

Hastings Borough Council Local Plan Monitoring Report (LPMR)

Monitoring year: 2020-2021

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www.hastings.gov.uk/localplan

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1.0 Executive summary

- 1.1 This Local Plan Monitoring Report (LPMR) has been prepared by Hastings Borough Council Planning Policy team to cover the monitoring period from 01 April 2020 to 31 March 2021. It identifies progress in preparing and implementing planning policies, as required by Regulation 34 of the Town and Country (Local Planning) (England) Regulations 2012 (as amended). Its focus is upon both housing and employment land completions and the policies around those.

Key housing statistics

- 1.2 A total of 111 net additional dwellings were completed in the Borough in 2020-21¹. Of these 36 were affordable housing completions.
- 1.3 Of the 131 gross 131 of the gross dwellings completed, 94% were developed 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 We have been continuing to develop our evidence base in light of the Regulation 18 consultation. We also are continuing to engage with infrastructure and service providers, neighbouring authorities, and other stakeholders.
- 1.6 Our Local Development Scheme (LDS) sets out the timetable, resources and monitoring arrangements for the production of the new Local Plan for Hastings. This document is available on our website via <https://www.hastings.gov.uk/planning/policy/new-local-plan/localdevelopmentscheme/> Any future alterations to our timetable will be available via this link.

¹ The overall net completions for the monitoring year were 111. It was not necessary to adjust this figure for the Housing Delivery Test requirement to account for an adjustment ratio for the number of C2 communal or student accommodation losses or gains in the reporting year. This is further explained at paragraph 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 (as amended) confirms 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 2020 - 31 March 2021. 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.
- 2.4 We have also included headline information about our Brownfield Land and Self-build and Custom Housebuilding Registers

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 the Coronavirus (Covid-19) pandemic which started in early 2020 affected construction activity and also our ability to undertake comprehensive site visits owing to restrictions in place by the Government at the time.
- 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. An adjustment for either is not applicable for the 2020/2021 monitoring year as there were no gains or losses of student or other communal 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 111 net new housing completions in the 2020-2021 monitoring year. Table 2 shows the net new dwellings by monitoring year and confirms that since the start of the Plan period (2011/2012) 1,696 net new homes have been delivered before any adjustment relating to communal accommodation is made. This means the average number built per year over the last 10 years was 170 units (rounded). This is less than the annualised requirement of ‘at least’ 200 net new dwellings per year target within the adopted Local Plan.

3.9 It should be noted, 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 2019/2020 which has continued into this monitoring year due in part to the impact of the national lock down for the Coronavirus (Covid-19) pandemic and building material shortages. The Coronavirus pandemic is still playing a part, but Government measures including the national vaccination programme are now in place which is allowing building work to pick up again.

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
2020/21	111	0	0	111

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 ⁶)	1	46	204
2018/19	21	66 (17 arising from PD ⁷)	18	79	184 ⁸
2019/20	14	51 (5 arising from PD ⁹)	8	46	119 ¹⁰
2020/21	15 (0 arising from PD)¹¹	25 (2 arising from PD¹²)	-3	74	111

Source: Planning Policy

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 Permitted Development (PD as explained in footnote 6.

⁸ This figure is adjusted by the Housing Delivery Test calculations to 178, please see table 2 and paragraph 3.6 for an explanation

⁹ Permitted Development (PD) as explained in footnote 6.

¹⁰ This figure is adjusted by the Housing Delivery Test calculations to 86, please see table 2 and paragraph 3.6 for an explanation

¹¹ Permitted Development (PD) where building have been extended upwards to create new dwellings or demolished and replaced with a new dwelling (the latter under Class ZA of Part 20 of Schedule 2 to GPDO 2015) [The Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) \(No. 3\) Order 2020 \(legislation.gov.uk\)](#)

¹² 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

- 3.10 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 (745 net new units). The combined delivery over the same period arising from new build and change of use is also strong (402 and 484 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.
- 3.11 Table 4 shows housing completions arising from Local Plan allocations, as identified in the [Development Management Plan](#) (DMP), together with completions from windfall sites¹³. The table also shows the gross number of affordable homes¹⁴ which were delivered as part of the overall development of these sites.

Table 4: Net housing completions by site 2020/2021

Site Name (followed by the DMP or other reference where relevant)	Total net completions	Gross affordable completions
Allocated Sites		
Former (Stills) Factory site, Fellows Road, TN34 3TY (HOV1)	10	8
Land North of 14 Fern Road, TN38 0UH (FB15)	4	0
Site of HCAT, 2 Archery Road, TN38 0HZ (MBL1)	51	28
sub total	65	36
Other large sites		
23 Kings Road (land r/o 21-24 Kings Rd) - access from footpath (D05)	4	0
The Kings Head Inn, 61 Rye Road, TN35 5DH (H43). New address Ivy Gardens	12	0
sub total	16	0
overall total of large sites completed	81	36
small site windfalls (<5 units) net total	30	0
Overall net total	111¹⁵	36

Source: Planning Policy

- 3.12 30 net new homes were delivered through small windfall developments during the monitoring year. This has slowed from previous completion rates but will have been affected by the Coronavirus pandemic and building material shortages mentioned previously in this report. Small site windfall developments do, however, continue to make a significant contribution to the supply of new housing in the Borough. Windfall completions over the years have shown that the projected allowance for small site windfall of 35 dwellings per annum in the adopted Local Plan remains robust and justified.

¹³ 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.

¹⁴ The criteria for completions for Planning Policy purposes are that a property is in a habitable condition with the services connected. It should be noted that 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.

¹⁵ No adjustment required for communal accommodation this monitoring year, please see paragraph 3.6 for explanation

- 3.13 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.
- 3.14 There were further changes to the Permitted Development rights in 2020 to include the upward extension of existing residential buildings to create new dwellings¹⁶. This is also now reflected in the table 3 new build column, however, in the 2020/21 monitoring year we have no record of any of these taking place.
- 3.15 In the 2020/2021 monitoring year 2 of the net completions were as a result of PD representing just 2% of the overall net completions. This is a small portion of residential gain but is a loss to B and A use class¹⁷ floorspace.
- 3.16 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 this monitoring year together with the overall total since the start of the Plan period (2011/2012) presented at both spatial area and planning focus area level.

¹⁶ Permitted Development (PD) where building have been extended upwards to create new dwellings or demolished and replaced with a new dwelling (the latter under Class ZA of Part 20 of Schedule 2 to GPDO 2015) [The Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) \(No. 3\) Order 2020 \(legislation.gov.uk\)](#)

¹⁷ [The Town & Country Planning \(Use Classes\) Order 1987 \(as amended\)](#)

Table 5: Net additional dwellings 2020/2021 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	
				2020/21	April 2011-March 2021 inclusive
Western Area	FA1	PFA1: Little Ridge & Ashdown	220-280	4	79
		PFA2: Greater Hollington	250-310	1	193
		PFA3: Filsham Valley & Bulverhythe	630-700	3	122
		Total (indicative range)	1,100-1,290		
Overall total Western Area				8	394
Central Area	FA2	PFA4: St Helens	210-250	1	162
		PFA5: Silverhill & Alexandra Park	300-360	4	129
		PFA6: Maze Hill & Burtons' St Leonards	220-280	56	147
		PFA7: Central St Leonards & Bohemia	240-300	2	187
		PFA8: Hastings Town Centre	200-240	14	181
		PFA10: West Hill	50-70	0	55
		Total (indicative range)	1,220-1,500		
Overall total Central Area				77	861
Eastern Area	FA5	PFA9: Old Town	50-70	1	16
		PFA11: Hillcrest & Ore Valley	440-540	22	282
		PFA12: Clive Vale & Ore Village	250-310	2	125
		PFA13: Hastings Country Park	0	1	18
		Total (indicative range)	740-920		
Overall total Eastern Area				26	441
Overall net total				111¹⁸	1,696

Source: Planning Policy

- 3.17 Table 5 shows that over the last 10 years (April 2011 - March 2021 inclusive) 394 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 39 dwellings per year which is below the indicative range set out in Policy FA2. However, there are a number of residential allocations within the Western Focus Area which, based on the latest information available, are still expected to come forward within the plan period.
- 3.18 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 10 years, with 784 being built in the Central Area overall. This is an average of 86 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 continues to be at the highest rate.
- 3.19 Within the Eastern Area, 441 units were completed in total. The highest amount being built in Hillcrest & Ore Valley, PFA11 at 22 dwellings this monitoring year. The overall number of completions over the last 10 years in the Eastern Spatial Area averages 44 dwellings per year. If building continues at this rate over the remainder of the plan period, the area will be

¹⁸ No adjustment is required to this figure by the Housing Delivery Test calculations this monitoring year. See paragraph 3.6 for an explanation.

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?

3.20 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 the start of the Local Plan period (2011/12), 85% of housing has been 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.

3.21 In 2020/21 only 9 of the gross completions took place on greenfield land. This was mainly new homes built within the curtilage of exiting dwellings, i.e. on former garden land. The remaining 94% of the gross completions (131 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%
2020/21	140	131	94%
Total over the 16 years	3,677	2,992	
Average (for the 16 years rounded)	230	187	81%
Total for the 10 years since the start of the new Local Plan period (2011/12)	2,008	1,711	
Average (since the start of the Local Plan period 2011/2012, rounded)	201	171	85%

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

3.22 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?

3.23 Table 7 shows the gross number of affordable dwellings delivered during 2020/21 by affordable tenure type.

Table 7: Gross affordable dwellings completed 2020/21¹⁹

Shared Ownership (SO)	Affordable Rented (AR)	Social Rented (SR)	As a percentage of overall net housing delivery for the year (rounded to nearest)
20	16	0	32%

Source: Planning Policy

- 3.24 Table 4 confirms the sites where affordable housing was completed in the monitoring year. Table 7 shows that 16 of these were affordable rented (AR) homes, delivered on the allocated site of the former Hastings College, Archery Road in conjunction with a Registered Provider²⁰.
- 3.25 Table 7 also shows that 20 shared ownership properties were provided. These were built on the site of the former College (12 dwellings) and the remaining 8 at the allocated site of the former Stills Factory in Fellows Road.
- 3.26 Both of these sites had a Local Plan policy requirement to provide 25% affordable housing and they each will provide 28 in total, some of which were complete as above in the monitoring year.
- 3.27 Table 8 shows affordable housing completions since 2006/07. In the 2020/21 reporting year 32% (36 units) of the 111 net new dwellings completed, were affordable homes. These were delivered on 2 separate sites. One of these schemes was policy compliant in terms of the number of affordable homes required to meet Local Plan requirements (at Fellows Road). The second scheme (Archery Road) provided affordable housing units in excess of Local plan policy requirements.

¹⁹ The criteria for completions for Planning Policy differ from those of the Housing Department who also monitoring affordable housing. It should be noted they have different criteria and regulations to report against and therefore data for affordable housing completions between sources may vary.

²⁰ [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) ²¹	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 ²²	58	32%
2019/20	119 ²³	16	13%
2020/21	111²⁴	36	32%

Source: Planning Policy

HPS Policy H2 Housing Mix – how are we doing?

- 3.28 Table 8 shows that from the start of the Plan period (2011/12), over the last 10 years, 478 gross affordable new homes have been completed which equates to just over 28% of the 1696 net dwellings completed in the plan period to date. There has been an increase in affordable dwellings this monitoring year taking the average number of affordable homes built over the last 10 years to 48.
- 3.29 Appendix 1 and the following graphs figures 1 and 2 show that over the last 10 years the average number of flats and houses has levelled out. The majority of completions in this monitoring year being for houses at 85 dwellings (gross) and flats being 55 (gross).
- 3.30 The delivery of 3, 2 and 4 bedroom houses have seen the highest level of delivery with 2 bed and 1 bed flats also having the highest completions over the 10 years as seen in the graphs at figures 1 and 2.

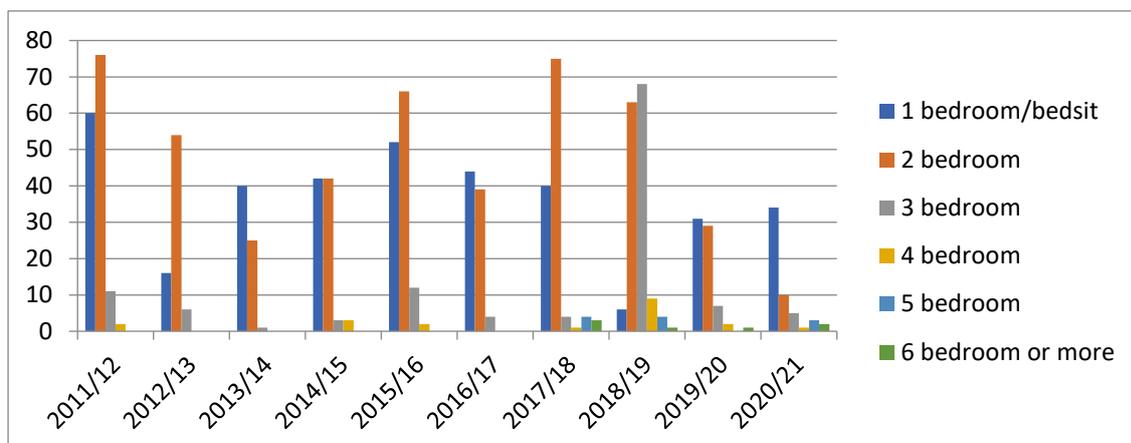


Figure 1: Completion by bedspace 2011/12 to 2020/21 – flats/maisonettes

²¹ The criteria for completions for Planning Policy differ from those of the Housing Department who also monitoring affordable housing. It should be noted they have different criteria and regulations to report against and therefore data for affordable housing completions between sources may vary.

²² This figure is adjusted by the Housing Delivery Test calculations to 178

²³ This figure is adjusted by the Housing Delivery Test calculations to 86

²⁴ This figure did not need adjustment for the Housing Delivery Test calculations in 2020/21

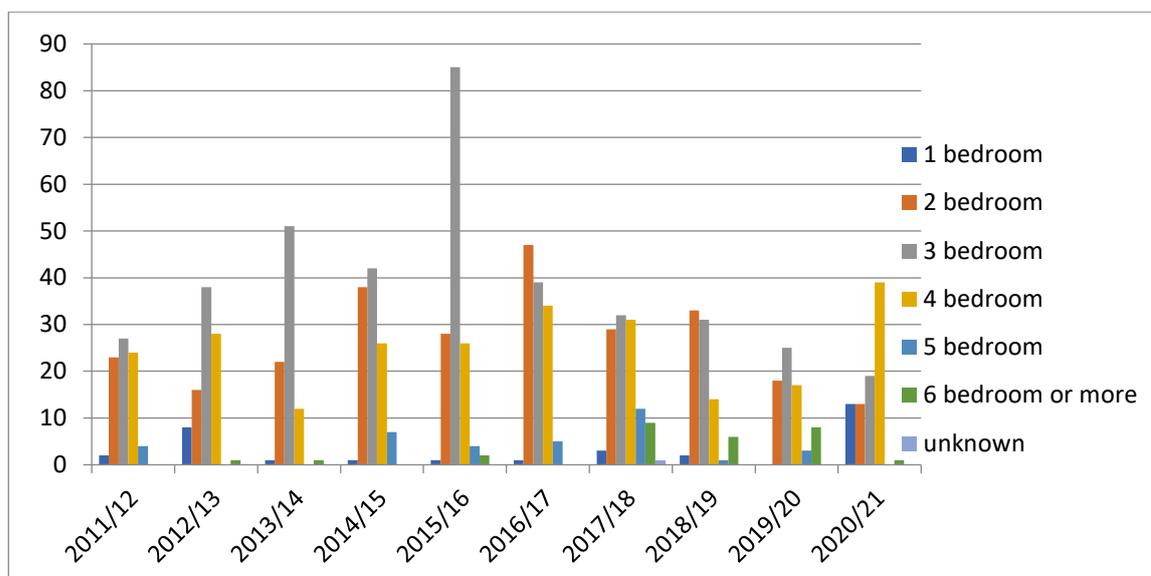


Figure 2: Completion by bedspace 2011/12 to 2020/21 – Houses/bungalows/cottages

The Housing Delivery Test and future supply

- 3.31 The 2021 Housing Delivery Test (HDT) results were published in January 2022²⁵. The HDT is measured against a rolling 3 year period of housing completion figures. The technical note for the 2021 results explains that due to the covid-19 pandemic the total number of homes required is based on 2 year 7 month period (8 months for 2020/21 and 11 months for 2019/20 and not the full 3 year period. Even allowing for this reduction in the 3 year period housing completions within Hastings have not met Government targets.
- 3.32 Given the status of the housing target in the adopted Plan, delivery requirements are now linked to the standard methodology for determining housing need. The degree of under delivery determines whether a Local Planning Authority is placed 'in presumption' and whether a Housing Delivery Test Action Plan is also required.
- 3.33 Our 5 year housing land supply numbers have been updated to reflect the 5 year period from 1 April 2022 – 31 March 2027. 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). The housing target in the current adopted Local Plan reflects the constrained geography of the town – Hastings has a tightly drawn administrative boundary with Rother District. To the south it borders the English Channel, to the east and west are valuable protected open space which are important ecological and landscape assets, to the north is the boundary with Rother. The Hastings Planning Strategy identified 200 homes per year as achievable. However, using the Government formula as we now must since the Planning Strategy is more than 5 years old, means, that until such time as a new housing target is identified in a new adopted Local Plan, the standard methodology for assessing Local Housing Need (LHN)²⁶ must be used in calculating the Borough's 5-year housing land supply requirement. The standard methodology as at 2021/22 requires 454 dwellings to be delivered per annum²⁷. This is an unrealistic housing number for Hastings and it should not be surprising that this figure has not been met.
- 3.34 This figure is considerably higher than the annualised Planning Strategy housing target of 200 dwellings per annum, and consequently the Council cannot demonstrate a positive 5-year housing land position. As there is insufficient supply of deliverable housing sites to meet the 5 year housing land supply the general presumption in favour of sustainable

²⁵ [Housing Delivery Test: 2021 measurement - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/housing-delivery-test-2021-measurement)

²⁶ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

²⁷ This figure is adjusted on an annual basis by the Department for Levelling Up, Housing and Communities

development applies to planning applications across the borough and this is a determining factor assessing planning applications.

Defining the Buffer

3.35 In line with the NPPF (paragraph 74)²⁸ 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 3 (C)). 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. The constraints on the potential for larger scale residential developments in Hastings have not changed. The borough will always be limited by its geography, with additional concerns regarding the economic viability of development and developer interest within Hastings. However, the Council is doing all it can to plan for as much housing as can be sustainably accommodated in Hastings.

Housing Delivery Test Action Plan

3.36 The Council has produced a Housing Delivery Test Action Plan (HDTAP) to assess the causes of under delivery and identify actions to increase delivery of housing in future years. This was published in 2021 for the first time and can be found on our website via <https://www.hastings.gov.uk/planning/policy/localplanmonitoring/>

3.37 The HDTAP will be updated again in the Summer of 2022 and published on the same webpage once available.

Summary of supply

3.38 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.

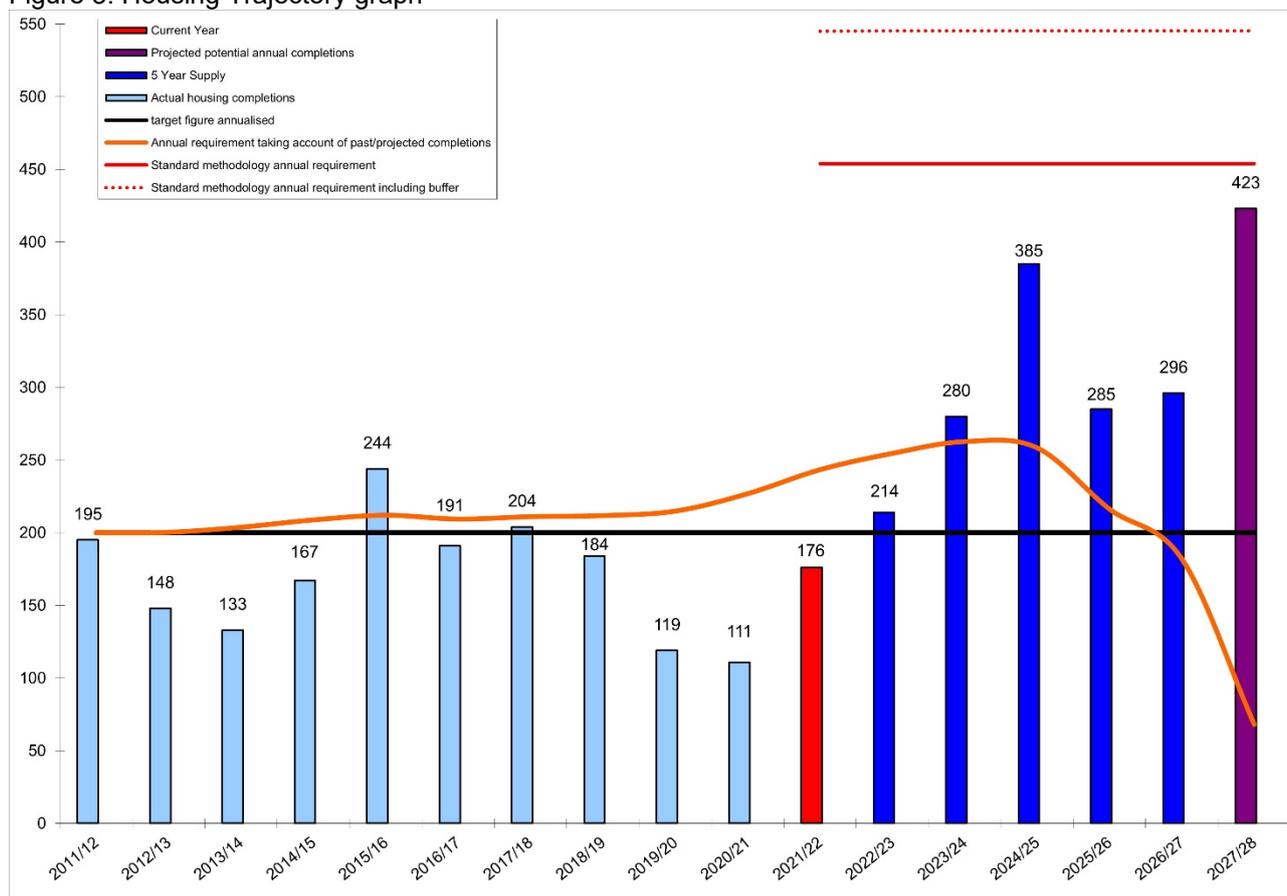
Table 9: 5 year housing land supply

(A) Housing Target	454
(B) 5-year housing land supply requirement (A x 5)	2,270
(C) 5-year housing land supply requirement plus 20% buffer	2,724
(D) Supply of deliverable sites (see table 10 and proceeding paragraphs)	1,544 ²⁹
(E) % supply (D / C)	57%
(F) supply expressed in years (D / C x 5 years)	2.83 years

²⁸ [5. Delivering a sufficient supply of homes - National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/5-delivering-a-sufficient-supply-of-homes-national-planning-policy-framework-guidance)

²⁹ This includes a predicted windfall allowance of 35 dwellings per annum (see paragraph 3.12 for further details) and an allowance for communal accommodation where necessary (see paragraph 3.52)

Figure 3: Housing Trajectory graph



3.39 Figure 3 above shows the current Local Plan period which ends in 2027/28. A new plan is being produced which will cover the period from 2019/20-2038/39. Completion figures for 2027/28 will most likely include development that will come forward after this date and therefore the indicative completion figure for the last year of the Plan period is subject to change.

3.40 The following table (table 10) sets out those sites which have been included within the 5-year housing land supply (1 April 2022 – 31 March 2027). These sites are either under construction, have 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) ³⁰
HOV1	Former Stills Factory (part), Fellows Road	HS/FA/17/01040 for 101 units. Under construction	10.12.18	January 2022	43
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 for 109 units. Under construction	27.07.16	January 2022	36
HL80	Ashdown House, Sedlescombe Road North	HS/FA/21/00003 for 151 dwellings	20.01.22	January 2022	120

³⁰ Where a site is under construction the number shown reflects that expected to be completed from 01 April 2022 onwards

Reference number (new Local Plan reference)	Address	Planning status	Date of decision	Information last updated	Number deliverable within 5 years (net) ³⁰
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	January 2022	15
CBL4 (HL34)	4-5 Stockleigh Road	HS/FA/19/00818 for 12 flats	04.08.21	January 2022	12
CVO5 (HL45)	309-311 Harold Road	HS/FA/18/00703 for 7 dwellings	23.11.18	January 2022	7
GH3 (HL5)	Former Spyway School, Gillsmans Hill	HS/DS/19/00584 for 8 dwellings on part of site only. HS/OA/20/00022 for up to 28 dwellings	20.02.20 and outline on 20.01.22	January 2022	28
FB14 (HL17)	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 and 20.12.17	January 2022	10
H50 (HL75)	Land south of 15-20 Gresley Road, Lancaster Road	HS/FA/18/00550 for 5 dwellings. Under construction	17.04.19	January 2022	5
H31 (HL66)	24, and land adjacent 16-24 Ironlatch Avenue	HS/FA/18/00901 for 8 dwellings (net 7)	20.02.20	January 2022	7
H36	12-13 York Buildings, Wellington Place	HS/FA/16/00660, HS/LB/16/00661 for 6 flats. Under construction	20.01.17	January 2022	6
H49	32-33 White Rock	HS/FA/18/00663 for 7 additional flats. Under construction	05.11.18	January 2022	7
H54	13-14 Linton Road	HS/FA/18/00646 for 5 dwellings. Under construction	14.09.18	January 2022	5
(HL58)	381-391 Old London Rd (former Hare & Hounds and adjacent garage)	HS/FA/19/00377 for 9 flats and HS/FA/21/00895 for 1 flat	02.10.20 and 21.12.21	January 2022	10
CVO4 (HL44)	Land at Church Street	HS/DS/17/00194 for 5 dwellings	21.07.17	January 2022	5
FB1 (HL7)	Former St Leonards Academy, Darwell Campus, Darwell Close	HS/DS/21/00570 for up to 210 dwellings	09.12.21	January 2022	160
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	January 2022	56

Reference number (new Local Plan reference)	Address	Planning status	Date of decision	Information last updated	Number deliverable within 5 years (net) ³⁰
LRA1 (HL1)	Holmhurst St Mary	HS/DS/17/00935 for the erection of 208 dwellings and HS/DS/20/00964 amendment HS/PR/21/00626 confirmed lawful commencement Under construction	10.12.18 and 08.04.21 and 24.09.21	January 2022	208
H72	Vehicle Repair Workshop, 31 South Street St, First Floor Club & Premises 3 Western Road	HS/FA/20/00469 for 5 flats	21.01.21	January 2022	5
H61	Land west of Helios and north of Gillsmans Hill (to be known as Eden Glen)	HS/FA/19/00460 for 6 houses	31.01.20	January 2022	6
H71	211-212 Queens Road	HS/FA/19/00953 for 7 flats	17.06.20	January 2022	7
H73	Offices First Second Third and Fourth Floors, 10-11 Wellington Place	HS/PA/21/00053 prior approval to 6 flats	12.05.21	January 2022	6
H76	29-30 Kings Road	HS/FA/20/00283 plus later HS/FA/21/00173 for 6 flats	11.11.20 & 14.07.21	January 2022	6
H77	335 London Road	HS/FA/18/01091 (APP/B1415/W/21/32717 10) for 9 flats (net 8)	17.09.21 on appeal	January 2022	8
H78	NatWest Bank, Bank Chambers, 28 Havelock Road	HS/PA/21/00527 prior approval for 5 flats	06.10.21	January 2022	5
H75	Ocean House, 87-89 London Road	HS/PA/21/00739 prior approval for 83 flats	20.09.21	January 2022	83
Total					866

Source: Planning Policy

3.41 In addition, the following sites have either (i) outline planning permission, (ii) are allocated for residential development in the Local Plan, or (iii) newly identified development opportunities which have reached a sufficiently advanced stage for us to be confident they pass the NPPF test for inclusion in the 5 year supply. All these sites have also 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.

FB3 (HL9) – Seaside Road

- 3.42 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.
- 3.43 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, **100 units** from this site have been included in the 5 year supply.

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

- 3.44 The Council is actively taking steps to dispose of this site and an outline planning application was granted for 38 dwellings on 19.10.21 under HS/OA/00180. 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.

LRA3 (HL3) – Land adjacent to 777 The Ridge

- 3.45 This site is allocated for residential development in the Development Management Plan (DMP) 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.

FB8 (part of HL113) – Former Westerleigh School playing field

- 3.46 This site is allocated for residential development in the DMP under Policy FB8 with the potential for the development of 7 units. There is strong developer interest with a planning permission pending for **8 dwellings** and has therefore been included in the 5 year supply.

LRA2 (HL2) - Former Harrow Lane playing fields

- 3.47 This allocated site had outline planning permission granted under HS/OA/17/00901 for up to 140 units in 2019. This site has active developer interest and a detailed submission application (HS/DS/21/01044) is pending decision. The NPPF test is met and the site has therefore been included in the 5 year supply at **140 dwellings**.

(HL73) - Land adj. 142 Bexhill Road

- 3.48 There is active developer interest and as such the Council considers the NPPF test is met and has included the site in the 5 year supply for **6 dwellings**

SAP2 (HL22) – Former Hollingsworth Garage, Braybrooke Road

3.49 This is an allocated site for residential development in the Development Management Plan under Policy SAP2. This site has 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**.

HOV2 (HL39) Broomgrove Redevelopment area, Former Power Station, Ore Valley

3.50 This site is allocated for residential development in the Development Management Plan under Policy HOV2. It is a site for redevelopment in the Ore Valley. There is developer interest in the site and as such the Council considers the NPPF test is met and **25 units** have been included in the 5 year supply.

HOV7 (part HL100) – Land at Chiltern Drive

3.51 This is an allocated site with active developer interest. Outline planning permission was granted for 17 dwellings on appeal (the proposal would contribute a net gain of 13 units to the housing land supply). As there is active developer interest the Council considers the NPPF test is met and it has been included in the 5 year supply for **13 dwellings**.

(H74) – Gensing Manor, 19 Dane Road

3.52 Outline planning permission was granted on 25.06.21 for 19 apartments on this site. The site has an active owner who wants to progress it and therefore it has been included in the 5-year supply for **19 dwellings**

Communal accommodation

3.53 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.³¹

3.54 Net gain resulting from the potential supply of new communal accommodation where the NPPF test is met has been included in the 5 year supply equivalent to 84 dwellings from planning permissions granted across the last 3 years.

Overall 5 year supply

3.55 Adding the sites with outline permission, allocations and identified development opportunities shown above (**419**) to the communal accommodation expected equivalent net gain (**84**) to the total shown in table 10 (**866**) gives a total of **1,369** net new dwellings. In addition, the windfall allowance of 35 dwellings per annum projected to come forward from small (**175**) makes an overall total of **1,544 net new dwellings** expected to come forward within the 5 year supply period 2022-2023 to 2026-2027 which equates to less than 3 years of supply against the 5-year requirement.

³¹ Based on current Government guidance which has not yet altered following publication of 2021 Census data.

Role of small site windfalls – historic completions & current supply

3.56 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 2020/21 was only 30 net new homes³² and the trend in small site windfall delivery has remained strong to-date. Monitoring (as at November 2021) shows that 73 net units are under construction across a range of small windfall sites, and a further 94 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
2020/21	30
Total	546

Source: Planning Policy

- 3.57 Accounting for the number of net new homes completed up until 31 March 2021, the residual requirement, and specifically the 5-year supply period, the Council has added an additional 20% buffer to reflect earlier under delivery. Taking these elements together, the Council's current 5-year housing land supply requirement is for **2,724** new homes from 1 April 2022 – 31 March 2027 (see table 9).
- 3.58 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 866.
- 3.59 At paragraphs 3.40-3.52 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 419.
- 3.60 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 84 dwellings (see paragraphs 3.52-3.53). Taking these 4 supply figures together equates to 1,544 units which does not meet the current housing land requirement of 2,724 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 the housing trajectory graph at figure 3.

³² See paragraph 3.12 for further details

Brownfield Land Register

Local planning authorities are required by the Government to prepare and publish a Brownfield Land Register of previously developed (brownfield) land within their area considered suitable for residential development.

The Brownfield Land Register for Hastings can be found online at <https://www.hastings.gov.uk/planning/policy/BrownfieldRegister/>. It is updated each December and reflects the land available for development at that time.

Self and Custom Housebuilding Register

The Self-Build and Custom Housebuilding Act 2015 required that all local authorities in England, including Hastings Borough Council, keep a register of people and groups of individuals seeking to acquire serviced plots of land on which to build their own homes.

The Council has set up the Register to determine demand for sites for self-build or custom house building projects.

For the sixth base period 31 October 2020 to 30 October 2021 we had no individuals or groups register. Across the base periods 1-6 inclusive we have 77 individuals and 2 groups on our records.

More information about the Self and Custom Housebuilding Register can be found on our website at

https://www.hastings.gov.uk/planning/policy/selfbuild_customhouse_register/

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.
- 4.2 As with the housing monitoring, as explained in paragraph 3.5, similarly the completion and construction of employment floorspace and continuation of business in general was affected in the monitoring period by the Coronavirus Pandemic.
- 4.3 The Business and Planning Act 2020 introduced significant change to the Use Classes Order. The new regulations effective from 1 September 2020³³ introduced a broad category of 'commercial, business and service' uses, known as Class E. The existing Classes A1 to A5, B1, D1 and D2 were revoked and the new Class E amalgamates the former Use Class A1 (retail), A2 (financial and professional services), A3 (restaurant/café), B1 (office) along with health./medical uses, creche, nurseries (all former D1 uses) and indoor sports/recreation (formerly D2 use).

Completed Employment Floorspace

- 4.4 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).
- 4.5 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.
- 4.6 During the monitoring period (2020/21) c.290m² (gross) of new employment floorspace was completed for B1c purposes as a result of changing use class for a premises in Braybrooke Terrace. However, in the same period there was also a loss of c.68m² of employment floorspace resulting in a net gain of floorspace across the 2020/21 monitoring year of 222m² (rounded) of B use class floorspace for the year as shown in table 12.

³³ [The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

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
2020/21	222

Source: Planning Policy

- 4.7 Local Plan Policy E1 is intended to protect employment floorspace, and resist the loss of this type of floorspace to other uses. However, the Policy does allow for changes away from employment uses under certain circumstances where there is evidence to demonstrate that the space is no longer fit for purpose i.e. it is redundant. Table 13 contains data on the loss of employment floorspace (B use classes) to other uses, including residential development

Table 13: Employment floorspace lost to non-B uses in 2020/21 (m²)

Type of loss	Category of B-class use lost					Total
	B1a (Class E from September 2020)	B1c (Class E September 2020)	B1mix (Class E September 2020)	B2	B8	
To Other uses						0
To C3 use (residential)		-68				-68
						-68m² (rounded)

Source: Planning Policy

- 4.8 Table 13 shows that in the monitoring year 68m² of floorspace was changed to residential use. This being allowed under permitted development (the Town and Country Planning (General Permitted Development (England) Order 2015 (GPPO)). In September 2020 changes in planning legislation mean that the stock of B1 floorspace within the Borough now falls within Planning Use Class E. This means that certain types of development proposals involving the change of use of what was previously classified as B1 floorspace, can no longer be considered against Local Plan Policy E1 and instead can be undertaken under permitted development rights.
- 4.9 In addition to the gains and losses in table 12 and 13 above, a further scheme changed the use class of a unit from one B use to another resulting in 278m² of mixed B use class space changing to solely 278m² B2 use at a premises on the North Ridge Park.

4.10 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 the Little Ridge and Ashdown (PFA1) and there was a gain of floorspace in the Silverhill & Alexandra Park (PFA5) resulting in an overall gain of ~~only~~ 222m² across all the Planning Focus Areas of employment B use class floorspace over the 2020/21 monitoring year.

Table 14: Net additional floorspace (m²) completed in 2020/21 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	B1c	-68
		PFA2: Greater Hollington	none	0
		PFA3: Filsham & Bulverhythe	none	0
Central Area	FA2	PFA4: St Helens	none	0
		PFA5: Silverhill & Alexandra Park	B1c	290
		PFA6: Maze Hill & Burtons St Leonards	none	0
		PFA7: Central St Leonards & Bohemia	none	0
		PFA8: Hastings Town Centre	none	0
		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		(290 floorspace gained – 68 floorspace lost)		-222m²

Source: Planning Policy

Employment Space Development in the Pipeline (Commitments)

4.11 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.

4.12 Table 16 shows the commitments and amount of development in the pipeline proposed as a result of planning permission and permitted development applications. These are either under construction and not yet complete or have the potential to come forward to gain or lose B use class floorspace in the town.

Table 15: Employment Land Allocations

Development Management Plan (DMP) Allocated employment sites	Est. floorspace (m²)	Site area (ha)	Progress (as at November 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) HS/FA/21/00327 pending decision for business park development to deliver business units consisting of 4010m ² of light industrial/ manufacturing units (use classes E/B2), 490m ² of bespoke space for a local employer, and the renewal of planning permissions HS/FA/16/00330 & HS/FA/18/00761 for car showrooms (1215 sqm), as well as associated uses including plant, pedestrian and vehicular circulation, car parking, cycle parking, hard and soft landscaping and utilities.
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	HS/FA/21/00846 pending decision for the proposed development of an allocated site to consist of: Building to provide office space, storage and loading areas. Concrete yard for large vehicles and plant storage. Staff and visitor car parking.
GH8 Sites PX and QX, Churchfields https://www.hastings.gov.uk/news/latest/churchfield-construction/	6,900	1.61	HS/FA/21/00306 granted 19.08.21 to develop a new 2 storey business incubation complex consisting of 29 units for a total area of c.888m ² lettable space Under construction
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	

Development Management Plan (DMP) Allocated employment sites	Est. floorspace (m²)	Site area (ha)	Progress (as at November 2021)
HTC6 Priory Quarter, Havelock Road	21,700	2.54	<p>Part of site (2320m²) completed 2014/15 – Havelock Place</p> <p>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</p> <p>HS/PA/20/00968 17.02.21 Notification for prior approval for proposed change of use from office space (B1(a)) to 89 one bedroom flats (C3</p>
HOV11 Ivyhouse Lane, northern extension	7,000	5.80	
HOV12 Land east of Burgess Road, Ivyhouse	885	0.51	<p>HS/DS/17/00688 granted 15.01.19 for 21 units of B1/B2/B8 use, 4,601m² total on land in Hastings & Rother (885m² in Hastings) - under construction</p> <p>HS/FA/21/00575 granted 17.08.21 for alterations to the access arrangements serving Block D of the previously approved planning permissions HS/OA/16/00023 (Outline Planning approval) and HS/DS/17/00688 (Reserved Matters approval). The proposals also include additional yard and vehicular turning space serving Block E of the same planning permissions.</p> <p>Under construction</p>

Source: Planning Policy

Table 16: Commitments – amount of employment development (m² rounded) in the pipeline, as of 30 November 2021

Use Class	GAINS (including sites under construction)		LOSSES (including sites under construction)	
	New build / extensions / redevelopment	Change of use to and between B use classes ³⁴	Permitted development B1a, B1c & B8 to C3 (residential)	Change of use to non-B class uses, including C3 requiring planning permission
B1a	0	323	8,552	661
B1c	0	41	4,757	223
B2	6	0	0	0
B8	169	748	30	183
Mixed B uses	1,773	180	0	1000
TOTAL	1,948	1,292	-13,339	-2,067

Source: Planning Policy

- 4.13 Table 16 also shows a potential gain in employment floorspace of 1,948m² mainly arising from new build units of 888m² at PX and QX on the Churchfields Industrial Estate and 885m² in Burgess Road, both mentioned in table 15. The building of which has started.
- 4.14 A further 1,292m² involves changes between B use classes as a result of applications from units on both the Ponswood and Churchfields Industrial Estates making up the majority of this figure at 786m² for the unit in Brunel Road and 156m² for the unit in Drury Lane. In addition, this total includes 260m² of B space from a change of use of floorspace at Havelock Place which was previously not a B use.
- 4.15 Table 16 also shows there is the potential for c.15,406m² of employment floorspace to be lost to other uses, mainly residential. 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.
- 4.16 At the moment, the potential losses of B class floorspace exceed the supply arising from schemes with planning permission, 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 cannot be applied.

³⁴ This includes changes from non-B use classes to B and also those which are now Class E where they would formerly have been B1

5.0 Status and progress of Local Plan documents

Local Development Scheme

- 5.1 As mentioned earlier in this report the Council is working on a new Local Plan. The timetable for these documents is set out in the [The Local Development Scheme](#) (LDS). The latest version can be found on the website <https://www.hastings.gov.uk/planning/policy/new-local-plan/localdevelopmentscheme/>. It is reviewed as and when required in order to ensure we have an up to date timetable.
- 5.2 The following section of the Monitoring Report provides an update on progress against the milestones set out in the LDS for plan production between 2021/2022 and 2022/2023.

New Local Plan 2019-2039 update

- 5.3 The new Hastings Local Plan will 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 are being informed by evidence, engagement and consultation with key stakeholders.
- 5.4 In line with the deadlines set out in the current timetable (LDS), the first draft of new Local Plan 2019/20 – 2038/39 was consulted upon in Quarter 4 2020/21 with this consultation stage known as 'Regulation 18' closing on 24 March 2021. Comments received are being used to develop, refine and shape the next version of the Plan which will be the 'pre-submission draft'. This will also be subject to consultation before it is submitted to Government for examination by an independent examiner. We are also continuing to development evidence base which will support the Plan.
- 5.5 The next key dates in the timetable (LDS) are as follows but these may be subject to change as outline at paragraph 5.1.
- Publish submission version of the Local Plan Quarter 2 2022/23
This submission version of the local plan and any comments received on it will be submitted to the Planning Inspectorate for independent examination.
 - Independent Examination is likely to take place across Quarter 4 and Quarter 1 2022/23 and 2023/24.
 - Adoption Quarter 2 of 2023/24 subject to the outcomes of the Examination
- 5.6 We continue to work closely with Rother District Council and East Sussex County Council on the background evidence needed to support both our own and Rother's new Local Plan. This includes joint background studies and our respective Sustainability Appraisals (SA).
- 5.7 Evidence 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/> including a link to our Strategic Housing and Employment Availability Assessment work.
- 5.8 Once adopted the new Hastings Local Plan will replace the Hastings Planning Strategy (2014) and Hastings Development Management Plan (2015) along with the associated Policies Map.

Neighbourhood Plans

- 5.9 At the time of publication of this LPMR, Hastings Borough Council does not have any Neighbourhood Plans either adopted (“made”) or formally in development. We have been in early discussions with a local group who wish to produce a Neighbourhood Plan for the West St Leonards area.
- 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 also 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 2011/2012 to 2020/2021 monitoring year

Type	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Gross total	Average total
Flats/maisonettes												
Bedsit	0	0	0	0	0	0	5	0	0	7	12	1
1 bedroom	60	16	40	42	52	44	35	6	31	27	353	35
2 bedroom	76	54	25	42	66	39	75	63	29	10	479	48
3 bedroom	11	6	1	3	12	4	4	68	7	5	121	12
4 bedroom	2	0	0	3	2	0	1	9	2	1	20	2
5 bedroom	0	0	0	0	0	0	4	4	0	3	11	1
6 bedroom or more	0	0	0	0	0	0	3	1	1	2	7	1
Total	149	76	66	90	132	87	127	151	70	55	1003	100.3
Houses/bungalows/Cottages												
1 bedroom	2	8	1	1	1	1	3	2	0	13	32	3
2 bedroom	23	16	22	38	28	47	29	33	18	13	267	27
3 bedroom	27	38	51	42	85	39	32	31	25	19	389	39
4 bedroom	24	28	12	26	26	34	31	14	17	39	251	25
5 bedroom	4	0	0	7	4	5	12	1	3	0	36	4
6 bedroom or more	0	1	1	0	2	0	9	6	8	1	28	3
unknown	0	0	0	0	0	0	1	0	0	0	1	0
Total	80	91	87	114	146	126	117	87	71	85	1004	100.4

Appendix 2: Small housing sites with planning permission (full consent)

Application number	Date approved	Site name	Description	Greenfield/ Brownfield	Gross	Net remaining	Date work commenced on site	Potential Lapse Date
HS/FA/18/00873 (see notes)	01.03.19 (originally 20.06.13)	Land rear of 207-219 Priory Road, TN34 (now known as 217a Priory Road)	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/19/00414	19.09.19	21 Grand Parade, TN37 6DN (upper floors above Smiths bar)	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	AI initial notice I/201/0456 - 30.09.20 & revised on 24.11.20	n/a
HS/FA/20/00844	11.01.21	21 Grand Parade, TN37 6DN (upper floors above Smiths bar)	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/20/00833	15.02.21	25 Priory Avenue, Hastings, TN34 1UH	Alteration and improvement of existing 9-bedroom HMO to 8-bedroom HMO with en-suite provision throughout, kitchen enlargement, new lounge and laundry.	brownfield	1	0	BC Partnership start under F/201/1728 - 14.04.21	n/a
HS/FA/20/00730	11.03.21	Garages adjacent 12, Watermans Close, Hastings, TN34 2JP	Redevelopment of existing garage to provide a pair of semi-detached 2 bed dwellings	brownfield	2	2	F/212/0973 conditional approval 29.09.21	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	1	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/18/00689 & HS/FA/20/00244	19.10.18 & 21.09.20	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/17/01023	11.07.18	Royal Mews, Caves Road, TN38 0BZ (rear of 29&30 - access between 30&33) (Opposite the newly built 2,4&6 Royal Mews and 31 Caves Road)	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/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/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/18/00942	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/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/14/00080. See also HS/FA/19/00998 pending decision	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/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/17/00016 and later HS/FA/21/00064	16.05.17 & 10.06.21	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. Changed to Construction of single two storey detached dwelling with garage (Amendments to existing approved scheme HS/FA/17/00016 with variation to HS/FA/17/00932)	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/19/00888 (later variation HS/FA/21/00095)	19.03.20 (after BC application received) & 29.04.21	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/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	22.08.16
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 Band C	24.04.20
HS/LB/18/01110	15.11.19	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/LB/18/01110 & HS/FA/19/00755 & HS/LB/19/00756	17 & 19.12.19	Rose Cottage, 4 Gillsmans Hill, St L	Part conversion & rebuilding of part of existing wing at rear of Rose Cottage to form 2 dwellings	brownfield	2	2		n/a
HS/FA/18/00038	23.08.18	43-45 Queens Road, TN34 1 RE (287RET) NEW H53	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	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
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) (entrance to site next to no.36 Barley Lane)	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/201/0352 - 26.08.20	n/a
HS/FA/20/00251	25.09.20	69 London Road, St Leonards on Sea, TN37 6AR (390EMP)	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	Brownfield	4	4	AI initial notice I/201/0461 - 30.09.20 prior to PP being granted	n/a
HS/FA/20/00971	28.04.21	69 London Road, St Leonards on Sea, TN37 6AR (390EMP)	Change of use of an existing four storey property from an Architects Practice (Class E) to 3 flats (C3). 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 and the 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.	Brownfield	4	4	see above????	n/a
HS/FA/20/00353	28.07.20	144 Mount Pleasant Road, Hastings, TN34 3SN (above The Shah supermarket)	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/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	AI initial notice I/201/0907- 23.02.21 for 7 detached houses	04.12.23
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	Pending	06.11.21
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
HS/PA/19/00822	PRAA - 06.12.19	307 Bexhill Road, St Leonards on Sea, TN38 8AH	Notification 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 & commenced by them on 02.02.21 under F/201/1564	n/a
HS/FA/21/00139	01.04.21	Site of former 59 High Street, TN34 3EN	New dwelling in gap between no.58a&b and no.60	brownfield	1	1	BC Partnership start under B/201/2189 - 22.01.21	n/a
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	BC Partnership start under F/190/2520 - 25.03.21	n/a

HS/FA/20/00186	16.10.20	Land at Amsterdam Way	Erection of 3 detached houses	Brownfield	3	3	AI initial notice I/201/1041 - 24.03.21 (addressed as 6,8&10 Amsterdam Way)	n/a
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	AI initial notice I/212/0078 - 10.05.21	n/a
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	AI initial notice I/212/0135 - 17.05.21	n/a
ESCC application - CC/19/200986 (RNO 07.02.20)	ESCC GTD under HS/3410/CC on 17.12.2020	Sanctuaire cottage, Crowhurst Road, TN38 8EG	Construction of a new highway maintenance depot. HS/3410/CC	brownfield	0	-1	Demolition notice D/190/0030 & Demolition notice D/212/0023	19.01.2020 demolition notice, duplicated 29.10.21
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 - 07.06.21	n/a
HS/FA/17/00092	13.11.17	Basement, 79 High Street, TN34 3EL	cou lower ground floor to self contained dwelling`	brownfield	1	1	discovered F/212/0127 BC Partnership registration on 27.04.21 no start date yet. Conditional BC approval under F/212/0127 on 21.06.201	13.11.20 extended to 01.05.21
HS/FA/20/00827	18.03.21	8 Winding Street, Hastings, East Sussex, TN34 3AT (not added to retail database as upper floor)	Change of use of first floor store room used in conjunction with existing DIY shop (Class E(a) formerly known as A1) into one three bedroom flat (C3). External alterations to include new timber wall, window, roof lantern and entrance door.	brownfield	1	1	AI initial notice received 23.04.21 under I/212/0046 prior to grant of PP	n/a
HS/PR/21/00091 relating to HS/FA/13/00693	23.06.21	Plot 20, Wartling Close, St Leonards-on-sea, TN38 9QX	Application for a Certificate of proposed Lawful development for Material commencement on site of approved HS/FA/13/00693 - Proposed single dwelling with garage and parking space	Greenfield - confirm before completing	1	1	2016	n/a
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. dwellingshouses (C3)	Brownfield	4	4	no official commencement however noticed 22.09.21 on passing site that works were well underway here with new windows going in. Discovered condition BC approval 18.05.21 under F/212/0171	n/a
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	F/201/1961 BC Partnership conditional approval 30.03.21 - proper commencement notified 12.10.21	11.12.23
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	I/212/0748 AI start 11.10.21	n/a
HS/FA/21/00172	15.04.21	6A Sedlescombe Road South, St Leonards-on-sea, TN38 0TA (401EMP)	Proposed conversion of redundant building to form office suite at ground floor and roof extension to include dormers to create first floor self-contained flat/maisonette over.	brownfield	1	1	I/212/0679 AI start 08.12.21	n/a
					Gross	73	TOTAL windfall under construction	
Permissions due to lapse between 01.04.21 - 31.03.22						Net	Commencement date	2021/2022
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/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) (part of SAP7)	Demolition of office unit and erection of detached building containing 2 flats	brownfield	2	2	Pending	25.03.22	
					12	TOTAL permissions due to lapse between 01.04.21-31.03.21			
Permissions due to lapse between 01.04.22 - 31.03.23					Gross	Net	Commencement date	2022/2023	
HS/FA/19/00054 & HS/FA/20/00548	12.04.19 & 27.10.20	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	brownfield	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	greenfield	1	1	Pending	07.06.22	
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	brownfield	0	0	Pending	13.08.22	
HS/FA/19/00393 & HS/FA/20/00555	17.09.19 & 02.10.20	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	Greenfield	1	1	WD/16/00236 - 24.06.16 initial notice	17.09.22	
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	F/190/2268 conditional approval of plans by BC Partnership on 25.05.2020!	09.12.22	
HS/FA/19/00467	24.01.20	Gensing Manor, 19 Dane Road	change of use & extension to existing property (D1 language school) to provide a care home and supported living unit (use class C2) and associated external landscaping	Brownfield	1	1	pending	24.01.23	
HS/FA/19/00743 & HS/LB/19/00744	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/17/00878	14.12.17	38a White Rock, TN34 1JL	cou from HMO to 3 self-contained flats	Brownfield	3	2	pending	14.12.20	
HS/FA/18/00889	06.03.19	47-48 Havelock Road, TN34 1BE	cou from 27 bed HMO to 10 self contained flats (count 5 only)	Brownfield	5	5	pending	06.03.23	
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	
					24	TOTAL permissions due to lapse between 01.04.22-31.03.23			

Permissions due to lapse between 01.04.23 - 31.03.24					Gross	Net	Commencement date	2023/2024
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.	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/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/20/00251	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	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	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/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/20/00562	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/19/00827 & HS/FA/21/00425	10.06.20 & 05.07.21	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. Later permission: Variation of condition 4 (approved plans) of Planning Permission HS/FA/19/00827 (Proposed removal of storage shed. Proposed new dwelling on land adjacent to 10 Hollinghurst Road, with new vehicular entrance to serve the same.) Amendments to the siting of the dwelling so as to provide additional amenity area.	brownfield	1	1	AI initial notice I/201/0997 - 16.03.21 & cancellation notice dated 29.06.21, now PENDING again	05.07.24
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/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/20/00791	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
HS/FA/20/00750 & HS/LB/20/00751	18.02.21 & 24.02.21	32 Wellington Square(Offices & Premises) , Hastings, TN34 1PN (398EMP)	Proposed change of Use from B1 offices to C3 residential dwelling house include internal alterations to a Listed Building	brownfield	1	1	pending	18.02.23
HS/FA/20/00814	16.02.21	Second and Third Floor Flat, 25 Queens Road, Hastings, TN34 1QY	Change of use from dwellinghouse (C3) to dental clinic (class E(e) formerly D1 use)	brownfield	0	-1	pending	16.02.23
HS/FA/20/00925	16.02.21	49-53 Warrior Square, St Leonards-on-sea, TN37 6BG	Internal changes to convert staff flat to provide two additional HMO rooms.	brownfield	1	0	pending	16.02.23
HS/FA/20/00240 (APP/B1415/W/20/3265901)	10.05.21 on appeal	78 Alexandra Road, St Leonards-On-Sea TN37 6LE	change of use of the building into 2no. 3 bedroom flats and rear extensions at lower ground and first floor levels (actually a conv.)	brownfield	2	1	Pending	10.05.23
HS/DS/21/00127	30.04.21	56 Filsham Road, TN38 0PA (land rear of)	Approval of reserved matters relating to landscaping of Outline Permission HS/OA/18/00096 - (Outline application (seeking approval for Access, Appearance, Layout & Scale) for 1 no. two storey three bedroom dwelling to rear of property. Demolition of existing double garage. Construction of new double garage and parking spaces to serve existing dwelling. Construction of single garage and parking spaces to serve new dwelling).	greenfield	1	1	pending	30.04.24
HS/FA/20/00132	PENDING	Land adj. Lidham Farmhouse, Rye Road, TN35 4LL	erection of new dwelling	brownfield (land is agricultural although within the curtilage of Lidham Farmhouse)	1	1	Pending	29.04.22
HS/PA/20/00027	19.03.21	101 Queens Road, Hastings, TN34 1RL (399RET)	Notification for prior approval for proposed change of use from clothing repair shop (A1) to dwellinghouse (C3). (now use class E to C3)	brownfield	1	1	pending	19.03.24
					30		TOTAL permissions due to lapse between 01.04.23-31.03.24	
Permissions due to lapse between 01.04.24 - 31.03.25								
					Gross	Net	Commencement date	2024/2025
HS/FA/21/00158 & HS/LB/21/00159	21.05.21 & 20.05.21	St Peters Church Hall, Cornfield Terrace, St Leonards-on-sea, TN37 6JD	Change of use from Church Hall and annex (D1) to single dwelling (C3)	brownfield	1	1	Pending	20.05.24
HS/FA/21/00176	21.05.21	Land rear of, 33 Charles Road West, St Leonards-on-sea, TN38 0RT (adjacent to MBL2)	Proposed four bed detached dwelling on land to the rear of 33 Charles Road West. Rearrangement of dedicated parking to adjacent property (currently under construction). (GARDEN LAND)	greenfield	1	1	Pending	21.05.24
HS/FA/21/00232	28.05.21	1 Wellington Gardens, Hastings, TN34 3RL	Change of use from 2 no. flats to a single family dwelling, loft conversion and installation of rear dormer window.	brownfield	1	-1	Pending	28.05.24
HS/PA/21/00301	04.05.21	Offices, 389A London Road, St Leonards-on-sea, TN37 6PA (405EMP)	Notification for prior approval for proposed change of use from first floor office space (B1(a)) to a self contained flat (C3)	brownfield	1	1	pending	04.05.21
HS/FA/21/00339	26.05.21	381 London Road, St Leonards-on-sea, TN37 6PA	Conversion of existing first floor accommodation and roof space above 'P A Fishers & Son Family Butcher' into a one bedroom self-contained maisonette. Creation of access to the maisonette by relocating the existing front entrance to the northside of the front elevation, to create a shared entrance between the shop and the proposed maisonette. The application also seeks permission to change the use class of the first floor and roof space to C3 Dwellinghouses.	brownfield	1	1	pending	26.05.24

HS/FA/20/00783	03.06.21	The Knoll, 129 Old Roar Road, St Leonards-on-sea, TN37 7HD	Demolition of existing dwelling and erection of new dwelling, reconstruction of brick piers and gates and extension of brick piers and close boarded fencing along the boundary with Old Roar Road (amended description).	brownfield	1	0	pending	03.06.24
HS/FA/20/00953	10.06.21	Haig House, 30 Station Road, Hastings, TN34 1NJ	Proposed conversion of first and second floors to create 4no. self-contained flats with associated alterations including construction of a new pitched roof	brownfield	4	4	pending	10.06.24
HS/PA/21/00183	20.07.21	Ground Floor Shop and Premises, 325 Old London Road, Hastings, TN35 5BD	Notification for prior approval for proposed change of use from hairdressers (Class E(a) formerly A1) to a self contained studio flat (C3)	brownfield	1	1	pending	20.07.24
HS/FA/21/00271	04.08.21	13 Queens Road, Hastings, TN34 1QY	Proposed extension at first, second and third floor over shop fronting Queens Road to form three flats and conversion of upper floors to rear fronting Russell Street to form maisonette with first floor roof-top walkway between.	brownfield	4	4	Pending	04.08.24
HS/FA/21/00418 & HS/LB/21/00419	25.08.21 & 06.08.21	Site of former 20 High Street, TN34 3EY	Erection of a new 2 bedroom 3 storey terraced dwelling. The new building will be attached to the sides of 19 High Street and 21 High Street. Internally the building will be separated by a cavity wall from 19 and 21.	brownfield	1	1	Pending	25.08.24
HS/FA/21/00586	24.08.21	77-79 Mount Road, Hastings, TN35 5LA (412RET)	Proposed part two storey part single storey rear extension to <u>extend</u> shop and to provide one additional self contained flat.	brownfield	1	1	Pending	24.08.24
HS/FA/20/00695	10.09.21	land rear of 825 The Ridge, TN37 7PX	Construction of a new build single storey two bedroom dwelling with new driveway treatments to provide direct site access.	brownfield	1	1	Pending	10.09.24
HS/PA/21/00595	09.09.21	Office and Premises, 14 Cross Street, St Leonards-on-sea (254EMP)	Notification for prior approval for proposed change of use from offices (B1(a)) to a flat(C3)	brownfield	1	1	pending	09.09.24
HS/FA/21/00609	18.10.21	Eversfield Mews, Western Road, St Leonards-on-sea, TN37 6DS	Proposed second-floor roof extension to provide additional floorspace for flats 7 and 8, and creation of a new one-bedroom flat at second floor level.	brownfield	1	1	Pending	18.10.24
HS/PA/21/00771	13.10.2021	66 Battle Road, (Sweeny Todds Barbers Ground Floor), St Leonards-on-sea, TN37 7AE	Proposed Change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)	brownfield	1	1	pending	09.02.2024
HS/FA/20/00631	21.12.21 on appeal	Office and Land, 46A Battle Road, St Leonards-on-Sea TN37 7AD (part of SAP7)	Demolition of existing office unit. Proposed development to form 1 x 2 bedroom maisonette, 1 x 2 bedroom flat and 1 x 1 bedroom flat including allocated under-croft parking and visitor parking	brownfield	3	3	pending	21.12.24
HS/PA/20/00969	03.02.22 on appeal	21 Sedlescombe Road North, St Leonards-on-Sea TN37 7DA	change of use of part of a betting office to a residential dwelling	brownfield	1	1	pending	03.02.2024
HS/FA/21/00564	15.11.2021	Builders Yard rear of 41 The Ridge, Coghurst Road, Hastings	Existing builders yard to be replaced with two semi-detached dwellings	brownfield	2	2	pending	15.11.2024
HS/FA/21/00724	19.11.21	Land adjoining 457, Bexhill Road, St Leonards-on-sea	Erection of a single storey dwelling	greenfield	1	1	pending	19.11.2024
HS/PA/21/00736	19.11.21	Office at rear of 91-97 Bohemia Road (Located on Land to the rear of 28 and 29 Salisbury Road), St Leonards-on-sea, TN37 6RX (378EMP)	Notification for prior approval for proposed change of use from offices (B1(a)) to a flat(C3)	brownfield	1	1	pending	19.11.2024
HS/FA/21/00871	08.11.2021	38 George Street, TN34 3EA	Proposed demolition of stairwell enclosure on the roof and construction of a third and fourth floor maisonette (Previously approved under HS/FA/13/00645 and HS/FA/17/00580).	Brownfield	1	1	pending	08.11.2024
HS/PA/21/00911	15.11.2021	442 Old London Road,(Ground floor), Hastings, TN35 5BB 417RET	Proposed change of use of ground floor shop/cafe (Use Class E) to one bed flat (Use Class C3)	Brownfield	1	1	pending	15.11.2024
						28	TOTAL permissions due to lapse between 01.04.24-31.03.	