

## How does the local plan support mixed-use development?

The draft Plan includes Policies that set out a positive approach to combining housing (residential) with other compatible uses. For example Town Centre living, where you have commercial activities alongside homes.

The following policies provide a strategic basis for the detailed policies elsewhere in the plan. These headline policies give direction on where different types of commercial uses should take place in the town.

- **Strategic Policy SP3: - Business Development – Office and Industrial**
- **Strategic Policy SP4: - Business Development – Town Centres**

Detailed policies offer more guidance on commercial uses including:

- **Regeneration Area Policy 1 (R1): Hastings Central**

Identifies both a broad area and a range of individual opportunity sites capable of accommodating mixed-use residential and employment space.

- **Regeneration Area Policy 3 (R3): St Johns Road**

Identifies both a broad area and a range of individual opportunity sites capable of accommodating mixed-use residential and employment space.

- **Policy E1: Protecting and Enhancing Employment sites, areas and allocations.**

E1 supports SP3 and 4 (above) and sets out what a good mixed-use development, where the employment use class is compatible with residential, should look like.

- **Policy E3: Primary Shopping Areas**

This policy (E3) allows for residential development in commercial centres such as Hastings Town Centre, and the district centres of St Leonards and Silverhill. It also actively encourages using upper floors in these locations to provide homes.

- **Policy H7: Temporary Residential Uses**

Allows meanwhile use of land or buildings for homes provided a good standard of amenity can be achieved for occupiers and nearby commercial or leisure activities are not compromised.

Taken together, the policies of the plan provide significant opportunity for mixed-use development.