former garden land. All of the schemes were windfall schemes of less than 5 dwellings. The remaining 92% of the gross completions (130 dwellings) were built on brownfield land.

Table 6: New and converted dwellings on Previously Developed Land (PDL) in comparison to greenfield land

	Gross completions on greenfield and PDL	Gross completions on PDL only	% of gross completions on PDL (rounded to nearest)
2005/06	357	240	67%
2006/07	300	258	86%
2007/08	388	274	71%
2008/09	304	204	67%
2009/10	188	188	100%
2010/11	132	117	89%
2011/12	229	189	75%
2012/13	167	126	75%
2013/14	153	112	73%
2014/15	204	181	89%
2015/16	278	274	99%
2016/17	213	192	90%
2017/18	245	156	64%
2018/19	238	220	92%
2019/20	141	130	92%
Total over the 15 years	3537	2861	
Average (for the 15 years rounded)	236	191	81%
Total for the 9 years since the start of the new Local Plan period (2011/12)	1868	1580	
Average (since the start of the Local Plan period 2011/2012, rounded)	208	176	95%

Source: Planning Policy

Hastings Planning Strategy Objectives 2c) & 2d) ensuring an appropriate mix of housing is provided in terms of tenure...& type... making decent housing accessible to more people by increasing the provision of affordable housing

3.19 Local Plan Policy H3 - Provision of Affordable Housing, requires the provision of affordable housing as part of the development of open housing market schemes. Affordable housing includes social rented, affordable rented and shared ownership housing. The latter includes help to buy schemes and is provided to eligible households whose needs are not met by open market housing.

HPS Policy H3 Provision of Affordable Housing – how are we doing?

3.20 Table 7 shows the gross number of affordable dwellings delivered during 2019/20 by affordable tenure type.

Table 7: Gross affordable dwellings completed 2019/20¹⁵

Shared Ownership (SO)	Affordable Rented (AR)	Social Rented (SR)	As a percentage of overall net housing delivery for the year (rounded to nearest)
0	16	0	13%

Source: Planning Policy

3.21 16 affordable rented (AR) homes were delivered on one site in 2019/20. These are confirmed in Table 4 as being on the large windfall site the former Leolyn Nursing Home, 63-65 Pevensey Road which was developed in its entirety as affordable housing by a private Registered Provider¹⁶. Affordable housing has been provided on this site in excess of the Local Plan Policy requirement.

3.22 Table 8 shows affordable housing completions since 2006/07. There were 119 net new dwellings completed in 2019/20 and of these 16 were built as affordable homes. This equates to 13% of the total net number of new homes delivered in the 2019/20 reporting year.

¹⁵ The criteria for completions for Planning Policy differ from those of the Housing Department who also monitoring affordable housing as they have different criteria and regulations to report against.

¹⁶ [Registered Providers](#) include local authority landlords and private registered providers (not for profit housing associations and for-profit organisations). Their objectives are set out in the Housing and Regeneration Act 2008.

Table 8: Affordable housing completions by monitoring year

Year	Number of dwellings completed (net)	Number of affordable dwellings completed (gross)	Affordable housing - percentage of all developments (rounded to nearest)
2006/07	203	72	35%
2007/08	283	59	21%
2008/09	241	68	28%
2009/10	155	44	28%
2010/11	77	32	42%
2011/12	195	71	36%
2012/13	148	34	23%
2013/14	133	42	32%
2014/15	167	57	34%
2015/16	244	94	38%
2016/17	191	20	10%
2017/18	204	50	25%
2018/19	184 ¹⁷	58	32%
2019/20	119¹⁸	16	13%

Source: Planning Policy

HPS Policy H2 Housing Mix – how are we doing?

- 3.23 Table 8 confirms that from the start of the Plan period (2011/12), over the last 9 years, 442 gross affordable new homes have been completed which equates to almost 28% of the 1585 net dwellings completed in the plan period to date. There has been a slight decrease in affordable dwellings this monitoring year, although increases in the previous 2 years, meaning that over the last 9 years the average number of new affordable homes developed annually is c.49.
- 3.24 Appendix 1 and the following graphs at figures 1 and 2 show that over the last 9 years there has been a slightly higher number of flats than houses completed with the majority of these being one and 2 bedroom flats. 2, 3 and 4 bedroom houses are the next highest to complete.
- 3.25 As the graphs show, the number of bedspaces has fluctuated over the last 9 years. The average number of 2 bedroom flats built has been 52 per year with the next highest being one bedroom flats at an average 36 per year. There was an average of 41, 3 bedroom houses built per year with 2 bedroom houses being the next biggest at an average of 28 per year. Since 2011/12 the number of houses built has increased helping to redress the balance between houses and flats. In this monitoring year (2019/20) an almost even split of the gross completions were houses and flats at 105 and 102 respectively as reflected in the graphs at figures 1 and 2.

¹⁷ This figure is adjusted by the Housing Delivery Test calculations to 178

¹⁸ This figure is adjusted by the Housing Delivery Test calculations to 86

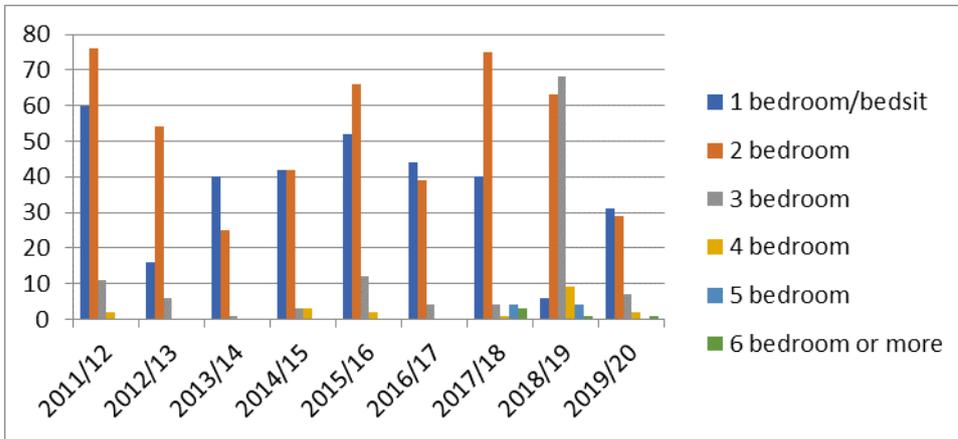


Figure 1: Completion by bedspace 2011-12 to 2019-20 – flats/maisonettes

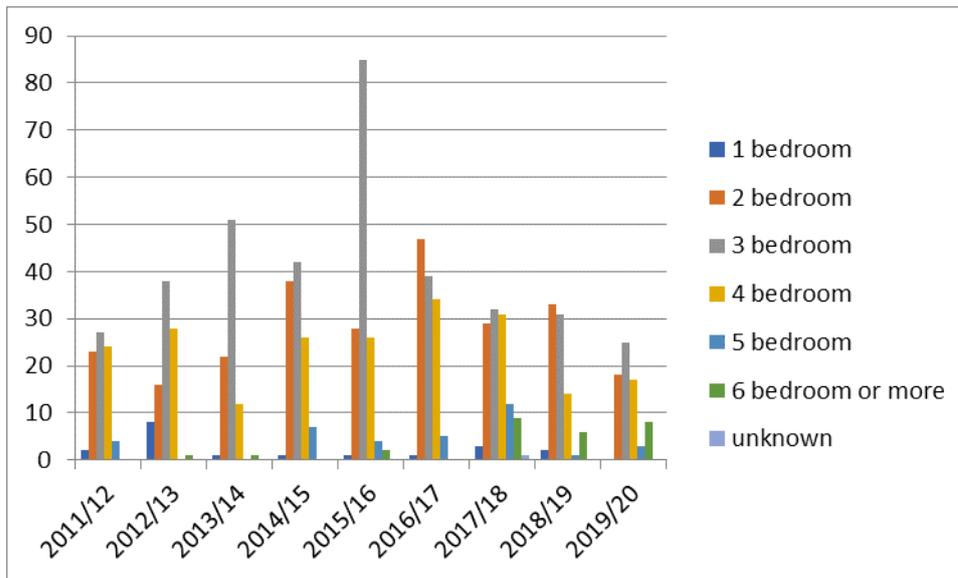


Figure 2: Completion by bedspace 2011-12 to 2019-20 – Houses/bungalows/cottages

Future Supply

- 3.26 The 5 year housing land supply numbers have been updated to reflect the 5 year period from 1 April 2021 – 31 March 2026. In previous Local plan Monitoring Reports, this was calculated using the Planning Strategy target of at least 3,400 (to be provided between 2011 and 2028). However, the Planning Strategy was adopted in February 2014, and is therefore more than 5 years old. This means until such time as new housing target is identified in an adopted updated Local Plan, the standard methodology for assessing Local Housing Need (LHN) must be used in calculating the Borough's 5-year housing land supply requirement. The standard methodology currently uses the 2014-based household projections, using this base the current LHN as at 1 April 2021, is 457 dwellings per annum.
- 3.27 This figure is considerably higher than the annualised Planning Strategy housing target of 200 dwellings per annum, and consequently it will be difficult for the Council to demonstrate a positive 5-year housing land position.

Defining the Buffer

- 3.28 In line with the NPPF (paragraph 74) the supply of deliverable sites should in addition, include a buffer (moved forward from later in the plan period). In accordance with the Housing Delivery Test (HDT), because of significant under delivery in the last 3 years, a 20% buffer has been applied to the 5 year requirement (Table 9, line 4). In addition, the Council is preparing a Housing Delivery Test Action Plan to assess the causes of under delivery and identify actions to increase delivery in future years. The requirement to include a 20% buffer in the housing land supply calculations compounds the existing problem of being able to meet the 5 year requirement.

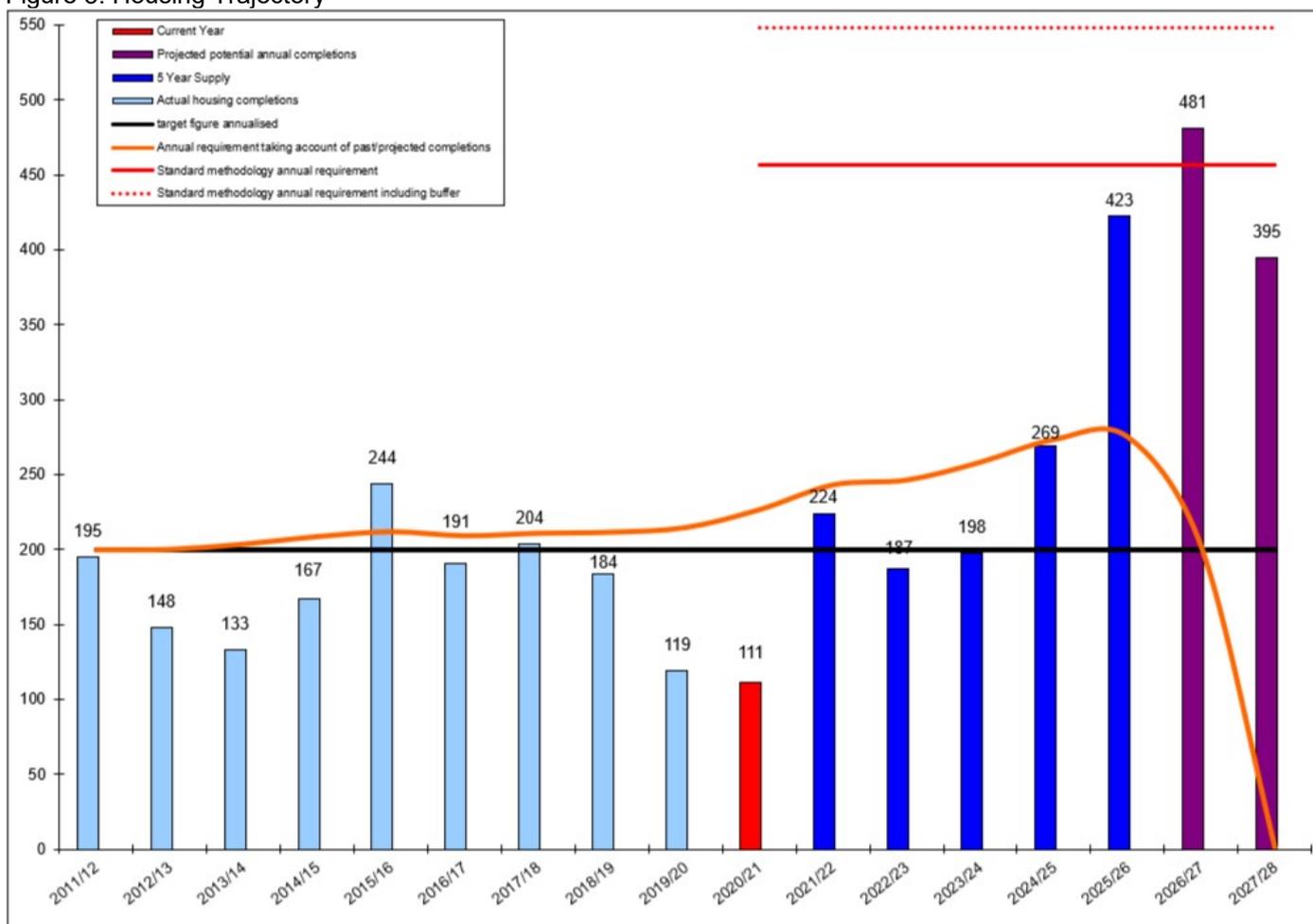
Summary of supply

- 3.29 In compiling the 5 year supply figure, all sites have been assessed against the three factors: available; suitable and achievable within 5 years. Expected rates of delivery year by year based on the latest information available from landowners and developers regarding site disposal and timescales for site build-out. Regard is also had to progress around pre-application discussions, monitoring of the discharging of pre-start planning conditions, progress on legal agreements (s106 agreements), and the submission of building control applications. Marketing and estate agent sales information where available, is also monitored. Table 9 sets out how the 5 year supply has been calculated.

Table 9: 5 year housing land supply

(A) Housing Target	457
(B) 5-year housing land supply requirement (A x 5)	2,285
(C) 5-year housing land supply requirement plus 20% buffer	2,742
(D) Supply of deliverable sites (see table 10 and proceeding paragraphs)	1,155
(E) % supply (D / C)	42%
(F) supply expressed in years	2.10 years

Figure 3: Housing Trajectory



3.30 The following table (table 10) sets out those sites which have been included within the 5-year housing land supply (1 April 2021 – 31 March 2026). As from 1 April 2021, these sites will be either under construction, with full planning permission or have resolution to grant full planning permission, and therefore meet the NPPF test for inclusion within the 5 year supply.

Table 10: Large sites (5 dwellings or more) included in the 5 year housing land supply

Reference number (new Local Plan reference)	Address	Planning status	Date of decision	Information last updated	Number deliverable within 5 years (net)
FB7 (HL12)	123-125 West Hill road (former Malmesbury House)	HS/DS/89/00804 certificate of lawfulness HS/PR/05/00980 issued for material start of 117 dwellings	Certificate lawfulness issued 06.02.06	March 2021	70
HTC1 (HL35)	Hastings Station Yard (part)	HS/LA/16/00344 to alter S106 relating to HS/FA/06/00983 for mixed use development including 103 residential units	31.03.17	March 2021	76
D54	45&46 Wellington Square	HS/FA/12/00341 for 9 dwellings, net 6. Under construction	11.06.12	March 2021	6

Reference number (new Local Plan reference)	Address	Planning status	Date of decision	Information last updated	Number deliverable within 5 years (net)
FB15	Land north of 14 Fern Road	Lawful development certificate of commencement HS/PR/15/00103 (14 dwellings plus 3 approved under HS/FA/13/00008 plus later applications – 12 units remaining under construction	17.06.15 & 04.03.13	March 2021	12
FB14	Land north of 31 Fern Road	HS/PR/16/00198 lawful development certificate for commencement of works HS/FA/17/00449 revised scheme. Under construction	19.05.16 & 20.12.17	March 2021	10
LRA1 (HL1)	Holmhurst St Mary	HS/DS/17/00935 reserved matters pursuant to HS/OA/15/00077 for the erection of 208 dwellings HS/DS/20/00964 pending decision to vary	10.12.18	March 2021	126
GH3 (HL5)	Former Spyways School, Gilsmans Hill	HS/DA/19/00584 for part of site	20.02.20	March 2021	8
MBL1	Former Hastings College, Archery Road	HS/FA/15/00175, HS/FA/17/00439, HS/LB/17/00561, HS/FA/18/00291, HS/LB/18/00447. 58 units remaining	27.07.16	March 2021	58
MBL2 (HL28)	37 Charles Road West (former Filsham Nurseries)	HS/FA/19/00599 for 9 dwellings. Under construction	31.01.20	March 2021	9
HOV1	Former Stills Factory (part), Fellows Road	HS/FA/17/01040 for 101 units. 91 remaining under construction	10.12.18	March 2021	91
HOV3 (HL40)	Former Mount Pleasant Hospital, 7 Frederick Road	HS/OA/16/00542 for 16 units, HS/FA/19/00536 for 7 units and HS/FA/19/00533 for 33 units	21.11.19	March 2021	56
HOV6	Former Ore Business Park, Farley Bank	HS/FA/13/00177 for 19 houses, HS/FA/17/00798 to allow for phased development. Under construction	27.07.15	December 2020, 11 units remain outstanding	11

Reference number (new Local Plan reference)	Address	Planning status	Date of decision	Information last updated	Number deliverable within 5 years (net)
HOV7 (part) (HL100)	Land at Chiltern Drive	HS/OA/19/00326 for 17 dwellings allowed on appeal (the proposal would contribute a net gain of 13 units to housing land supply)	02.11.20	March 2021	13
H31 (HL66)	24, and land adjacent 16-24 Ironlatch Avenue	HS/FA/18/00901 for 8 dwellings (net 7).	20.02.20	March 2021	7
H36	12-13 York Buildings, Wellington Place	HS/FA/16/00660, HS/LB/16/00661 for 6 flats. Under construction	20.01.17	March 2021	6
H40 (HL70)	Land rear of Castlemaine, 4 Avondale Road, Castlemaine Cottage, 5 Gillsmans Hill	HS/DS/18/00752 for 7 dwellings and 1 replacement dwelling. Under construction	06.03.19	March 2021	7
HTC3 (TC5)	Former Hastings Observer building, 53 Cambridge Road	HS/FA/20/00320 for 15 residential units as part of a mixed use development	15.09.20	March 2021	15
CBL4 (HL34)	4-5 Stockleigh Road	HS/FA/19/00818 pending decision for 12 flats	N/A	September 2020	12
H49	32-33 White Rock	HS/FA/18/00663 for 7 additional flats. Under construction	05.11.18	March 2021	7
CVO4 (HL44)	Land at Church Street	HS/DS/17/00194 for 5 dwellings	21.07.17	February 2021	5
CVO5 (HL45)	309-311 Harold Road	HS/FA/18/00703 for 7 dwellings	23.11.18	March 2021	7
H50 (HL75)	Land south of 15-20 Gresley Road, Lancaster Road	HS/FA/18/00550 for 5 dwellings. Under construction	17.04.19	March 2021	5
H53 (HL78)	Upper floors 43-45 Queens Road	HS/FA/18/00038 for 5 flats Under construction	23.08.18	March 2021	5
H54	13-14 Linton Road	HS/FA/18/00646 for 5 dwellings. Under construction	14.09.18	March 2021	5
H58	Roebuck House, 26-27 High Street	HS/FA/19/00157 for 9 flats. Under construction	12.09.19	March 2021	9
Total					636

Source: Planning Policy

3.31 The following sites have either (i) outline planning permission, (ii) are allocated for residential development in the Local Plan, or (iii) are sites which have been identified through the SHELAA process and included in our Regulation 18 draft of the Hastings Local Plan, reference for which is shown in brackets next to the original allocation number. They have been included in the current 5 year housing land supply because based on up-to-date information set out here, the Council considers that there is “clear evidence” that housing completions will begin on these sites within 5 years (they are

therefore considered “deliverable” as defined by Annex 2 of the NPPF). This evidence is set out below.

FB1 (HL7) – Former Grove School (Former St Leonards Academy, Darwell Campus, Darwell Close)

3.32 This site has been allocated for residential development under Development Management Plan Policy FB1. The site is owned by East Sussex County Council and the former school has been demolished. The County Council is actively taking steps to bring the site forward for development and outline planning permission for 210 units (HS/OA/15/00168) was secured in June 2018 following the completion of a legal agreement. There is active developer interest in the site and given the advances made in bringing this site forward for redevelopment, the NPPF test is met and the build-out and delivery of a proportion of the 210 units currently proposed will come forward in the later part of the current 5 year supply period. The delivery of 120 units has therefore been included in the 5 year supply figure.

FB3 (HL9) – Seaside Road

3.33 This site is allocated for mixed use development including residential use under Development Management plan Policy FB3. The Council is committed to making the best and most sustainable use of brownfield sites in accordance with the key objectives of the Planning Strategy and the Framework. The Council owns the freehold of this 2.2ha site at the western end of the seafront. It is a mainly cleared site that was formerly a lido (demolished in the 1990s) and a timber yard. The former lido is currently used as an open public space and the timber yard is currently leased short term for car wash/storage use. The site has indicative potential capacity to deliver 120 homes.

3.34 The site has been vacant for some 30 years and the Council has looked to develop the site on a number of occasions. In the last few years, with changing economic circumstances, improvements to property values, and a number of reports and investigations to de-risk the site, the opportunity is available to develop the site and provide a mixed use development in line with the Local Plan. The Council has identified and is working with a major development company to transform the site into a destination point in line with the objectives of the seafront strategy. The Council considers the NPPF test is met. In line with the Local Plan, 50 units from this site have been included in the 5 year supply.

FB4 (part of HL113) – Former Westerleigh School

3.35 This site is allocated for residential development in the DMP under Policy FB4 with the potential for the development of 68 units. It is a brownfield site in an established residential area. The site owner has demolished the buildings on site and recently reconfirmed they expect to sell the site and we are aware of strong developer interest. We therefore expect a proportion of units to take place within the 5 year supply period and as such 30 have been included within the 5 year supply.

LRA2 (HL2) – Former Harrow Lane playing fields

3.36 This site is allocated for residential development in the Development Management Plan under Policy LRA2. This Council owned land is an elevated but essentially level greenfield site situated above Harrow Lane. In accordance with the Local Plan outline planning permission was granted and the Council subsequently marketed the site for sale in 2020. The NPPF test is therefore met and the delivery of 140 units has been included in the 5 year supply figure.

LRA3 (HL3) – Land adjacent to 777 The Ridge

3.37 This site is allocated for residential development in the Development Management Plan under Policy LRA3. It is a greenfield site occupying an elevated position at the junction of Harrow Lane with The Ridge. Outline planning permission for 50 units was granted and legal agreement signed in 2019. There is developer interest in the site and as such the Council considers the NPPF test is met and 50 units have been included in the 5 year supply.

LRA4 (HL4) – Mayfield E, Land west of Bodiam Drive

3.38 The Council is actively taking steps to dispose of this site and an outline planning application is pending decision. There is a reasonable prospect of this site coming forward within the next 5 years, therefore the Council considers the NPPF test is met and 38 units have been included in the 5 year supply.

SAP2 (HL22) – Former Hollingsworth Garage, Braybrooke Road

3.39 This is an allocated site with active developer interest and as such the Council considers the NPPF test is met and it has been included in the 5 year supply for 20 dwellings.

Communal accommodation

3.40 Plan making authorities are required to count communal accommodation against their housing requirement, using the following ratio calculations:

- C2 (care homes) (X)/ 1.8, where X = # rooms in C2 use and 1.8 is the average household in England based on census data.
- Student accommodation (Y)/ 2.5, where Y = # rooms in student accommodation and 2.5 is the average size of a student household based on census data.

3.41 These ratios are likely to change following the publication of the 2021 Census data, and therefore the most recent published trajectory should always be referred to in order to ensure the greatest confidence level.

3.42 Net gain resulting from the completion of new communal accommodation where the NPPF test is met has been included in the 5 year supply equivalent to 71 dwellings.

Overall 5 year supply

3.43 Adding the above sites (448) and the communal accommodation expected equivalent net gain (71) to the total in table 10 (636) gives an overall total of **1,155** dwellings expected to come forward within the 5 year supply period 2021-2022 to 2025-2026.

Role of small site windfalls – historic completions & current supply

3.44 The Council continues to monitor delivery from small site windfalls (5 dwellings or less net). Included in the housing land supply is a projected allowance of 35 dwellings per year or 175 units arising across the 5 year period. The yield from small windfalls in 2019/20 was 57 net new homes and the trend in small site windfall delivery has remained strong to-date. Monitoring (as at January 2021) shows that 114 net units are under construction across a range of small windfall sites, and a further 84 units have extant (full) planning permission. This information is set out in detail at Appendix 2 and demonstrates that the projected allowance for small site windfall of 35 dwellings per annum remains robust and justified. Table 11 sets out annualised delivery figures to-date from small sites. Should flexibility be needed around projected delivery, table 11 demonstrates that the Council would be justified in increasing the assumed yield from this source.

Table 11: Completions from small site windfall (5 dwellings or less)

2011/12	65
2012/13	52
2013/14	31
2014/15	67
2015/16	59
2016/17	56
2017/18	67
2018/19	62
2019/20	57
Total	516

Source: Planning Policy

- 3.45 Taking into account the number of net new homes completed up until 31 March 2020, to the residual requirement, and specifically the 5-year supply period, the Council has added an additional 20% buffer, plus an allowance for earlier under delivery. Taking these elements in to account, the Council's current 5-year housing land requirement is for **2,742** new homes from 1 April 2021 – 31 March 2026 (see Table 9).
- 3.46 In table 10 we identify sites which are under construction, have full permission or are at a very advanced stage in the planning application process (resolution to grant full permission subject to the signing of a legal agreement). These sites meet the NPPF delivery test and are capable of being delivered within 5 years. The total number of units arising from these sites is 636.
- 3.47 At paragraphs 3.31-3.37 we set out detailed information on all other sites included in the 5 year supply. These are sites which have outline planning permission or are allocated in the adopted Local Plan for residential development. Based on current information gathered directly from the developers or landowners on these sites, there is clear evidence that developments can be completed or start to be completed within the 5 year period on these sites and that the NPPF test is therefore met. The total number of units arising from these sites is 448.
- 3.48 The delivery of a further 175 units has been included from the development of small sites windfall sites and the net equivalent from communal accommodation of an additional 71 dwellings (see paragraphs 3.40-3.42). Taking these 4 supply figures together equates to 1330 units which does not meet the current housing land requirement of 2,742 new homes. A detailed breakdown of the annualised delivery of all sites (excluding communal accommodation) included in the 5 year supply is set out in figure 3.

4.0 Analysis of Policy Performance – Employment

Hastings Planning Strategy Objective 1: Achieve and sustain a thriving economy

4.1 There are a number of Hastings Planning Strategy (HPS) Policies which help to meet this objective. These include the overall employment and retail space targets contained in Policies DS2 and DS3 respectively and policy E1 relating to the retention of existing employment space. In addition, Policy E3 helps to maintain and enhance the vitality and viability of shopping areas by establishing a hierarchy of town, district and local retail centres. There is also Policy E4 which addresses tourism development both in terms of visitor attractions and visitor accommodation. In addition the Development Management Plan (DMP) also contains a number of related management policies for town centre and other shopping areas which support this HPS objective.

Completed Employment Floorspace

- 4.2 Local Plan Policy DS2: Employment Growth sets out a framework to support the development of up to 70,000m² of employment floorspace between 2008 and 2028 to support the town's role as a major employment centre. Employment floorspace is defined here as development falling within planning use classes B1a (Office), B1b (Research and Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage or Distribution).
- 4.3 The supply of employment land and premises in the Borough is limited. And for this reason the development of new high quality employment space and the protection of existing employment sites and premises are fundamental to economic wellbeing allowing existing businesses to prosper and grow and new businesses to be attracted to the town. In addition Policy E1: Existing Employment Land and Premises aims to safeguard and encourage the upgrading of the existing employment/industrial estates.
- 4.4 During the monitoring period (2019/20) c.1590m² (gross) of new employment floorspace was completed being for B1c and mixed B purposes.
- 4.5 However, in the same period there was also a loss of c.416m² of employment floorspace resulting in a net gain of floorspace across the 2019/20 monitoring year of 1174m² (rounded) as shown in table 12.

Table 12: Total net amount of additional employment (B use class) floorspace (completions m² rounded)

Year	Floorspace (m ²)
2008/09	14,190
2009/10	2,142
2010/11	2,232
2011/12	-1,122
2012/13	-30.5
2013/14	-3,77.6
2014/15	2,050.5
2015/16	-379
2016/17	1664
2017/18	1371
2018/19	-1266
2019/20	1174

Source: Planning Policy

- 4.6 Table 13 provides a breakdown of the type and quantity of floorspace that has been lost to other, non-employment (B use class) related development. All the floorspace lost in 2019/20 was lost to residential use. With 320.5m² being completed under permitted development (the Town and Country Planning (General Permitted Development (England) Order 2015 (GPPO)) where Local Plan policy E1 could not be applied. The most significant gain in floorspace was 1317m² which was the result of changing an area of open land into B8 storage space on the Churchfields Industrial Estate.

Table 13: Employment floorspace lost to non-B uses in 2019/20 (m²)

Type of loss	Category of B-class use lost					Total
	B1a	B1c	B1mix	B2	B8	
To Other uses	0	0	0	0	0	0
To C3 use (residential)	-71	-320.5	0	0	-24.59	-416.09
						-416m² (rounded)

Source: Planning Policy

- 4.7 Local Plan Policy E1 whilst aiming to protect employment floorspace, does allow for changes in use class where there is evidence to demonstrate that the space is no longer fit for purpose i.e. it is redundant. However, losses arising from permitted development to residential (C3 use class), where this Policy is not applied, is continuing to have an impact on the stock of B-class space within the Borough as shown in the table above and confirmed in paragraph 4.6, the most significant loss in this residential year was from a Permitted Development scheme.
- 4.8 In addition to the gains and losses above, a further scheme changed the use class of a unit resulting in 391.4m² of mixed B use class space changing to solely 391.4m² B2 use at premises on the Castleham Industrial Estate.

4.9 Table 14 shows the floorspace completed in the monitoring year distributed across the 13 Planning Focus Areas (PFAs) as set out in the Local Plan. The table shows there were losses of floorspace in 3 areas with Silverhill & Alexandra Park (PFA5) losing the most at -320.5m². There were also losses at Central St Leonards & Bohemia (PFA7) and St Helens (PFA 4). There were also gains of floorspace in Greater Hollington (PFA2) and Filsham & Bulverhythe (PFA3) and Hastings Town Centre (PFA8) resulting in an overall gain of c.1174m² across all the Planning Focus Areas of employment B use class floorspace over the 2019/20 monitoring year.

Table 14: Net additional floorspace (m²) completed in 2019/20 within the Planning Focus Areas

Spatial Area	HPS Policy	Planning Focus Area (PFA)	B-use	Overall net Gain/Loss (m ²)
Western Area	FA1	PFA1: Little Ridge & Ashdown	none	0
		PFA2: Greater Hollington	B8	1317
		PFA3: Filsham & Bulverhythe	B2	28.9
Central Area	FA2	PFA4: St Helens	B1a	-71
		PFA5: Silverhill & Alexandra Park	B1c	-320.5
		PFA6: Maze Hill & Burtons St Leonards	none	0
		PFA7: Central St Leonards & Bohemia	B8	-24.59
		PFA8: Hastings Town Centre	B8	244
		PFA10: West Hill	none	0
Eastern Area	FA5	PFA9: Old Town	none	0
		PFA11: Hillcrest & Ore Valley	none	0
		PFA12: Clive Vale & Ore Village	none	0
		PFA13: Hastings Country Park	none	0
TOTAL		(1589.9 floorspace gained – 416.09 floorspace lost)		-1173.81m² (rounded to -1174m ²)

Source: Planning Policy

Employment Space Development in the Pipeline (Commitments)

4.10 The Local Plan identifies a need for up to 70,000m² of new employment floorspace by 2028 and c.23ha of land was allocated to help meet this target. Table 15 shows these allocations and the progress made.

4.11 Table 16 shows a gross total of c.5,455m² of new employment floorspace currently has planning permission. This includes a high portion of B1a, B2 and & B8 floorspace mostly new build and extensions to existing units including the proposed clearance of an existing factory premises and erection of 5 satellite commercial units resulting in a proposed gain of 524m² of floorspace and also 741m² of additional B8 floorspace, all on the Ponswood Industrial Estate. A total of 3,274m² of new mixed B use class space is also permitted to take place from a change of use of premises in Mount Pleasant Road and new builds on the Ivyhouse and Churchfields Industrial Estates. In addition, there is also 790m² planned to change between the B use classes.

Table 15: Employment Land Allocations

Development Management Plan (DMP) Allocated employment sites	Est. floorspace (m²)	Site area (ha)	Progress (as at January 2021)
LRA6 Queensway North Queensway	9,700	4.70	HS/FA/15/00817 granted 09.02.17 for 2,818m ² HS/FA/16/00330 granted 03.08.17 for 226 m ² (part of site) HS/FA/18/00761 granted 22.01.19 for 669m ² (part of site, 312m ² B2) There have also been requests to establish whether scoping & screening tests were applicable
LRA7 Land at junction of The Ridge West and Queensway	6,000	3.37	
LRA8 Land in Whitworth Road, The Ridge West	6,000	2.51	
LRA9 Marline Fields, Enviro21 Business Park, Land West of Queensway	5,600	1.48	
GH8 Sites PX and QX, Churchfields	6,900	1.61	HS/FA/21/00306 pending determination
GH9 Site NX2 Sidney Little Road, Churchfields	770	0.32	
GH10 Site RX2, Sidney Little Road, Churchfields	910	0.22	
GH11 Site NX3 Sidney Little Road, Churchfields	920	0.17	
HTC6 Priory Quarter, Havelock Road	21,700	2.54	Part of site (2320m ²) completed 2014/15 – Havelock Place HS/FA/18/00518 granted 24.10.18 for change of use of Queensbury House from B1a to a hotel (C1 use) with gym. A variation to this permission was granted on 02.03.20 under HS/FA/20/00031
HOV11 Ivyhouse Lane, northern extension	7,000	5.80	
HOV12 Land east of Burgess Road, Ivyhouse	885	0.51	HS/DS/17/00688 granted 15.01.19 for 21 units of B1/B2/B8 use, 4,601m ² total on land in Hastings & Rother (885m ² in Hastings) - under construction

Source: Planning Policy

Table 16: Commitments – amount of employment development (m²) in the pipeline, as of 31 January 2021 (rounded)

Use Class	GAINS (including sites under construction)		LOSSES (including sites under construction)	
	New build / extensions / redevelopment	Change of use between B-uses	Permitted development B1a, B1c & B8 to C3 (residential)	Change of use to non-B class uses, including C3 requiring planning permission
B1a	408.5	0	8961.14	2224.1
B1c	177	0	68	188
B2	842	0	0	99
B8	754.26	766	30	127.52
Mixed B uses	3274	24	0	1000
TOTAL	5,455.76	790	9,059.14	3,638.62

Source: Planning Policy

- 4.12 Table 16 also shows there is the potential for c.12,697m² of employment floorspace to be lost to other uses. This arises from both permitted development and proposals requiring planning permission. The latter is to be expected and Policy E1 provides provision for this where sound evidence can be produced by the applicant that the employment space is indeed redundant.
- 4.13 Table 16 also shows a potential gain in employment floorspace of 5,455.76m². A further 790m² involves changes between B-use classes.
- 4.14 At the moment, the potential losses of B class floorspace outway gains, mainly as a result of permitted development applications where only a limited set of criteria is taken into account under the Regulations (the Town and Country Planning (General Permitted Development (England) Order 2015 (GPPO)) where Local Plan policy E1 could not be applied. From 1 September 2020, for purposes of Use Class, A1/2/3 & B1 are treated as Class E under (the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

5.0 Status and progress of Local Plan documents

Local Development Scheme

- 5.1 As set out in the [Local Development Scheme](#) (LDS), the Council is updating its Local Plan following changes to National Planning Policy Framework (NPPF 2019). The LDS is a public statement setting out details of which development plan documents will be produced over the coming 3 year period, in what order, and by when. The latest LDS can be found on the webpage above. It is reviewed as and when required in order to ensure we have an up to date timetable and any future updates will be published on the webpage above.
- 5.2 This section of the Monitoring Report outlines provides an update on progress against the milestones set out in the LDS for plan production between 2020/21-2022/23.

New Local Plan 2019-39

- 5.3 The preparation of a new Hastings Local Plan provides an opportunity to refresh the existing statutory development plan to deliver on Council objectives and community priorities. It will set out the Council's spatial strategy for growth and new development in Hastings along with specific requirements for strategic locations. It will also include detailed development management policies setting out the form development in Hastings will need to take and any measures required to mitigate the impact of development. The vision, objectives and approach of the plan will be informed by evidence, engagement and consultation with key stakeholders.
- 5.4 Key milestones met in the latest LDS are:
1. Consulting the statutory bodies on the scope of the Sustainability Appraisal Quarter 1 2020/21
 2. Public participation in the preparation of the Local Plan (Local Plan Regulations, Regulation 18 stage) Quarter 4 2020/21
- 5.5 Both of these milestones have been met. Consultation with targeted consultees on the scope of the Sustainability Appraisal ran from 17 April to 29 May 2020. HBC has jointly prepared a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Scoping Report with Rother District Council (RDC). Both Councils have now signed off an amended SA Scoping Report which includes an agreed SA framework that will be used to shape the development of the respective Local Plans of both Councils. This joint approach helps both planning authorities to assess the sustainability impacts of respective and combined policy approaches as the Local Plans move forward. Whilst the SA Scoping Report will not be published until RDC undertakes public consultation on the Rother Local Plan, the SA framework has been published within an Interim Report as part of the Regulation 18 consultation on emerging Local Plan.
- 5.6 An eight week Regulation 18 public consultation ran from January 27 to March 24 2021. Our interim consultation statement https://www.hastings.gov.uk/content/planning/planning_policy/pdfs/Interim_Consultation_Statement_Jan_2021.pdf confirms the steps taken to prepare for the Regulation 18 consultation including the results from the Town Centre and Bohemia Area Action Plan work which has fed into the preparation of the draft Plan.
- 5.7 Evidence base for the new Local Plan so far can be found on our website at <https://www.hastings.gov.uk/planning/policy/new-local-plan/reg18-evidence-base/>

- 5.8 We have undertaken a call for sites exercise and are creating our Strategic Housing and Employment Land Availability Assessment to update previous Housing Land Availability Assessment work.
<https://www.hastings.gov.uk/planning/policy/new-local-plan/reg18-evidence-base/shelaa-evidence/>

Neighbourhood Plans

- 5.9 At the time of publication of this LPMR, Hastings Borough Council does not have any Neighbourhood Plans. We have been in early discussions with a local group who wish to produce a Neighbourhood Plan for the West Marina area and work by them is at an early stage.
- 5.10 Regulations concerning [neighbourhood planning](#) came into force in April 2012. In the event of any Neighbourhood Plans coming forward in Hastings, when such plans are adopted, they will form part of the Development Plan.

6.0 Appendices

Appendix 1 – Completions by bedspace

Appendix 2 – Small site windfall analysis

Appendix 1 – completions by bedspace

Completions by bedspace 2011/2012 to 2019/2020 monitoring year												
Type	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	Gross total	Average (rounded)	
Flats/maisonettes												
Bedsit	0	0	0	0	0	0	5	0	0	5	1	
1 bedroom	60	16	40	42	52	44	35	6	31	326	36	
2 bedroom	76	54	25	42	66	39	75	63	29	469	52	
3 bedroom	11	6	1	3	12	4	4	68	7	116	13	
4 bedroom	2	0	0	3	2	0	1	9	2	19	2	
5 bedroom	0	0	0	0	0	0	4	4	0	8	1	
6 bedroom or more	0	0	0	0	0	0	3	1	1	5	1	
Total	149	76	66	90	132	87	127	151	70	948	105	
Houses/bungalows/Cottages												
1 bedroom	2	8	1	1	1	1	3	2	0	19	2	
2 bedroom	23	16	22	38	28	47	29	33	18	254	28	
3 bedroom	27	38	51	42	85	39	32	31	25	370	41	
4 bedroom	24	28	12	26	26	34	31	14	17	212	24	
5 bedroom	4	0	0	7	4	5	12	1	3	36	4	
6 bedroom or more	0	1	1	0	2	0	9	6	8	27	3	
unknown	0	0	0	0	0	0	1	0	0	1	0	
Total	80	91	87	114	146	126	117	87	71	919	102	

Appendix 2
SMALL HOUSING SITES WITH PLANNING PERMISSION (FULL CONSENT for 5 dwellings or less)

Original application number	Date approved	Site name	Description	Greenfield/ Brownfield	Gross	Net remaining	Date work commenced on site	Potential Lapse Date
Work started on-site								
HS/FA/11/00774 & HS/PR/15/00389	07.12.11	10 Hornbeam Heights, Hawthorn Rd, TN35 5GG	Erection of dwelling on garden land to side of no.10	greenfield	1	1	FP/14/00119 - 05.12.14 & I/190/0405 - 30.07.19 . F/190/1266 - 04.09.19	n/a
HS/FA/18/00689 & HS/FA/20/000244	19.10.18 & 21.10.18	121 Bohemia Road, TN37 6RL (328RET)	Cou vacant shop into s/c 1 bed flat	brownfield	1	1	I/189/0872 - 28.11.18 (04.02.21 cancellation notice received for I/189/0872 because works already registered under I/201/0133)	n/a
HS/FA/12/00612	05.09.12	115 Park View, TN34 2PD	Proposed additions & alterations to existing bungalow to form 2 semi-det.bungalows	Brownfield	2	1	BN/12/376 - 11.12.12	n/a
HS/FA/11/00555	15.09.11	33-34 West Street - now known as land adj. 33 West St & 1 East Parade (also known as: land adj. 32 West St & 1 East St)	Erection of 3 resd. Units - 2 x houses & 1 x maisonette (or 3 small houses - check!)	Brownfield	3	2	IN/14/00376 - PRIVATE BC 18.09.14	n/a
HS/FA/16/00516	16.09.16	44-46 Bulverhythe Road, TN38 8AE	Demolition of existing shop & erection of enlarged replacement shop with self-contained flat above	Brownfield	1	1	IN/15/00340 - initial notice 13.08.15	n/a
HS/FA/18/00454	11.07.18	44-46 Bulverhythe Road, TN38 8AE (162RET)	Change of use of ground floor from shop to self-contained flat with external alterations	Brownfield	1	1	see above	n/a
HS/FA/14/00723	28.11.14	5 Trinity Street, TN34 1HG (143RET)	Alterations & cou of upper floors into 1 maisonette & 1 flat (2 dwellings)	brownfield	2	2	IN/15/00474 - Initial notice 08.12.15. Notification works reverted back to the BC Partnership on 20.11.19 under RV/190/0015	n/a
HS/FA/14/00724	28.11.14	6 Trinity Street, TN34 1HG (143RET)	Alterations & cou of upper floors into 1 maisonette & 1 flat (2 dwellings)	brownfield	2	2	see above	n/a
HS/FA/18/00873 (see notes)	01.03.19 (originally 20.06.13)	Land rear of 207-219 Priory Road, TN34	New bungalow	Brownfield	1	1	BN/16/00013 - 26.01.16. New notification of commencement from BC received 16.08.19 F/190/496	n/a
HS/FA/12/00971	12.02.13	31 Caves Road, TN38 0BY	Demolition of mixed use (B1/B8 & 2 flats) existing bldg & construction of 4 terraced dwellings with integral garages	Brownfield	4	1	IN/15/311 - 30.07.15	n/a
HS/FA/17/01023	11.07.18	Royal Mews, Caves Road, TN38 0BZ (rear of 29&30 - access between 30&33)	demolition of existing building (former vehicle repair workshop) and erection of 4 townhouses	brownfield	4	3	AI - I/190/0785 - 11.12.19	n/a
HS/FA/13/00008	04.03.13	Land at 3 Fern Road, TN38 0UH	Erection of a pair of semi-detached dwellings	greenfield	2	2	lawful cert.for start & related site under FP/14/00115 - initial notice I/178/0617 for 16 on 12.09.17 & another submission received 26.08.20 under F/201/0881	n/a
HS/FA/14/00292	14.05.14	3 Ponswood Road, TN38 9BU	Erection of 2 storey & single storey extensions & cou back to single family dwellinghouse	brownfield	1	-1	FP/14/00227 - 22.12.14 under extension & alterations!	n/a
HS/FA/14/00315	04.06.14	15 Wellington Square, TN34 1PB	conv of existing building from 2 flats into single family dwellinghouse	Brownfield	1	-1	underway - expired BC notice under FP/14/00142. New start F/190/2000 - 07.01.20 for whole house restoration	n/a
HS/FA/17/00288	23.09.15	Southern part of 451 Bexhill Road, TN38 8AR (Land rear of Amsterdam Way) (formerly H27)	Erection of 5 detached houses & access road	Brownfield	5	1	Initial notice I/178/0581 - 29.08.17 for 4 houses	n/a
HS/FA/17/00641	03.11.17	Land adjacent to, 28 Fearon Road,(Land rear of 37-39 Blacklands Drive) Hastings, TN34 2DL	Change of use of existing two-storey domestic type double garage with room in the roof to a two-storey one bedroom house including extension and garden room	brownfield	1	1	I/178/1162 initial notice received 19.02.18	n/a
HS/FA/14/01029	27.03.15	64 Sedlescombe Road South, TN38 0TJ	cou from large coach house/garage into dwelling	brownfield	1	1	I/178/1283 initial notice received 22.03.18	n/a
HS/FA/15/00401	29.09.15	13 Grand Parade (Saxon Mansions), TN38 0DE	cou from restaurant and flats above into hotel	brownfield	1	-1	BC/16/00109 Acolaid start 18.09.18	n/a
HS/FA/18/00007	27.03.18	37 Charles Road, TN38 0QQ (Phyllis Court)	conv. Property from 5 s/c flats into single dwellinghouse and erection of a single & two storey rear extension	brownfield	1	-4	03.09.18	n/a
HS/FA/18/00452	07.09.18	1-2 Western Road, TN37 6DG	cou ground floor restaurnat/take away to residential. Alterations to fenestration and minor internal alterations to existing residential on upper floors, including addition of roof terrace to 2nd floor	brownfield	1	1	I/189/0594 - 06.09.18 & I/189/1037 - 01.02.19	n/a
	28.04.17	Land adj.Croft Lodge House, Campkin Gardens, The Ridge West, TN37 7PP	Proposed erection of 2 dwellings	greenfield	2	2	BC/17/00027 - 04.04.18	n/a
HS/FA/18/00039	01.05.18	Caple House, 40 Pevensy Road, TN38 0LS (313EMP)	proposed cou from office (B1) to dwellinghouse together with improvements & alterations	brownfield	1	1	I/189/0884 - 07.12.18	n/a

HS/FA/18/00144 & HS/LB/18/00145	31.01.19	Croft House, The Croft, TN34 3HH	change of use from C3 to C1 (single 9 bed dwelling to C1 hotel with 1 bed managers flat)	brownfield	0	-1	I/189/0925 - 19.12.18	n/a
HS/FA/18/00189	30.04.18	Ground, 1st, 2nd floor, 89 Milward Road, TN34 3RS	conv. Of upper maisonette into 1 x 1 bed flat on ground floor & 1 x 2 bed maisonette across 1st-2nd floors	brownfield	2	1	I/189/1043 - 15.02.19	n/a
HS/FA/18/00482	21.11.18	Land rear of 48 Hurrell Road, TN34 3PN	New 4 bed house	brownfield	1	1	I/189/1131 - 25.02.19	n/a
HS/FA/18/00942	04.02.19	105 & 107 Bohemia Road, TN37 6RL (152RET)	cou 2 ground floor retail units into 2 x self contained 1 bed flats	brownfield	2	2	F/190/0316 16.05.19	n/a
HS/FA/19/00019	12.03.19	66 Sedlescombe Road South, TN38 0TJ	conversion of dwelling into 4 self contained flats including the installation of 3 conservation rooflights to the rear	brownfield	4	3	I/190/0109 - AI initial notice accepted 07.06.19	n/a
HS/FA/15/00544	21.08.15	35 Quarry Road, TN34 3SA	conv. From 2 s/c flats into single dwellinghouse	brownfield	1	-1	I/190/0153 - AI initial notice accepted 20.05.19	n/a
HS/FA/18/00764	13.03.19	67 London Road, TN37 6AR (343RET)	cou existing 4 storey property from office (A2) to mixed (A1 or A2) and residential (3 flats) including loft conversion & roof dormer extensions together with associated works	brownfield	3	2	I/190/0167 - AI initial notice accepted 31.05.19	n/a
HS/FA/18/00409 plus later amendments	07.02.19	206 Old Church Road, TN38 9LR	Erection of 2 storey 3 bed detached house with car parking for new & existing dwelling on front garden site	greenfield	1	1	I/190/0209 - AI initial notice accepted 07.06.19 & again under I/201/0267 - 23.07.20	n/a
HS/FA/19/00057	15.04.19	2nd floor, flat 2 & 3rd floor, flat 3, 49 Eversfield Place, TN37 6DB	conv. Of 2 flats into one flat	brownfield	1	-1	F/190/0452 - BC validated application for works on 10.06.19. AI notice received I/201/0660 - 27.11.20	n/a
HS/FA/19/00057	07.06.19	817 The Ridge, TN37 7PX	Conversion into two dwellings and alterations including dormer extensions to front and rear	brownfield	2	2	I/190/0299 - 28.06.19 (this is Verna Connollys house)	n/a
HS/FA/19/00079	23.04.19	Land rear of the former Methodist Church, 325 Battle Road (NEW H45 neighbouring)	Demolition of existing workshop (delapidated condition - unused for years) and replacement with single detached dwelling	brownfield	1	1	I/190/0151 initial notice of start received 20.05.19	n/a
HS/FA/14/00080	21.03.14	130 Bohemia Road, TN37 6RP	Extensions & alterations to create sustainable one bed house & shop	brownfield	1	0	FP/13/148 - 28.05.13	n/a
HS/FA/15/00511	27.07.16	Land adj. 99 West Hill Road, TN	Erection of detached house with 2 parking spaces on garden site	greenfield	1	1	DM confirmed work had started on site as a trench was dug 20.05.19	n/a
HS/PA/17/00504	07.08.17	Ground & part lower ground floor, 3-4 Tower Road, TN37 6JE (278RET)	Prior Approval for cou from A1 into 2 apartments (ground floors shop of no.3-4 and lower ground floor of no.3)	brownfield	2	2	I/190/0365 - 11.07.19	n/a
HS/PA/19/00819	17.12.19	Grove House, Grove Road, TN35 4JS (350EMP)	Notification of prior approval for proposed change of use from office (B1) to dwellinghouse (C3) - remainder of ground floor	brownfield	1	1	I/201/0397 - 11.09.20	n/a
NONE	NO PP	48 London Road	BC initial notice descripton - Alterations to separate & self contain existing 1st floor flat - NO PP or Prior Approval - Referred to Enforcement				I/190/0403 - 30.07.19	n/a
HS/FA/18/00646	14.09.18	13-14 Linton Road, TN34 1TW NEW H54	Change of use and conversion from C2 vacant care home (unauthorised HMO) to 1 dwelling & 4 flats including external alterations.	brownfield	5	5	I/190/0460 - 09.08.19	n/a
HS/FA/18/00710	28.03.19	229 Hillside Road (land adj.)	Erection of new 3 bedroom detached dwelling with 2 parking spaces on land adjacent to 229 Hillside Road, with vehicular access to the rear side onto Beechwood Gardens	greenfield	1	1	F/190/1331 - 08.10.19	n/a
HS/FA/17/00625 (HS/FA/18/00413)	16.11.17 (18.07.18)	8 Grosvenor Crescent, TN38 0BX	Conv. Of existing building from 4 flats to 7 flats (HS/FA/18/00413 amendment to HS/FA/17/00625)	brownfield	7	3	F/189/1267 - 21.10.19	n/a
HS/FA/17/00016	16.05.17	Land adj.22 Springfield Valley Road, Springfield Valley, TN38 0RP (23 Springfield Valley)	Removal of existing concrete slab and erection of single dwelling with garage & roof garden	brownfield	1	1	F/190/1500 - 29.10.19	n/a
HS/FA/18/00809	24.12.18	248 Wishing Tree Road (land rear of)	Erection of a pair of semi-detached dwellings on land rear of 248 (garden)	greenfield	2	2	AI start I/190/0653 - 23.10.19	n/a
HS/FA/16/00414	16.11.17	248 Wishing Tree Road (land rear of)	Erection of a pair of semi-detached dwellings on land rear of 248 (garden)	greenfield	2	2	see above	n/a
HS/FA/18/00544 - see also HS/FA/20/00208	07.12.18 & 20.0	Land adj. 61 West Hill Road, TN38 ONF (to be called 59a)	Erection of building to provide 2 maisonettes & 1 flat	Brownfield	3	3	AI - I/190/0666 - 28.10.19	n/a
HS/PA/19/00496	14.08.19	122 Bohemia Road, TN37 6RP (366RET)	Notification of prior approval for cou from shop (A1) to self contained flat (C3) (including associated building operations) - PRAA	brownfield	1	1	AI - I/190/0727 - 15.11.19	n/a
HS/FA/17/01042	22.02.18	1st-3rd floors, 60-61 High Street, TN34 3EN	cou from maisonette above shop into B&B (C1)	brownfield	0	-1	AI - I/190/0711 - 11.11.19	n/a
HS/FA/19/00592	10.10.19	10 Wellington Square, TN34 1PB	Change of use of ground & lower ground floors from A2 employment agency to C3 residential (1 x 2 bed maisonette). Subdivision of duplex on 3rd & 4th floors into 2 x 1 bed flats and refurbishment of building to create 4 x 1 bed flats & 1 x 2 bed maisonette.	brownfield	5	2	AI - F/190/1666 - 22.11.19. F/190/2372 resubmission - 04.03.20	n/a
HS/FA/18/00871	05.12.18	40-41 Queens Road, TN34 1RE (1st floor) (335RET) (becoming 40&41 Portland Place - entry to flats in Portland Place)	Change of use of 1st floor retail storage (A1) to 2 flats (C3)	brownfield	2	2	AI - I/190/0749 - 26.11.19	n/a
HS/FA/19/00761	03.12.19	105 Milward Road, TN34 3RS	cou from HMO (C4) to single family dwellinghouse (C3) and works to rear dormer including new juliet balcony (retrospective)	Brownfield	1	0	B/190/1130 - 10.12.19	n/a

HS/FA/18/01085	09.05.19	basement, 83 Castle Hill Road, TN34 3RA	Reinstatement of derelict flat into habitable accommodation including the reinstatement of windows and external door which are currently bricked up	brownfield	1	1	AI - I/190/0799 - 13.12.19	n/a
HS/FA/18/00560	19.06.19 - on appeal	Sunnyheights, 105 Old Roar Road, St L, TN37 7HD	The development proposed is the erection of a detached dwelling & double garage	greenfield	1	1	AI - I/190/0950 - 10.02.20	n/a
HS/FA/19/00099	04.06.19	14 Grand Parade, TN37 6DN	Conversion of existing 2 storey maisonette (2nd & 3rd floor) into 2 x 1 bed flats	brownfield	2	1	AI - I/190/0972 - 13.02.20	n/a
HS/PA/18/00963	26.02.19	825 The Ridge, TN37 7PX (341EMP)	Prior approval for cou from light industrial (B1c) to C3 (1 x 1 bed flat)	brownfield	1	1	AI - I/190/0980 - 13.02.20	n/a
HS/FA/19/00220	15.8.19	basement, 379 London Road (365EMP)	cou from B1 (business - office) to C3 (1 bed flat)	brownfield	1	1	AI - I/190/0985 - 13.02.20	n/a
HS/FA/19/00313 (see also HS/FA/20/00314 & HS/FA/20/00705)	30.08.19	35-39 Norman Road, TN38 0EG	construction of 3 storey side extension (on land to side of no.37 known as former 35) to form 3 self contained flats. Replace & extend roof on no.37-39. Create 4th self contained apartment within roof space across 35-39 Norman Road	brownfield	4	4	F/190/2413 - 16.03.20 resubmission	n/a
HS/FA/16/00660 (HS/FA/03/00172)	20.01.17 (19.06.03)	12-13 York Buildings, Wellington Place (H36)	alteration works to ground floors stair & 3 upper storeys to form 6 x 1 bed flats (last used as ancillary office & storage for Millets shop below)	brownfield	6	6	BC/03/00150 - 01.07.03 & F/189/0733 - 08.01.20	n/a
HS/FA/18/00411	06.07.18	basement, 137 Hughenden Road, TN34 3TF (82RET)	cou redundant shop basement into 2 bed garden flat & erection of railings to front of shop	brownfield	1	1	F/189/0418 - 21.01.20	n/a
HS/LB/19/00492 & HS/FA/19/00786	24.09.19 & 05.	14 East Ascent (lower ground & ground floor)	Conversion of 2 flats into a 2/3 bedroom maisonette with various other reinstatement and replacement works	brownfield	1	-1	F/190/1213 - 20.01.20	n/a
HS/FA/19/00888	19.03.20 (after BC application received)	D'Arcy Hall, White Rock Gardens, Hastings, TN34 1LD	Conversion of existing dwelling into 2no. maisonettes and 2no. flats with associated improvements and alterations including 4no. replacement dormers, new Conservation rooflight and new ornamental wrought iron guarding	Brownfield	4	4	I/190/0897 - initial notice accepted 27.01.20	n/a
HS/FA/19/00936	05.02.20	Basement, 251 Battle Road, TN37 7AN (381RET)	described as conversion, actually cou. Cou of vacant store rooms (hairdressers A1 storage) into a 1 bedroom flat including single storey extension with single rooflight	Brownfield	1	1	I/190/1041 - initial notice accepted 05.03.20	n/a
HS/FA/17/00643	07.11.17	land rear of 465 The Ridge, TN34 2RT	Erection of one new dwelling & detached garage on garden site	greenfield	1	1	F/190/1276 - started 15.05.20	n/a
HS/FA/19/00977	20.04.20	Flats 3 & 4, 3 St Clements Place, St Leonards on Sea, TN38 0DT	Internal alterations to Flat 3 and Flat 4 to create a single flat, alterations to elevations, erection of single storey extension and roof terrace (amendment to planning permission HS/FA/19/00251)(amended description)	Brownfield	1	-1	I/201/0037 - initial notice accepted 04.05.20	n/a
HS/FA/16/00350	22.08.16	St Pauls Nursing Home, 65 Albany Road, TN38 0LJ	cou from commercial care home (C2) to single dwellinghouse (C3) - no internal/external changes	brownfield	1	1	LAPSED EXERCISE CHECK - traced BC record F/178/0530 decision date 18.08.17	n/a
HS/FA/17/00165	24.04.17	3 Mount Pleasant Crescent, TN34 3SG	Conversion from 2 flats to a single dwelling	brownfield	1	-1	Lapsed exercise check - single	n/a
HS/FA/17/00095	22.06.17	1st & 2nd floor, 468 Old London Road (above Pizza Hut)	Cou of first and second floors to a self-contained maisonette including addition of a rear dormer	brownfield	1	1	AI - I/201/0096 - 04.06.20 & again on 14.07.20	n/a
HS/FA/19/00840	29.04.20	St Marys Church Hall, 25 Castle Hill Passage, TN34 3RG	Conversion of the original hall and annexe to three units comprising of Unit A - 2 bed self-contained residential unit (C3 use), Unit B - 6 beds (C4 HMO use) and Unit C -5 beds (C4 HMO use) (Revision of application reference HS/FA/11/00510) as amended.	Brownfield	3	3	applicant advises works started on 01.04.13 on previous 2011 permission!	n/a
HS/LB/18/01110 & HS/FA/19/00755 & HS/LB/19/00756	15.11.19 & 17 & 19.12.19	Rose Cottage, 4 Gillsmans Hill, St L	Ground floor bathroom extension & repair of building to create a 3 bedroom cottage (amended description)	brownfield	1	0	AI notice I/201/0254 - 21.07.20 for conversion & rebuilding of rear building to create dwelling and erection of a second dwelling	n/a
HS/FA/19/00675 & HS/LB/20/00376	26.06.20 & 24.07.20	St Clements Church Hall, 2 Croft Road, Hastings, East Sussex, TN34 3HJ	Part conversion & rebuilding of part of existing wing at rear of Rose Cottage to form 2 dwellings	brownfield	2	2	AI initial notice I/201/0275 - 28.07.20	n/a
HS/FA/18/00038	23.08.18	43-45 Queens Road, TN34 1 RE (287RET) NEW H53	Proposed conversion of Church Hall to 2 x new flats (1 x 3 bed maisonette & 1 x 2 bed flat)	Brownfield	2	2	F/201/0532 - 18.08.20 & F/201/0828 - 11.09.20 -see notes. BC resubmission rec'd 14.12.20 under F/201/1700	n/a
PENDING - no PP, pre-app enquiry only under PRE/20/00527	TBC	106 & 106A Ashburnham Road, Hastings, TN35 5LJ	Proposed conversion of above shop space (first, second and loft space) into 5 self-contained flats, incorporating with ground floor entrance alteration and rear roof dormers construction. (cou from ancillary retail storage & 17m2 office into 5 flats)	Brownfield	5	5	AI initial notice I/201/0318 - 12.08.20	n/a
HS/FA/18/00550	17.04.19	Land south of 15-20 Gresley Road, Lancaster Road H50/HL75	No PP - BC description - change of use of 2no.flats to form a 4 bed dwelling	NO PP	1	-1	AI Initial notice I/201/0354 - 26.08.20	n/a
HS/FA/19/00880	08.07.20	Land rear of 28-42 Barley Lane (Approved inspector address as Goat Hill House & official address to be 38A Barley Lane)	Construction of 5 homes on land adjacent to Lancaster Road (South of 15-20 Gresley Road)	greenfield	5	5	AI Initial notice I/201/0352 - 26.08.20	n/a
HS/FA/19/00414	19.09.19	21 Grand Parade, TN37 6DN (upper floors)	PP under 28-42 Barley Lane for new single family dwelling and associated landscaping and hardscape. Refurbishment and extension of an existing garage.	greenfield	1	1	AI initial notice I/201/0456 - 30.09.20 & revised on 24.11.20	n/a
			Single occupancy house to 3 x apartments and 1 x 4 bed HMO with shared entrance and internal modifications as required. Commercial use at ground floor retained	brownfield	4	3		n/a

HS/FA/20/00844	11.01.21	21 Grand Parade, TN37 6DN (upper floors)	Change of use from single-occupancy house to 4x apartments with a shared entrance and internal modifications as required. Commercial use at ground floor retained.	brownfield	4	3	see above	n/a
HS/FA/20/00251	25.09.20	69 London Road, St Leonards on Sea, TN37 6AR	cou 4 storey property from Architects Practice (A2 or B1) to mixed (A2 or B1 at ground floor front level). Conv. to 3 flats (total) at basement, ground and first floor. Formation of roof with dormer windows at 3rd floor to create a maisonette at second and third floor. Erection of a two storey and three storey rear extension. replacement of some windows & Juliette balcony	TBC	4	4	AI initial notice I/201/0461 - 30.09.20	n/a
HS/FA/20/00353	28.07.20	144 Mount Pleasant Road, Hastings, TN34 3SN	conversion of first floor 4 bedroom flat to two x 1 bedroom self-contained units, with creation of two x 1 bedroom flats at second floor with roof change with new windows also creation of a space for condensers, storage, bins and cycle store at basement and ground floor - Total of 4 units created.	brownfield	4	3	AI initial notice I/201/0468 - 01.10.20	n/a
HS/FA/18/00176	08.01.19	Land West of Helios & North of Gillsmans Hill, TN	Erection of 2 x 4 bed & 2 x 5 bed dwellings with detached garages & access	greenfield	4	4	AI initial notice I/201/0472 - 02.10.20	n/a
HS/FA/19/00831	31.01.20	Top Maisonette, 167 London Road, TN37 6LS	Conversion of attic including roof lights to front and rear, and, subdivision of two storey maisonette at first and second floor to form a two bed flat at first floor and four bed maisonette at second floor and attic	Brownfield	2	1	F/201/1053 - 25.11.20	n/a
HS/FA/20/00374	31.07.20	6 Tower Road, St Leonards-on-sea, TN37 6JE	Proposed conversion of 1 No. one bed flat and 1 No. three bed maisonette in to a three bed dwelling. Extensions to the rear to form family room at lower ground floor level, utility room and WC at ground floor level and bathroom at first floor level.	brownfield	1	-1	AI initial notice I/201/0514 - 20.10.20	n/a
HS/FA/20/00632	02.11.20	2-3 Kings Road, St Leonards on sea, TN37 6EA	Proposed change of use of first floor currently used as a store, staff room and office serving the Class E (previously A3) use at ground floor into a self-contained 2 bed flat (C3).	brownfield	1	1	AI initial notice I/201/0618 - 13.11.20	n/a
HS/PA/19/00041	18.03.19	Ground & lower ground floor storage area, 135 Battle Road, TN37 7AE (346EMP)	Prior Approval for change of use of ground floor office & lower ground floor storage area used in conjunction with office above (B1a) to domestic self-contained flat (C3)	brownfield	1	1	AI initial notice I/201/0783 - 15.01.21	n/a
HS/FA/18/00639	06.11.18	Ashbrooke Lodge, 268 Sedlescombe Road North, TN37 7JL	Regularise use of building as 4 flats plus extension to provide additional 2 bed house	brownfield	5	2	see below	n/a
HS/FA/19/00277	06.11.18	Ashbrooke Lodge, 268 Sedlescombe Road North, TN37 7JL	Erection of a pair of semi-detached dwellings and associated landscaping (garages to be demolished)	brownfield	2	2	AI initial notice I/201/0811 - 20.01.21	n/a

Total small site windfall under construction up to January 2021

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Total net small site windfall under construction up to January 2021

Permissions due to lapse between 01.04.20 - 31.03.21

Original application number	Date approved	Site name	Description	Greenfield/ Brownfield	Gross	Net remaining	Date work commenced on site	Potential Lapse Date
HS/FA/17/00233	22.09.17	1a Maze Hill Terrace, TN38 0HJ	conv. Of property back to single dwelling	brownfield	1	-1	Pending	22.09.20 extended to 01.04.21
HS/FA/11/00554 (HS/FA/17/00468)	(20.10.17)	Land rear of 23 Martineau Lane, TN35 5DS	Erection of a two-storey chalet style detached dwelling	greenfield	1	1	Pending	20.10.20 extended to 01.04.21
HS/FA/17/00092	13.11.17	Basement, 79 High Street, TN34 3EL	cou lower ground floor to self contained dwelling	brownfield	1	1	Pending	13.11.20 extended to 01.04.21
HS/DS/17/00414 - see also HS/FA/20/00132	17.11.17	Land adj. Lidham Farmhouse, Rye Road, TN35 4LL	Approval of all reserved matters relating to access, appearance, landscaping, layout & scale of HS/FA/15/00719 - Erection of 2 storey dwelling	brownfield (land is agricultural although within the curtilage of Lidham Farmhouse)	1	1	Pending	17.11.20 extended to 01.04.21
HS/FA/17/00554	28.11.17	25 Nelson Road, TN34 3RX	Change of use from residential (C3) to HMO (SG)	brownfield	1	0	Pending	28.11.20 extended to 01.04.21
HS/FA/17/00534	06.12.17	Sturdee Place (2-10), Hastings	cou of top floor (4th floor of building) from storage/sml workshop last used over 50 years ago to 2 x 1 bed flats	brownfield	2	2	Pending	06.12.20 extended to 01.04.21
HS/FA/17/000971	11.01.18	20 High Street, TN34 3EY	new 2 bed house over 3 storeys on brownfield infill site between no.19 and 21 High Street	brownfield	1	1	Pending	11.01.21
HS/FA/17/00684	22.02.18	Site of former 59 High Street, TN34 3EN	New dwelling in gap between no.58a&b and no.60	brownfield	1	1	Pending	22.02.21
HS/FA/17/00966	23.02.18	1st floor, The Old Custom House, 19 East Parade, TN34 3AL	Change of use of 1st floor from residential to restaurant rooms A3 use	brownfield	0	-1	Pending	23.02.21
HS/FA/17/00849	08.03.18	Land north of The Beacon, St Marys Terrace, TN	New dwelling on undeveloped site north of The Beacon (arts venue) and construction of 4 parking spaces on St Marys Terrace (plus 2 bays with new house)	greenfield	1	1	Pending	08.03.21
HS/FA/18/00047	28.03.18	Land rear of 538 Bexhill Road, TN38 8AY	New single storey dwelling with off street parking on land rear of 538 Bexhill Road	brownfield	1	1	Pending	28.03.21

Total small site windfall due to lapse 31.03.21

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Total small site windfall due to lapse 31.03.21

Permissions due to lapse between 01.04.21 - 31.03.22

Original application number	Date approved	Site name	Description	Greenfield/ Brownfield	Gross	Net remaining	Date work commenced on site	Potential Lapse Date
HS/FA/17/00884	05.04.18	Land rear of 18 Hollington Park Road (rear of Grange Court flats), TN38 0SG	Demolition of unused domestic garage block and erection of 3 bed bungalow	brownfield	1	1	Pending	05.04.21
HS/FA/18/00123	11.04.18	shop & premises 150 Queens Road, TN34 1RN (307RET)	construction of additional storey to create a 2nd floor flat and erection of 3 storey rear extension	brownfield	1	1	Pending	11.04.21
HS/FA/17/00989	09.05.18	1 Northiam Rise (side of)	Erection of 2 bed dwelling to side of 1 Northiam Rise	greenfield	1	1	Pending	09.05.21
HS/FA/18/00321	16.05.18	2/2a Mount Pleasant Road, TN34 3DB	cou from A1 shop & C3 residential to B1b business use	brownfield	0	-1	Pending	16.05.21
HS/FA/18/00370	20.07.18	97 & 97a Fairlight Road, TN35 5EJ	cou from B&B/Hotel (C1) to dwelling (C3)	brownfield	1	1	Pending	20.07.21
HS/FA/18/00477	20.07.18	61 St Marys Road, TN34 3LW	demolished industrial site into zero carbon building containing 4 apartments	Brownfield	4	4	Pending	20.07.21
HS/FA/18/00474	31.07.18	82 Mount Pleasant Road, TN34 3SN	cou from C3 (dwellinghouse) to C4 (small HMO)	Brownfield	1	0	Pending	31.07.21
HS/FA/18/00469	31.10.18	Site of former 13-14 Caves Road, TN38 0BY	Erection of 4 bed house	brownfield	1	1	Pending	31.10.21
HS/FA/18/00888	20.11.18	104 London Road, TN37 6LT	conv.from 2 flats to single dwelling	brownfield	1	-1	Pending	20.11.21
HS/PA/17/01039	11.04.18	shop & premises 150 Queens Road, TN34 1RN (307RET)	Prior approval for cou of shop & basement to provide 1 x 1 bed ground floor flat & 1 x 1 bed studio flat in basement	brownfield	2	2	Pending	02.01.22
HS/FA/18/01050	25.01.19	The Glen, 177-179 London Road, TN37 6LS	loft conversion with front & rear dormers to form a 2 bedroom flat	brownfield	1	1	Pending	25.01.22
HS/PA/18/01103	12.02.19	1st, 2nd & loft floors above 5 Queens Road (08EMP)	Prior approval for cou from office (B1a) to C3 (1 x 1 bed & 1 x 2 bed flat)	brownfield	2	2	Pending	12.02.22
HS/FA/19/00040	25.03.19	office & car display land, 46a Battle Road (old police box corner), TN37 (also known as Bilmore Corner & 1a Perth Road) (SAP7)	Demolition of office unit and erection of detached building containing 2 flats	brownfield	2	2	Pending	25.03.22
Total small site windfall due to lapse 31.03.22						14	Total small site windfall due to lapse 31.03.22	
Permissions due to lapse between 01.04.22 - 31.03.23								
Original application number	Date approved	Site name	Description	Greenfield/ Brownfield	Gross	Net remaining	Date work commenced on site	Potential Lapse Date
HS/FA/19/00054 & HS/FA/20/00548	12.04.19 & 27.	32-34 Pevensey Road (rear of). TN38 0LF	Demolition of existing building & the canopy in between garage. Refurbishment of existing garage building & creation of new single detached dwellinghouse which has a single storey to the south & 2 storeys to the north	greenfield	1	1	Pending	12.04.22
HS/FA/18/00825	07.06.19	Land rear of 5-7 Combermere Road, TN38 0RR	Erection of detached 3 storey house including basement and formation of vehicular access onto Clinton Crescent	brownfield	1	1	Pending	07.06.22
HS/FA/19/00169	14.06.19	16 Carisbrooke Road, TN38 0JS	Conv.existing maisonette (4th & 5th storey - 2nd & 3rd floor) to form 2 x 1 bed flats	brownfield	2	1	R/190/1336 validated 11.09.19 no expiry - regularisation of works	14.06.22
HS/FA/19/00194	04.06.19	41 Kings Road, TN37 6DX (1st & 2nd floor)	cou of 1st & 2nd floors from storage to C3 residential and associated works including rear roof terrace & building up of boundary wall	brownfield	1	1	Pending	04.06.22
HS/FA/19/00245	10.07.19	136 Marina, TN38 0BT	cou of vacant former hairdressers on ground floor & lower ground floor to maisonette	brownfield	1	1	pending	10.07.22
HS/FA/19/00312	01.08.19	18-21 Wellington Place, TN34 1NY (rear of ground floor, 1st,2nd,3rd floor)	cou from office & storage space (vacant A2) to 3 flats	brownfield	3	3	Pending	01.08.22
HS/FA/19/00367 & HS/LB/19/00368	06.08.19	Flat 3, Palace Court, White Rock, TN34 1JP	cou from student accommodation HMO (SG) to 2 flats on 2nd floor	brownfield	2	1	Pending	06.08.22
HS/FA/19/00509	13.08.19	24 Alexandra Road, TN37 6LD	conv. from 2 storey maisonette & s/c flat into 3 storey dwelling	greenfield	0	0	Pending	13.08.22
HS/FA/19/00393 & HS/FA/20/00555	17.09.19 & 02.	Land adj.45 Hardwicke Road	Erection of 3 storey dwelling	Greenfield	1	1	Pending	17.09.22
HS/FA/19/00555	17.09.19	Land Adj. to 237 Little Ridge Avenue, TN37 7HN	new house on garden site	brownfield	1	1	WD/16/00236 - 24.06.16 initial notice	17.09.22
HS/FA/19/00431	17.10.19	upper ground & 1st floor, 25 West Hill Road, St L, TN38 0NA	Conversion of upper ground & 1st floor from house to 2 x 2 bed flats. Replacement rear elevation windows, enlargement of 2 upper ground floor windows and the formation of juliet balcony with associated door (part retrospective)	brownfield	2	1	pending	17.10.22
HS/FA/19/00662	08.10.19	99 Battle Road, TN37 7AB	Change of use of a redundant unit (flat roof garage vacant 35 years) to form a new dwelling including minor alterations to no.99 Battle Road	brownfield	1	1	pending	08.10.22
HS/FA/19/00749	31.10.19	31 Cornwallis Street, Hastings, TN34 1SS	Change of use of ground floor from A3 (food & drink) to A2 (professional services) and first and second floor from C3 to A2 (professional services)	brownfield	0	-1	pending	31.10.22
HS/FA/19/00430	11.11.19	26 St Helens Road, TN34 2LQ	to return the house back to one single dwelling from ground floor flat & a maisonette and to replace and widen the exterior bridge to the rear to allow for exterior stairs to access the garden (part retrospective) (amended description)	brownfield	1	-1	pending	11.11.22
HS/FA/19/00266	20.12.19	Fernwood Care Home, 30 Fern Road, TN38 0UH	cou from C3 residential property to D1 non-residential institution as a day nursery. The proposal includes increased widths to the external footpaths and erection of 2m acoustic fence (amended description)	Brownfield	0	-1	pending	20.12.22

HS/FA/19/00730	09.12.19	Tubman, 57 Cambridge Road	redundant public house to 3 x self contained residential units	Brownfield	3	3	see notes	09.12.22
HS/PA/19/00971	24.01.20	91-97 Bohemia Road, St Leonards on Sea	Notification for prior approval for proposed change of use from offices (B1) to 4 no. dwellings (C3)	Brownfield	4	4	pending	24.01.23
HS/FA/19/00743 & HS/LB/19/0	18.02.20	26 Wellington Square	Conversion of house to form a 1 bed flat on lower ground floor & a 3 bed maisonette on all remaining floors (amended description)	Brownfield	2	1	pending	18.02.23
HS/FA/19/00929	17.03.20	128 Ashford Road, TN34 2HJ	New chalet bungalow on garden site	greenfield	1	1	Pending	17.03.23
HS/FA/19/00965	10.03.20	4 Park Lodge Court, Kenilworth Road, TN38 0JQ	change of use & conversion of 3 storey house into one ground floor studio flat & 1 x 2 bed on the upper floors together with minor external alterations to the property to facilitate the conversion	brownfield	2	1	Pending	10.03.2023
HS/PA/20/00012	13.03.20	1st, 2nd & attic floor, 41 Cambridge Road, TN34 1DJ	Notification for prior approval for proposed change of use from office space (B1a) to 2 x 1 bed units (C3)	brownfield	2	2	Pending	13.03.2023
Total small site windfall due to lapse 31.03.23					22		Total small site windfall due to lapse 31.03.23	
Permissions due to lapse between 01.04.23 - 31.03.24								
Original application number	Date approved	Site name	Description	Greenfield/Brownfield	Gross	Net remaining	Date work commenced on site	Potential Lapse Date
HS/FA/19/00827	10.06.20	10 Hollinghurst Road, St Leonards-on-sea, TN37 7JP	Proposed removal of storage shed. Proposed new dwelling on land adjacent to 10 Hollinghurst Road, with new vehicular entrance to serve the same.	brownfield	1	1	Pending	10.06.23
HS/FA/20/00013	10.06.20	Fluid (former nightclub & premises), 20 Robertson Street, TN34 1HL (329RET)	Change of use of upper floors (1st, 2nd & 3rd) to HMO (sui generis). Rear alterations to window openings.	brownfield	1	1	Pending	10.06.23
HS/FA/20/00070	09.06.20	First Floor Flat, 9A Sedlescombe Road North, St Leonards-on-sea, TN37 7DA	Divide 1 no. two bedroom flat into 2 No. one bedroom flats. Single storey rear extension at first floor level to serve one bedroom flat. Replace two existing front elevation windows with UPVC double glazed units.	brownfield	2	1	Pending	09.06.23
HS/FA/20/00820	22.12.20	First Floor Flat, 9A Sedlescombe Road North, St Leonards-on-sea, TN37 7DA	Proposed sub-division of an existing flat into 2 x studio flats	brownfield	2	1	Pending	22.12.23
HS/FA/19/00254 (APP/B1415/W/19/3235638)	09.06.20 allowed on appeal	36 Devonshire Road, Hastings TN34 1NF	The development proposed is applying for C3 (dwellinghouse) to be changed to C4 (house in multiple occupation) change of use.	brownfield	1	0	pending	09.06.23
HS/FA/19/00357	17.10.19	52A Burry Road, St Leonards-on-sea, TN37 6QZ (370RET)	Proposed demolition of existing building (currently used as a Beauty Salon) and erection of a two storey contemporary dwelling with off street parking (amended design).	brownfield	1	1	pending	17.10.23
HS/FA/20/00068	10.07.20	402 Old London Road, Hastings, TN35 5BB	Change of use from C3(Dwelling house) to C4(HMO)	brownfield	1	0	pending	10.07.23
HS/FA/20/00187	17.07.20	242 St Helens Road, TN34 2NE	Proposed erection of detached dwelling	greenfield	1	1	Pending	17.07.23
HS/PA/20/00348	30.07.20	Offices First Floor Front, 10 Cambridge Road, Hastings, TN34 1DJ (388EMP)	notification for prior approval for proposed change of use from office space (B1(a)) to a self contained one bedroom dwelling (C3)	brownfield	1	1	Pending	30.07.23
HS/FA/20/00268	05.08.20	Pharmacy and Premises, 39-41 Sedlescombe Road North, St Leonards-on-sea, TN37 7DA	Roof extension to existing building and conversion of upper floors, including dormer and inset balconies, creating 2no. residential flats (maintaining ground floor retail unit) and erection of 1no. 1-bedroom house to the rear of site including associated parking, cycle stores and bin stores.	brownfield	3	3	pending	05.08.23
HS/FA/20/00318	26.08.20	103 Middle Road, Hastings, TN35 5DL	Proposed demolition of existing dwelling and erection of a pair of semi-detached houses with off road parking.	brownfield	2	1	pending	26.08.23
HS/FA/18/00868 & HS/LB/18/00869	22.09.20	37 Marina, St Leonards-on-sea, TN38 0BU (389RET)	Change of Use of first, ground and lower ground floors of 37 Marina into a live work unit and installation of original shopfront. As amended	brownfield	1	1	Pending	22.09.23
HS/FA/20/00251	25.09.20	69 London Road, St Leonards-on-sea, TN37 6AR (390EMP)	Change of use of an existing Four Storey property from an Architects Practice (A2 or B1) use to Mixed-use (A2 or B1 at ground floor front level). Conversion to 3 flats (total) at basement, ground and first floor. Formation of roof with dormer windows at 3rd floor to create a maisonette at second and third floor. Erection of a two storey and three storey rear extension. Replacement of some timber sliding sash windows with UPVC sliding sash windows and doors on the rear elevation and overhaul of existing timber sliding sash windows, removal of first floor window and replacement with timber sliding sash on the front elevation, formation of Juliette balcony on rear elevation at ground floor (above basement level), replacement of concrete tile inverted roof with slate and new wall/pillars to front elevation (amended description).	brownfield	4	4	Pending	25.09.23
HS/FA/20/00316	24.09.20	Land at 63 Boyne Road, Hastings, TN35 5NY	Proposed dwelling	greenfield	1	1	Pending	24.09.23
HS/FA/20/00384 (associated LB application WITHDRAWN)	04.09.20	Land Adjacent, 74 Kenilworth Road, St Leonards-on-sea	Proposed detached dwelling and associated landscaping.	greenfield	1	1	pending	04.09.23

HS/FA/20/00391	07.09.20	Flats 1 & 2, 16 St Helens Park Road, Hastings, TN34 2ER (basement & ground floor flat only)	Conversion of two flats into a single dwelling. Installation of internal staircase.	brownfield	1	-1	submitted to BC under F/201/1061 23.09.20 pending official start	07.09.23
HS/FA/20/00429	23.09.20	Land between 6 and 12, Broomgrove Road, Hastings, TN34 3PL	construction of a terrace of three, two storey dwellings.	brownfield	3	3	Pending	23.09.23
HS/FA/18/01123	13.10.20	194 Sedlescombe Road North, St Leonards-on-sea, TN37 7EN	Erection of two detached bungalows (as amended)	brownfield	2	2	Pending	13.10.23
HS/PA/19/00822	PRAA - 06.12.19	307 Bexhill Road, St Leonards on Sea, TN38 8AH	otification for Prior Approval for proposed a change of use from offices (B1) to dwellinghouse (C3)	brownfield	1	1	submitted to BC under F/201/1061 23.09.20 pending official start	16.12.23
HS/FA/20/00283	19.11.20	8-10 Clifton Road, Hastings, TN35 5AJ	Change of use from Care Home (C2) to a 17 bedroom HMO (Sui Generis), including permanent onsite staff accommodation/office at basement level and the addition of ground floor roof lights (amended description).	brownfield	1	1	PENDING	19.11.23
HS/FA/20/00139	07.10.20	Beaufort House, 25 St Johns Road, (Land at rear), St Leonards-on-sea, TN37 6HN	Erection of 2no (3 storey) dwellings at land at the rear of Beaufort House	greenfield	2	2	PENDING	07.10.23
HS/FA/20/00186	16.10.20	Land at Amsterdam Way	Erection of 3 detached houses	Brownfield	3	3	PENDING	16.10.23
HS/FA/20/00562	15.10.20	49-53 Warrior Square, St Leonards-on-sea (Clevedon Hotel/hostel)	Internal changes to layout of HMO to provide improvement to accommodation and additional 13 rooms. Repositioning of windows in 2nd floor rear returns (existing size and design of windows retained).	brownfield	0	0	PENDING	15.10.23
HS/FA/20/00283	11.11.20	29-30 Kings Road, St Leonards-on-sea, TN37 6DU	Conversion of first, second and third floors to residential use with associated minor internal and external alterations to the basement and ground floors. Extension at first and second floor to rear elevation and alterations to the fenestration (amended description).	brownfield	4	4	pending	11.11.23
HS/FA/20/00659	04.11.20	Flat Above, 46 London Road,(First, Second & Third Floors), St Leonards-on-sea, TN37 6AN	Proposed sub-division of existing four bedroom maisonette at first, second and third floors and the creation of 1 x one bedroom flat at first floor level and 1 x two bedroom flat at second and third floor level. The construction of a lean-to roof structure at first-floor level on the rear elevation (amended description).	brownfield	2	1	pending	04.11.23
HS/FA/20/00712	24.11.20	106 and 106A (Ground Floor & First Floor), Ashburnham Road, Hastings, TN35 5LJ	Conversion of two flats to one dwelling	brownfield	1	-1	pending	24.11.23
HS/FA/20/00716	30.11.20	Capdown House, 40 Downs Road, Hastings, TN34 2DX	Existing main house converted to form 1 bedroom self contained flat to ground floor, and self contained 3 bedroom maisonette to the 1st / 2nd floors, works to include new roof light to rear	brownfield	2	1	pending	30.11.23
HS/PA/20/00166	11.12.20	Shop & premises, 125 Queens Road, TN34 1RP (396RET)	Notification for prior approval for proposed change of use from shop (E) to residential (C3).	brownfield	1	1	pending	11.12.23
HS/FA/20/00238	08.12.20	27 Tackleway, Hastings, TN34 3DA	Proposed conversion of 3 flats to form one dwelling, installation of a window to the side elevation and associated internal alterations. (amended description)	brownfield	1	-2	pending	08.12.23
HS/FA/20/00303	11.12.20	Land between 20 and 21, Warren Close, St Leonards-on-sea	Proposed construction of 2no 3bedroom dwellings and associated vehicular parking (officer report says this is 1 x 3 bed & 1 x 2 bed).	greenfield	2	2	Pending	11.12.23
HS/FA/20/00398	07.12.20	Land opposite, 56-58 West Hill Road (Adjacent to Sussex Steps & 71 West Hill Road)	Construction of a single detached two storey dwelling and landscaping works. The house is built into the land and is visible above ground level by no more than 1.6 metres on the Northern West Hill roadside.	greenfield	1	1	Pending	07.12.23
HS/DS/20/00504	08.12.20	87 Lower Park Road, Hastings, TN34 2LE (land rear of)	Approval of reserved matters relating to layout, scale, landscaping and external appearance of the new dwelling of Planning Permission HS/OA/19/00795 (Outline Permission (seeking approval for access) for construction of new single dwelling and access driveway to land to rear of 87 Lower Park Road)	greenfield	1	1	Pending	08.12.23
HS/FA/20/00505	18.12.20	422 The Ridge, Hastings, TN34 2RR	Demolition of existing bungalow and erection of replacement chalet bungalow	brownfield	1	0	Pending	18.12.23
HS/FA/20/00540	04.12.20	Land on the north side of Gillsmans Hill, Hollington Park School Grounds, Gillsmans Hill, St Leonards	Proposed new four bed dwelling with parking and landscaping (as amended).	greenfield	1	1	Pending	04.12.23
HS/FA/20/00791	21.12.20	Land at The Hollington Oak, 210 Wishing Tree Road, St Leonards-on-sea, TN38 9LB	Erection of 3 dwellings together with a car barn and alterations to the existing vehicular accesses.	greenfield	3	3	pending	21.12.23
Total small site windfall due to lapse 31.03.24						41	Total small site windfall due to lapse 31.03.24	