

Part Seven – Appendices

Appendix 1: Superseded Policies

Appendix 2: Housing Trajectory



Appendix 1: Superseded Policies

Hastings Local Plan 2004 policies to be superseded

The following table explains how the existing policies of the Local Plan (2004) will be superseded by the Planning Strategy. In some places the detailed parts of the policies that relate to specific sites or aspects of potential planning applications will eventually be superseded by the emerging Development Management Plan (DMP) and details of this will be given along with that document at the appropriate time.

Local Plan 2004 page number	Local Plan 2004 Chapter	Local Plan 2004 Policy reference	Local Plan 2004 Policy name	How the policy will be superseded
29	Employment	E1	Sites for Employment Development Allocates sites at Broomgrove, west of Queensway and Ivyhouse Lane specifically for employment use.	Planning Strategy – DS2 (Employment Growth) and E1 (Existing Employment Land and Premises) Development Management Plan
31	Employment	E2	Industrial Development – Established Estates Defines the main established industrial estates & seek to encourage the location of B1-B8 uses within these locations whilst resisting retail development at these locations	Planning Strategy – E1 (Existing Employment Land and Premises)
31	Employment	E3	Ivyhouse Lane – Land at Burgess Road Site specific policy to enable road connection to Hayward Way	Development Management Plan
32	Employment	E4	Retaining Employment Uses Safeguards development of existing employment land from non “B” uses	Planning Strategy – E1 (Existing Employment Land and Premises) and E2 (Skills and Access to Jobs) Development Management Plan
32	Employment	E5	Relocation of Non-Conforming Uses Provides exception to E4 by accepting relocation of business uses that are detrimental to surrounding area	Planning Strategy – E1 (Existing Employment Land and Premises) Development Management Plan
33	Employment	E6	Small Industrial Firms Criteria based policy allowing small firms in the built up area	Development Management Plan

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34	Employment	E7	Class B1(a) Office Development Defines broad locations suitable for B1(a) use	Planning Strategy – DS2 (Employment Growth) Development Management Plan
34	Employment	E8	Location of Business Uses Provides criteria for regulating new business development in residential areas	Development Management Plan
35	Employment	E9	Locating Employment Sustainably Criteria based policy to ensure employment development minimises traffic, has appropriate parking levels, improves public transport access and makes provision for cycling	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
41	Tourism	T1	New Tourist Attractions Criteria based policy regulating approval of planning permissions for new tourist attractions	Planning Strategy – E4 (Tourism and Visitors) Development Management Plan
41	Tourism	T2	Amusements Designates areas suitable for amusements	Planning Strategy – E4 (Tourism and Visitors) Development Management Plan
42	Tourism	T3	Hotels and Guest Houses – Serviced Accommodation Allows serviced accommodation on the seafront	Planning Strategy – E4 (Tourism and Visitors)
43	Tourism	T4	Change of Use of Hotels and Guest Houses Restricts change of use from the above unless it is demonstrated that use is no longer viable or needs major upgrading of structural condition	Planning Strategy – E4 (Tourism and Visitors)
44	Tourism	T6	Caravan and Camping Sites Criteria based policy to control the growth or expansion of existing sites	Planning Strategy – E4 (Tourism and Visitors) Development Management Plan
44	Tourism	T7	Development within Caravan Sites Criteria based policy for the enhancement of facilities at existing sites	Planning Strategy – E4 (Tourism and Visitors) Development Management Plan
45	Tourism	T8	Language Schools Supports new language schools in the town subject to certain criteria	Planning Strategy – E4 (Tourism and Visitors)

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45	Tourism	T9	Retention of Language Schools Restricts change of use of existing language schools to other uses	Planning Strategy – E4 (Tourism and Visitors)
47	Tourism	T12	Enhancement of Hastings Pier Supports the refurbishment and enhancement of the pier	Planning Strategy – E4 (Tourism and Visitors)
53	Shopping	S1	Town Centre Retail Proposals Allocates areas specifically for retail use in the town centre	Planning Strategy – E3 (Town, District and Local Centres) Development Management Plan
54	Shopping	S2	District and Local Centres Protects key retail frontages identified on Proposals Map for predominantly A1 uses	Planning Strategy – E3 (Town, District and Local Centres) Development Management Plan
55	Shopping	S3	Bohemia Road Core Shopping Area Aims to retain ground floor of properties in defined core shopping area on Proposals Map for A1-A3 uses	Planning Strategy – E3 (Town, District and Local Centres) Development Management Plan
57	Shopping	S4	Retail and Leisure Proposals Outside Existing Centres Criteria based policy resisting retail/leisure proposals in out of town locations subject to satisfying criteria	Planning Strategy – E3 (Town, District and Local Centres)
58	Shopping	S5	Major Shopping Proposals Outside Existing Centres Criteria based policy requiring retail proposals over 1000m ² to provide retail impact assessments.	Planning Strategy – E3 (Town, District and Local Centres)
64	Transport	TR1	Road Improvements Safeguards land between Wishing Tree Road and Sedlescombe Road South for Spur Road Phase 2 scheme	Planning Strategy – T1 (Strategic Road and Rail Schemes) and T2 (Local Road Improvements)
66	Transport	TR3	Station at Wilting Safeguards land for possibility of a new Station at Wilting until a review of feasibility is undertaken	Planning Strategy – T1 (Strategic Road and Rail Schemes)
68	Transport	TR4	South Coast Cycle Route Safeguards land for cycle route between West Marina and the western boundary towards Bexhill, and between Barley Lane and eastern boundary at Fairlight	Planning Strategy – T3 (Sustainable Transport)

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69	Transport	TR5	Cycling Facilities in New Developments Requires developers to provide cycle facilities in accordance with adopted standards	Planning Strategy – T3 (Sustainable Transport) Development Management Plan
69	Transport	TR6	Location of New Development Requires retail, industrial, commercial and community development to be located close to public transport, and/or to be accessible by walking and cycling.	Planning Strategy - SC1 (Overall Strategy for Managing Change in a Sustainable Way), T3 (Sustainable Transport) and T4 (Travel Plans) Development Management Plan
70	Transport	TR7	Accessibility Requires all major new development to make provision for pedestrians, cyclists and public transport and provide mitigation where necessary	Planning Strategy - SC1 (Overall Strategy for Managing Change in a Sustainable Way), T3 (Sustainable Transport) and T4 (Travel Plans) Development Management Plan
70	Transport	TR8	Reduced Parking Provision in New Development Sets out that reduced parking standards will be applied in areas where public transport, pedestrian and cycling accessibility is good	Planning Strategy – T3 (Sustainable Transport) and T4 (Travel Plans) Development Management Plan East Sussex County Council SPD
71	Transport	TR9	Development Infrastructure Requires developers to satisfy the Local Planning Authority that appropriate highway or other transport capital works have or will be provided. Sets out specific improvements to Frederick Road.	Planning Strategy – CI1 (Infrastructure and Development Contributions)
71	Transport	TR10	Development in Un-Metalled Streets Refuses developments that will generate additional traffic in streets that do not have adequately metalled carriageways	Development Management Plan

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82	Housing	H1	Housing Sites Lists all sites allocated for housing in the period up to 2011	Planning Strategy – DS1- New Housing Development and FA1, FA2, FA3, FA4, FA5, FA6 – The focus area policies set out the principles for the spread of new housing sites and the numbers of new dwellings in each area Planning Strategy - H1 (Housing Density) and H2 (Housing Mix) Development Management Plan
85	Housing	H2	Mixed Use Areas Allocates areas suitable for mixed-use developments. Applies a flexible approach to off street parking requirements in those areas	Planning Strategy – FA1, FA2, FA3, FA4, FA5, FA6 – The focus area policies set out the principles for the spread of new housing sites and the numbers of new dwellings in each area Development Management Plan
87	Housing	H4	Housing Conversions Criteria based policy to control conversions to flats, safeguarding unnecessary conversions of family dwellings	Development Management Plan
89	Housing	H6	Social Rented Housing Provides for a proportion of social rented housing in all suitable residential developments of 15 or more dwellings (or .5ha), a minimum of 25% social housing will be sought. And identifies allocated housing sites (H1) as being suitable for an element of social rented housing	Planning Strategy – H3 (Provision of Affordable Housing) Development Management Plan
99	Community Needs	CN1	Access for People with Disabilities Requires new development to provide adequate access and facilities for people with restricted mobility and/or other disabilities	Development Management Plan

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100	Community Needs	CN3	Housing for Persons with Restricted Mobility Requires residential schemes of 50 or more dwellings to provide 2% to be designed for persons with restricted mobility	Development Management Plan
102	Community Needs	CN6	The University Centre Supports the creation of the University Centre in Hastings	Planning Strategy – E2 (Skills and Access to Jobs)
103	Community Needs	CN7	Premises for Early Years Education Criteria based policy to control potential impacts of premises used for early years education.	Development Management Plan
105	Community Needs	CN9	Nursing Homes, Rest Homes and Hostels Criteria based policy to control potential impacts of extensions, change of use or new premises. Also requires new developments to comply with standards of access for people with disabilities.	Development Management Plan
107	Community Needs	CN12	Gypsies and Travelling Show People Sets criteria to control the impact of new sites.	Planning Strategy – H5 (Accommodation for Travelling Communities)
113	Nature Conservation	NC1	Hastings Cliff Special Area of Conservation Provides for the protection of this internationally important site. Development proposals likely to have a significant effects will be subject to rigorous assessment. Exceptions to policy must meet the policy criteria.	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity)
114	Nature Conservation	NC2	Sites of Special Scientific Interest Provides for the retention and protection of Sites of Special Scientific Interest only allowing development subject to meeting Policy criteria and providing adequate mitigation	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity)
116	Nature Conservation	NC3	Local Nature Reserves Provides for the retention and protection of Local Nature Reserves (designated and proposed) only allowing development subject to meeting policy criteria and providing adequate mitigation	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity)

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116	Nature Conservation	NC4	Extension to Marline Valley Local Nature Reserve Allocates land at Marline Valley and Hoads Wood as an extension to the existing Local Nature Reserve.	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity)
117	Nature Conservation	NC5	Local Nature Reserve Allocations Allocates land at 5 locations as Local Nature Reserves.	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity)
119	Nature Conservation	NC6	Sites of Nature Conservation Importance Provides for the protection of Sites of Nature Conservation Importance (local level designation) subject to demonstrating a local need outweighing the nature conservation interest of the site and the provision of adequate mitigation	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity)
120	Nature Conservation	NC7	The Green Network Seeks to protect the Green Network from development that would sever, intrude or otherwise cause harm to its nature or purpose.	Planning Strategy – EN2 (Green Infrastructure Network) Development Management Plan
122	Nature Conservation	NC8	General Planning Requirements Seeks to ensure that development minimises damage to wildlife & habitats, ensuring losses are minimised and adequately compensated for. Also seeks to ensure well-planned development that contributes towards a net gain in biodiversity & opportunities to enhance the local environment from both a nature conservation & amenity perspective.	Development Management Plan
124	Nature Conservation	NC9	Information to Accompany Planning Applications Seeks to ensure that developers provide sufficient ecological assessment of a site in support of a planning application	Development Management Plan

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125	Nature Conservation	NC10	Ancient Woodland Provides for the protection of ancient woodland through planning conditions or legal agreement	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity)
125	Nature Conservation	NC11	Preserved Woodland Provides for the protection of preserved woodland of more than 0.4ha in area within 20m of the development.	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity)
126	Nature Conservation	NC12	St Helens Wood - Protection Protects St Helens Wood from any further development, controlling any development on the periphery of woodland in terms of tree retention and visual quality of the valley.	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity)
129	Landscape	L1	Landscape Character Seeks to prevent development that would substantially compromise the landscape setting of the town.	Planning Strategy - EN2 (Green Infrastructure Network) and EN4 (Conservation and Enhancement of Landscape)
130	Landscape	L2	High Weald Area of Outstanding Natural Beauty Seeks to resist development which would have an adverse affect on the natural beauty of the Area of Outstanding Natural Beauty. Major development will not be permitted unless it can be demonstrated to be in the public interest.	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity) and EN4 (Conservation and Enhancement of Landscape)
131	Landscape	L3	Development Outside the Built-Up Area Seeks to prevent development outside of the defined built-up area. Exceptions to policy maybe allowed subject to meeting 1 of 2 criteria.	Planning Strategy – EN2 (Green Infrastructure Network) and EN3 (Nature Conservation and Improvement of Biodiversity) and EN4 (Conservation and Enhancement of Landscape) Development Management Plan
131	Landscape	L4	Strategic Gap The Policy prevents development in the strategic gap between the built-up edge of St Leonards and the western boundary of the Borough.	Planning Strategy - EN2 (Green Infrastructure Network) and EN4 (Conservation and Enhancement of Landscape)

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133	Landscape	L6	Historic Parks and Gardens The Policy seeks to prevent development that would harm the historic significance, character, appearance and setting of identified historic parks and gardens.	Planning Strategy – EN1 (Built and Historic Environment)
134	Landscape	L7	The Undeveloped Coast Seeks to preserve the landscape character & nature conservation interest of the coast, only allowing development subject to meeting Policy criteria	Planning Strategy - EN2 (Green Infrastructure Network) and EN4 (Conservation and Enhancement of Landscape)
138	Development Guidelines	DG1	Development Form General design criteria applicable to all new development requiring the developer to address details relating to density; characteristics of the surrounding area; landscaping within the site; public and private open space; safety & security; amenity issues; impact of the development and highway safety.	Planning Strategy – SC1, SC2, SC3, SC4, SC5, SC6, SC7 – the sustainable community policies set out the principles for development guidance Development Management Plan
139	Development Guidelines	DG2	Access and Parking Criteria based policy requiring all new development to satisfactorily meet the access needs of all users and balanced transport provision	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) and SC2 (Design and Access Statements) Development Management Plan
139	Development Guidelines	DG3	Sunlight and Daylight Requires adequate natural light within new buildings & prevents the unacceptable loss of natural light or outlook to neighbouring properties arising from development	Planning Strategy – SC1, SC2 and SC3 – the sustainable community policies set out the principles for development guidance Development Management Plan
140	Development Guidelines	DG4	Noisy Activities Seeks to prevent development likely to result in unacceptable levels of noise and provides measures to attenuate noise levels	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan

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140	Development Guidelines	DG5	Noise Sensitive Development Seeks to prevent the provision of housing, hospitals, schools, nursing homes and other 'noise sensitive development', in areas which are or are likely to be subject to unacceptably high levels of noise unless satisfactory attenuation measures can be achieved.	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) and SC2 (Design and Access Statements) Development Management Plan
141	Development Guidelines	DG6	External Lighting Criteria based policy seeking to ensure that external lighting schemes are well designed, appropriate to the surroundings and do not cause a hazard for road users	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
141	Development Guidelines	DG7	High or Visually Prominent Buildings Criteria based policy seeking to ensure that development maintains or enhances the surrounding area, has regard to conservation areas or areas of landscape importance and does not result in unacceptable overshadowing of neighbouring properties.	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
142	Development Guidelines	DG8	Protection of Views Criteria based policy providing for the protection of public views	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
143	Development Guidelines	DG9	Traffic Calming Provides for traffic calming measures in new development and supports the introduction of traffic calming measures in nearby streets as part of the development	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) and SC2 (Design and Access Statements) Development Management Plan
144	Development Guidelines	DG11	Gardens Requires private amenity space for dwellings intended for family use	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan

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145	Development Guidelines	DG12	Two Storey Side Extensions to Residential Properties Criteria based policy aimed to prevent the unacceptable impact of 2-storey side extensions in terms of design and their impact on the street scene.	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) and SC2 (Design and Access Statements) Development Management Plan
146	Development Guidelines	DG13	Provision of Children’s Playspace Provides for the provision of onsite play space within residential schemes including 25 or more family dwellings, or via Section 106 agreement for off-site provision or improvement of nearby existing play space.	Planning Strategy – CI3 (Children’s Play Provision)
146	Development Guidelines	DG14	Shopfronts Criteria based policy providing for new shopfronts or alterations to existing shopfronts	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
147	Development Guidelines	DG15	Security Shutters Criteria based policy ensuring acceptable design and preventing their unnecessary use	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
148	Development Guidelines	DG16	Outdoor Advertisements and Signs Criteria based policy seeking to ensure adverts and signs are not detrimental to the appearance of a building(s) affected and/or the surrounding area, or a danger to the public highway.	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
148	Development Guidelines	DG17	Licensed Premises Relates to the location of large drinking establishments and seeks to prevent new uses out of character with the area, or the over concentration of A3 uses in town, district or local centres	Development Management Plan
149	Development Guidelines	DG18	Hot Food Take-Aways Provides for hot food takeaways subject to criteria based policy	Development Management Plan

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149	Development Guidelines	DG19	Commercial Development – Traffic Seeks to ensure that traffic generation from commercial development affecting residential areas is attenuated by legal agreements and/or planning conditions	Development Management Plan
150	Development Guidelines	DG20	Public Art Requires the provision of public art in major development schemes	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
151	Development Guidelines	DG21	Development on Unstable Land On land potentially subject to instability, planning permission will only be granted subject to convincing supporting evidence from the applicant that actual/potential instability can be overcome	Planning Strategy – SC1, SC2 and SC3 – the sustainable community policies set out the principles for development guidance Development Management Plan
151	Development Guidelines	DG22	Satellite Dishes Provides for satellite dishes to domestic premises where planning permission is required and seeks to prevent insensitive positioning of dishes	Development Management Plan
153	Development Guidelines	DG23	Renewable Energy Schemes Criteria based policy providing for the development of renewable energy schemes providing that it can be adequately shown that development will not harm interests of acknowledged importance in the local environment	Planning Strategy – SC1, SC2, SC3, SC4, SC5, SC6, SC7 – the sustainable community policies set out the principles for development guidance
154	Development Guidelines	DG24	Energy Efficient Development The Policy requires that new development be energy efficient in terms of layout & design and also supports the incorporation of energy-efficient and renewable energy technology.	Planning Strategy – SC1, SC2, SC3, SC4, SC5, SC6, SC7 – the sustainable community policies set out the principles for development guidance
156	Development Guidelines	DG25	Development Infrastructure Seeks to ensure that where new development generates a need for new or improved infrastructure, the developer should provide or fund the necessary works & measures.	Planning Strategy – CI1 (Infrastructure and developer Contributions)

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158	Development Guidelines	DG26	Flood Risk Aims to prevent development within areas at risk of river and coastal flooding. Also seeks to prevent development which would be detrimental to or impede access to existing sea, tidal or fluvial defences or river channels.	Planning Strategy – SC7 (Flood Risk)
159	Development Guidelines	DG27	Surface Water Provides for development which could increase the risk of flooding as a result of surface water run-off, subject to agreeing all alleviation & mitigation works, including Sustainable Drainage Systems, and their design, construction and long term management, prior to the start of development	Planning Strategy – SC7 (Flood Risk)
160	Development Guidelines	DG28	Telecommunications Installations Criteria based policy relating to the siting and appearance of masts and larger antennae.	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
160	Development Guidelines	DG29	High Pressure Gas Main No new building will be permitted within 14m of the existing high pressure gas main which extends from the junction of Battle Rd & The Ridge West to Watergates Wood	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
161	Development Guidelines	DG30	Overhead Power Lines - Safety Requires new development to take account of the electricity supplier's requirements from a safety standpoint.	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
161	Development Guidelines	DG31	New Overhead Power Lines Requires/encourages lines being placed underground in visually sensitive locations	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan

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162	Development Guidelines	DG33	Environmental Pollution Seeks to prevent development which is likely to cause unacceptable pollution of air, water or land.	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
163	Development Guidelines	DG34	Contaminated Land Requires the developer to carry out site investigations of potential hazards & propose the necessary remedial measures required to deal with the hazard on sites with known or suspected contamination.	Planning Strategy – SC1 (Overall Strategy for Managing Change in a Sustainable Way) Development Management Plan
171	Historic Environment	C1	Development within Conservation Areas Criteria based policy providing for development within conservation areas seeking to ensure that proposals have due regard to the character & appearance of the area.	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development in these areas Development Management Plan
173	Historic Environment	C2	Demolition in a Conservation Area Criteria based policy providing for the demolition of unlisted buildings subject to the prior approval of the re-use of the site	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development in these areas Development Management Plan
174	Historic Environment	C3	Development Involving Listed Buildings Criteria based policy providing for the extension or alteration of a listed building.	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development affecting these buildings Development Management Plan
175	Historic Environment	C4	Demolition of Listed Buildings Criteria based policy providing for development that would follow the demolition of a listed building.	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development affecting these buildings Development Management Plan

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175	Historic Environment	C5	Winch Huts Provides for new winch huts designed to have a traditional appearance suited their function.	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development for these buildings Development Management Plan
176	Historic Environment	C6	Archaeological Sites and Ancient Monuments Policy resists development that would adversely affect an archaeological site or ancient monument, or other nationally important archaeological site or monument	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development in these areas, or affecting these structures
177	Historic Environment	C7	Replacement Doors and Windows in Listed Buildings Within listed buildings, provides only for exact replicas or doors and windows of an appropriate design and materials.	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development in these areas Development Management Plan
177	Historic Environment	C8	Replacement Doors and Windows in Conservation Areas Provides for exact replicas or doors and windows of an appropriate design and materials.	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development in these areas Development Management Plan
178	Historic Environment	C9	Roof Materials for Listed Buildings Provides for replacement roofs only where the covering is an exact replica or is of appropriate material.	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development for these buildings Development Management Plan
178	Historic Environment	C10	Roof Materials for Conservation Areas Provides for replacement roofs only where the covering is an exact replica or is of appropriate material.	Planning Strategy - EN1 (Built and Historic Environment) outlines the principles for development in these areas Development Management Plan

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186	Sports and Recreation	SP1	Playing Fields and Sports Pitches Seeks to prevent the loss of playing fields and sports pitches unless the proposal meets 1 of 4 criteria	Planning Strategy - EN5 (Open Spaces; Enhancement, Provision and Protection); CI2 (Sports and Leisure Facilities) and CI3 (Children's Play Provision) Development Management Plan
186	Sports and Recreation	SP2	Sports and Recreational Facilities Criteria based policy providing for formal sports or recreation uses	Planning Strategy - EN5 (Open Spaces; Enhancement, Provision and Protection); CI2 (Sports and Leisure Facilities) and CI3 (Children's Play Provision) Development Management Plan
187	Sports and Recreation	SP3	Location of Major New Sports and Recreational Facilities 'Sequential test' policy relating to the location of major sports and recreation facilities.	Planning Strategy - EN5 (Open Spaces; Enhancement, Provision and Protection); CI2 (Sports and Leisure Facilities) and CI3 (Children's Play Provision) Development Management Plan
187	Sports and Recreation	SP4	White Rock Area Criteria based policy providing for proposals which enhance the range & quality of sports, play and similar leisure provision within White Rock area west of Falaise Road.	Planning Strategy - EN5 (Open Spaces; Enhancement, Provision and Protection); CI2 (Sports and Leisure Facilities) and CI3 (Children's Play Provision) Development Management Plan
193	Open Space	OS1	Protection of Open Space The policy seeks to protect identified open spaces from development which would lead to a loss of their open character.	Planning Strategy - EN5 (Open Spaces; Enhancement, Provision and Protection); CI2 (Sports and Leisure Facilities) and CI3 (Children's Play Provision) Development Management Plan

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194	Open Space	OS2	Areas Deficient in Open Space The policy seeks to retain open spaces and undeveloped land in those areas of the Borough deemed to be deficient in open space. In appropriate cases a legal agreement will be sort to provide open space within new developments.	Planning Strategy - EN5 (Open Spaces; Enhancement, Provision and Protection); CI2 (Sports and Leisure Facilities) and CI3 (Children's Play Provision) Development Management Plan
194	Open Space	OS3	Private Open Space The policy seeks to resist the substantial loss of identified private open space.	Planning Strategy - EN5 (Open Spaces; Enhancement, Provision and Protection); CI2 (Sports and Leisure Facilities) and CI3 (Children's Play Provision) Development Management Plan
195	Open Space	OS4	Allotments The policy seeks to protect allotments from development.	Planning Strategy - EN5 (Open Spaces; Enhancement, Provision and Protection); CI2 (Sports and Leisure Facilities) and CI3 (Children's Play Provision) Development Management Plan
195	Open Space	OS5	Amenity Footpath Network Seeks to safe guard the amenity footpath network from development.	Planning Strategy - EN5 (Open Spaces; Enhancement, Provision and Protection); CI2 (Sports and Leisure Facilities) and CI3 (Children's Play Provision) Development Management Plan Site Allocations
200	Hastings Town Centre	TC1	Hastings Station Yard Allocates land at this location for a mixed use scheme likely to include educational, business, residential and retail uses.	Planning Strategy - FA3 (Strategic Policy for Hastings Town Centre) Development Management Plan (residual part of Station Plaza not yet developed)

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201	Hastings Town Centre	TC3	Queens Road Conversions Provides for the conversion of properties between 94-168 Queens Road from retail to residential or other suitable uses.	Planning Strategy - FA3 (Strategic Policy for Hastings Town Centre) Development Management Plan
202	Hastings Town Centre	TC4	Site of Sussex Chambers Allocates land within the Town Centre Conservation Area at Havelock Road and Priory Road, for mixed use development.	Planning Strategy - FA3 (Strategic Policy for Hastings Town Centre)
202	Hastings Town Centre	TC5	The Observer Building Allocates the building within the Town Centre Conservation Area, for a mix of uses including higher and further education, residential, offices and 'live-work' units.	Planning Strategy - FA3 (Strategic Policy for Hastings Town Centre) Development Management Plan
204	Hastings Town Centre	TC7	Greenway Safeguard land for a greenway as set out on the Proposals Map.	Planning Strategy - FA3 (Strategic Policy for Hastings Town Centre) Development Management Plan
205	Hastings Town Centre	TC8	Memorial Replacement Safeguards the location shown on the Proposals Map, for a replacement to the original Memorial.	Planning Strategy - FA3 (Strategic Policy for Hastings Town Centre) Development Management Plan
211	Central St Leonards	SL1	Taxi Office/BR Social Club Site Allocates the site for a mixed use development with compatible commercial uses serving the local area on the ground floor and residential above.	Planning Strategy - FA4 (Strategic Policy for Central St Leonards) Development Management Plan
212	Central St Leonards	SL2	Problem Buildings Provides for a flexible approach in the future use of buildings in need of repair in Central St Leonards if this assists in securing their future viability	Planning Strategy - FA4 (Policy for Central St Leonards) Development Management Plan
212	Central St Leonards	SL3	Western Road/Cross Street Area Provides for development and refurbishment of the area	Planning Strategy - FA4 (Strategic Policy for Central St Leonards) Development Management Plan

Local Plan 2004 page number	Local Plan 2004 Chapter	Local Plan 2004 Policy reference	Local Plan 2004 Policy name	How the policy will be superseded
224	West St Leonards	WSL1	Land at Seaside Road – Developments Allocates the site for mixed use development based on water and beach related commercial tourism and leisure facilities together with associated services, recreational activities, including a public slipway and housing.	Planning Strategy - FA1 (Strategic Policy for Western Area) Development Management Plan
225	West St Leonards	WSL2	Land at Seaside Road – Seafront Walk/Cycle Path Requires the provision for the extension of the seafront promenade and a properly made-up cycle path from Grosvenor Gardens to Cinque Ports Way.	Planning Strategy - FA1 (Strategic Policy for Western Area) Development Management Plan
226	West St Leonards	WSL3	Land at Bexhill Road – Development Allocates the site for housing, a replacement community centre and open space. The development must include adequate measures for flood protection and the safeguarding of the Site of Nature Conservation Importance.	Planning Strategy - FA1 (Strategic Policy for the Western Area) Development Management Plan
231	Broomgrove	B1	Broomgrove Regeneration Allocates the area for mixed use development to include housing, local employment uses, local retail and community facilities and open space.	Planning Strategy - FA5 (Strategic Policy for the Eastern Area) Development Management Plan
233	Broomgrove	B3	Facilities at Ore Station Provides for the area around Ore Station to become a hub for neighbourhood facilities, together with the upgrading of the station itself.	Planning Strategy - FA5 (Strategic Policy for Eastern Area) Development Management Plan
233	Broomgrove	B4	Local Park Allocates land to the south-east of Chiltern Drive as a local park to be provided	Planning Strategy - FA5 (Strategic Policy for Eastern Area) Development Management Plan
235	Broomgrove	B5	Broomgrove – Highway Improvements/ Traffic Management Provides for highway improvements and traffic management measures required if the mixed use development at Broomgrove is to be permitted.	Planning Strategy - FA5 (Strategic Policy for Eastern Area) Development Management Plan

Appendix 1: Superseded Policies

Local Plan 2004 page number	Local Plan 2004 Chapter	Local Plan 2004 Policy reference	Local Plan 2004 Policy name	How the policy will be superseded
235	Broomgrove	B6	The Former Stills Factory Site, Fellows Road Allocates the site for mixed use to include housing and local employment uses (Class B1)	Planning Strategy - FA5 (Strategic Policy for Eastern Area) Development Management Plan
240	Holmhurst St Mary	HSM1	Holmhurst St Mary – Development Allocates land for housing including the provision of open space.	Planning Strategy - FA1 (Strategic Policy for Western Area) Development Management Plan
242	Holmhurst St Mary	HSM2	Holmhurst St Mary – Highway Access Provides for access improvements required if the housing development is to be permitted.	Planning Strategy - FA1 (Strategic Policy for Western Area) Development Management Plan
246	Seafront Strategy	SS1	The Stade Maritime Heritage Area Criteria based policy providing for the development of tourist facilities at this location.	Planning Strategy - FA6 (Strategic Policy for the Seafront) Development Management Plan
247	Seafront Strategy	SS2	The Stade/Old Town Seafront Seek to ensure that any new development within this area respects the open aspect and accessibility of the area and the strong visual and historic link with the Old Town.	Planning Strategy - FA6 (Strategic Policy for the Seafront) Development Management Plan

Hastings Local Plan 2004 - Expired Policies

As from 27th September 2007, a number of policies in the Hastings Local Plan 2004 expired and are therefore have not since been used in consideration of planning applications. These policies were no longer required as in some cases they duplicated other Local Plan policies or National Planning Policy and in other cases the development they referred to has been completed.

Expired policies included:

- B2 - Broomgrove Housing Sites
- CN2 - Parking for People With Disabilities
- CN4 - Hastings College
- CN5 - Hastings College - Relocation
- CN8 - Community Facilities
- CN10 - Library Facilities
- CN11 - Hastings Museum and Art Gallery
- DG10 - Retention of Car Parking
- DG32 - Development Adjoining Railways
- H3 - Lower Density Areas
- H5 - Change of Use
- L5 - Farm Diversification
- OT1 - Old Town Protection Area
- S6 - Land Allocated for Non-Retail Uses
- SP5 - Football - Pilot Field
- T10 - Conference Facilities
- T11 - Water Based Recreation
- T5 - Self-Catering Accommodation
- TC2 - The Queens Hotel
- TC6 - The BT Building, Havelock Road
- TR2 - Defined Road Hierarchy

Appendix 2: Hastings Borough Council Housing Trajectory 2011-2028

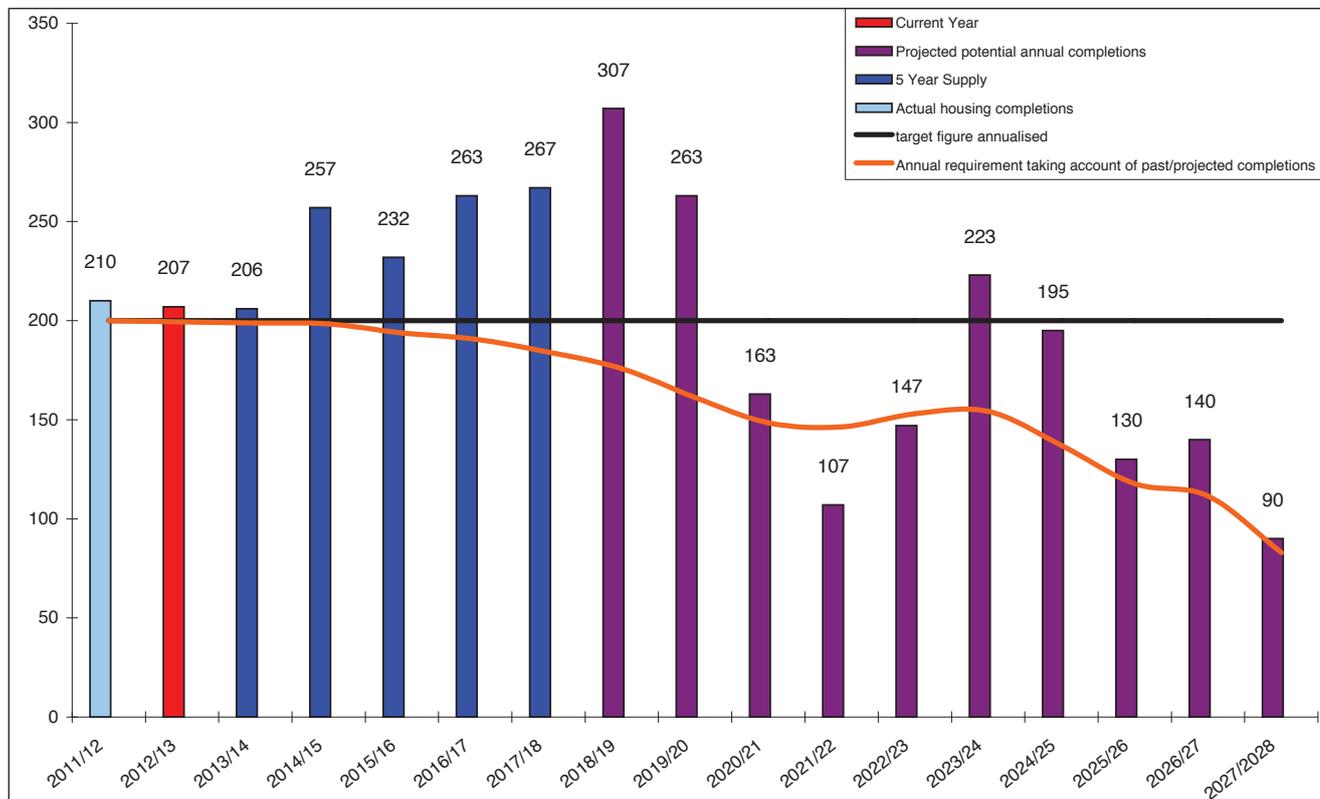


Figure 12: Housing trajectory graph

Housing Trajectory

The housing trajectory 2011 to 2028 shows past annual dwelling completions and projected annual completions in Hastings against a housing requirement of 3,400 dwellings. It examines, on an annual basis, how many additional dwellings will be needed at any one point in time to meet the housing requirements remaining over the period of the Plan. The current trajectory represents the housing land supply position as at 1 April 2012.

The forward looking element of the graph, takes account of the potential supply of housing arising from sites where construction activity is on-going, those with a current planning permission, sites that are allocated in the adopted Hastings Local Plan 2004 and unallocated sites that have the potential to contribute to housing delivery.

The data that underpins the trajectory is based on the Strategic housing Land Availability Assessment, and also reflects the latest information gathered from housing developers and land owners regarding build rates and disposal plans.

The trajectory will be updated annually in the Council's Annual Monitoring Report.

Local Planning Authorities (LPAs) have to ensure they have a continuous five year supply of deliverable sites available for housing development. National guidance requires that the 5-year supply should include an additional allowance of plus 20%. The five year period starts after the current monitoring year, 2012/2013, and should include the net additional dwellings expected to come forward from ready to develop sites.

Appendix 2: Housing Trajectory

Critically, in order for sites to be considered deliverable and included in the 5 year supply, sites should be:

- Available – the site is available for development now
- Suitable - the site offers a suitable location for development and would contribute to the creation of sustainable, mixed communities
- Achievable - there is a reasonable prospect that housing will be delivered on the site within 5 years

In compiling 5-year supply figure, all sites have been assessed against these three factors. The table below shows how the 5-year supply is calculated

Housing Target	3,400
Residual target (after deducting 417 completions in 2011/12 & 2012/13)	2,983
Annual residual target (residual divided by 15 years 2013/14 – 2027/28)	199
5-year target (annual residual x 5 years + 20 %)	1,194
5-year housing land supply 2012/13 – 2016/17	1,225
5-year supply of housing expressed as a %	102.6 %
Number of years of housing land supply	6.2

Table 10: Calculating 5-year housing land supply

The current assessment of sites shows that in terms of a five year supply, there is the potential for some 1,323 dwellings to come forward in this period. This is in excess of the target number 1,225 and is equivalent to 6.2 years of supply.

