

HASTINGS LOCAL DEVELOPMENT FRAMEWORK

Annual Monitoring Report 2004/2005



Hastings
BOROUGH COUNCIL
...Making the Difference...

November 2005

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Introduction

Survey, monitoring and review are crucial to the successful delivery of local development frameworks (spatial plans). Monitoring helps the Council understand the wider social, economic and environmental issues affecting the Borough and identify the key drivers of spatial change.

This is the first monitoring report prepared under regulations relating to the new planning system introduced through the Planning and Compulsory Purchase Act 2004. It will be the main mechanism for assessing the performance and effects of Hastings Local Plan 2004, and the Local Development Framework documents which will gradually supersede the Local Plan. Progress is reported against 18 “core output indicators” prescribed by the Office of the Deputy Prime Minister, and the findings of this monitoring will help identify the need for any policy reviews.

This report presents a variety of monitoring information, set out as follows:

- An outline of the key issues, challenges and opportunities in the Hastings area, including information on some of the key indicators set in the Hastings Community Strategy.
- A progress report for the year April 2004 to end of March 2005 against specific output indicators set by Government. This covers issues such as rates of housing, employment and retail development, transport and accessibility to local services, biodiversity, and flood protection and water quality. This section also identifies whether any policies need to be replaced because they are not working, or they have become out of date.
- A section on implementation of the Local Development Scheme – this is the timetable for preparation of new Local Development Framework documents.

Whilst we have tried to avoid using planning “jargon” a Glossary of Terms is included at Appendix 7 to provide explanation of some of the technical abbreviations and titles used in this report.

SECTION 1

Setting the Scene

In Summer 2005, as part of early work on identifying issues and options for the new plan, the Council produced “A Spatial Portrait of the Borough of Hastings”. This painted a picture of some of the key issues and challenges facing our town in the period up to 2026, and was used as factual information base for stakeholder and community discussions. Copies of the document can be viewed and downloaded from

http://www.hastings.gov.uk/ldf/core_strategy_spatial_portrait.pdf

Some of the key issues identified in the consultation and in the Spatial Portrait are summarised below along with an analysis of progress made against some of the major targets set out in the Hastings Community Strategy. Together, this aims to give an overview of social, environmental and economic problems and opportunities in the town, and a broad indication of where things are improving and where further work is needed.

Room For Growth?

- Hastings is a tightly contained urban centre that is mostly surrounded by area of environmental and landscape importance such as the High Weald Area of Outstanding Natural Beauty.
- Hastings is reaching its limits in terms of further outward growth and development.
- There are now few opportunities for further large-scale housing or employment growth on green field sites within the Borough itself.
- Cross boundary working with Rother District Council is needed to ensure Hastings shares in the benefits of major new housing and employment development planned north of Bexhill.

A Place To Work and Do Business

- Most jobs are in health (5300) public services (4900), retail (4200) and education (3300) (Annual Business Enquiry 2003).
- Education and health industries are expected to be the main driver of employment growth in Hastings and Bexhill between 2003 and 2016 (WM Enterprise Consultants Jan 2005).
- 85% of firms employ 10 or fewer people.
- Average earnings of Hastings residents are low, at 68% of the South East average.
- In March 2005, the unemployment rate in Hastings was 3.3%, compared to 1.9% in East Sussex and 1.5% in the South East region, (Office of National Statistics (ONS)/NOMIS website).
- The skills gap is seen as a major barrier to getting local people into work – the 2001 census showed that 31.7% of people aged 16 – 74 in Hastings have no qualifications at all.

- In 2004 average weekly earnings for full time workers in Hastings was £421.30, compared to £535.50 in the South East and £507.00 nationally. (ONS/Annual Survey of Hours and Earnings).

Community Strategy Target 8 – Average Earnings

- *Increase average earnings to national level*

| Baseline April 2002 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|---------------------|---------------------|---------------------|---------------------|-------------|
| 79% | 83% (of UK average) | 82% | East Sussex average | UK average |

Summary: Although there has been an improvement on the 2003 baseline, the progress up to April 2005 falls slightly short of the target set. In the future we are looking to clarify the data for this target. A preferred option is to use median gross weekly pay by workplace, which would give the 2004/2005 monitoring period 86.27% of the UK average.

Community Strategy Target 7 – Unemployment

- *Reduce unemployment to East Sussex average*

| Baseline January 2003 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|--------------------------------|---------------------------------|--------------------------------|--------------------------------|---------------------|
| 1.8% above East Sussex Average | 1.44% above East Sussex Average | 1.2% above East Sussex Average | 1.2% above East Sussex Average | East Sussex Average |

Summary: Unemployment levels in Hastings are decreasing and are getting nearer to the East Sussex average. Hastings has had an 18% reduction in those claiming Jobseekers allowance, whilst East Sussex has only had a 3% drop.

Getting Around and About

- The town is just 70 miles from central London, but is poorly served by rail and road links.
- The coastal A259 and northbound A21 roads are single carriageway where they pass through the town. This leads to congestion, particularly on the A259 between Hastings and Bexhill.
- In December 2004 the Hastings and Bexhill link road was given Government approval – this will provide an alternative route between the two towns, avoiding the busy seafront A259.
- Regeneration plans identify the following transport priorities for the town – upgrading the A21, better London rail services, the Hastings-

Bexhill link road, improvements to the Ashford rail line, new railway stations.

- The availability of car parking, and the adequacy of local bus services are two issues of concern to local communities.
- 33.8% of households in the town do not own a car, compared to 26.8% nationally.
- We need to make sure new development is accessible and located near transport links, providing access via public transport, cycling and walking.

Community Strategy Target 19 – Bus Passenger Journeys

- *Increase bus passenger journeys*

| Baseline 2002 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|----------------------|-------------------|---------------------|-----------------|-----------------|
| 3.5 million journeys | Increase by 4% | Increased by 6.75% | Increase by 10% | Increase by 20% |

Summary: The number of bus passenger journeys has increased beyond the target set for 2005.

Who Lives Here?

- Just under 85,000 people live in our town as at March 2004. This is predicted to reach 91,000 by 2011.

Mid Year Population Statistics for Hastings from 1991-2004

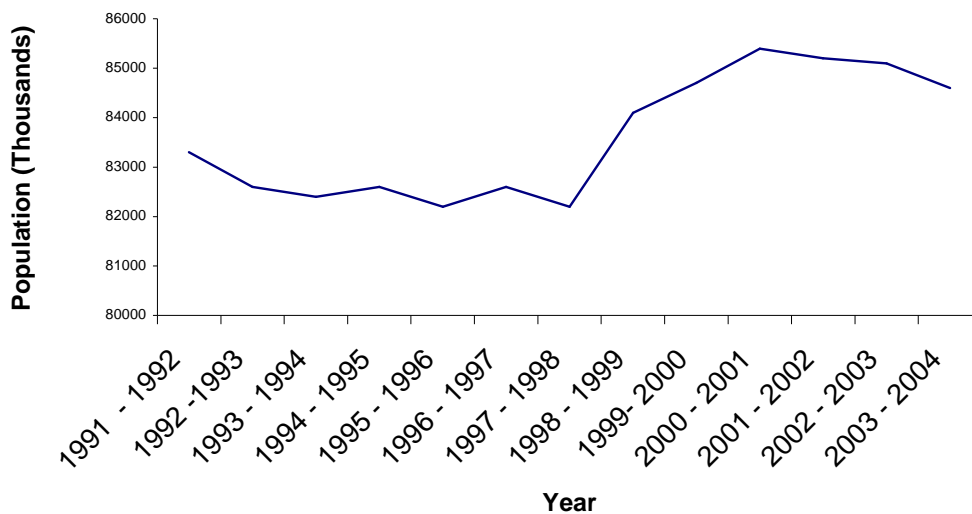


Chart 1: Showing Mid Year Population Estimates from 1991-2004, Source – Office of National Statistics (ONS)

- Population growth has been mainly due to inward migration most notably between 1998 and 2001.

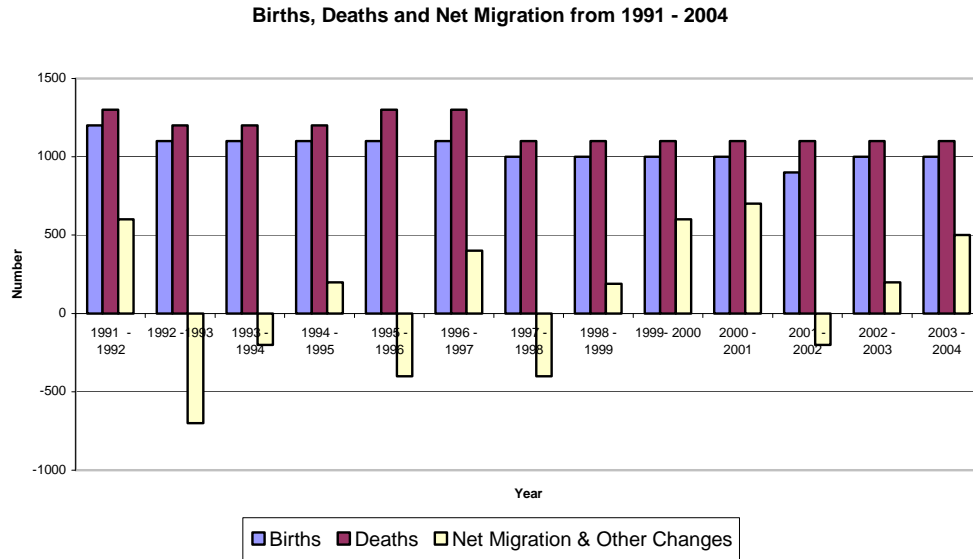


Chart 2: Birth, Deaths and Net Migration from 1991 – 2004: Source - ONS

- Young people form a significant proportion of the population with 25.4% aged under 20 (CACI 2003).

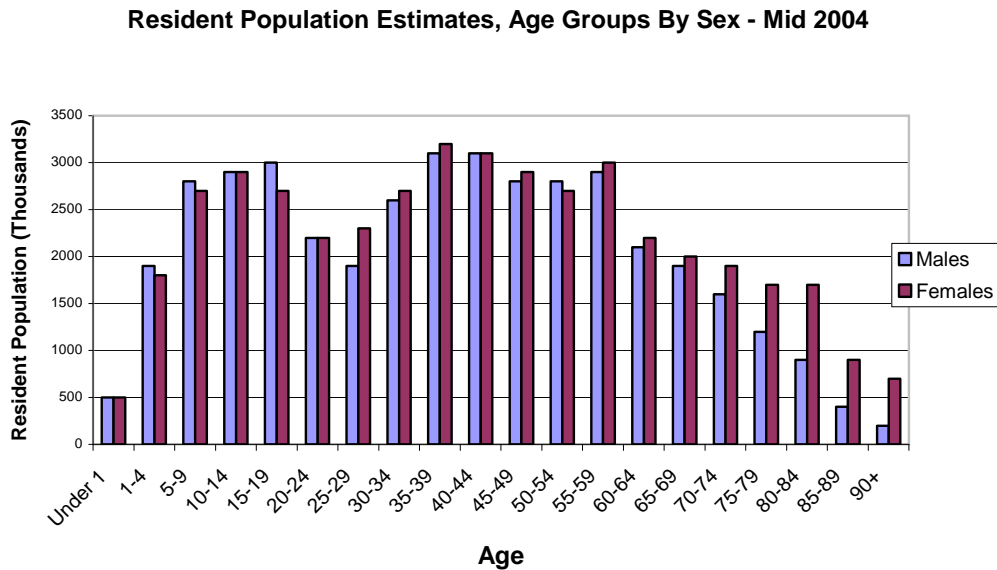


Chart 3: Showing Resident Population Estimates, Mid 2004: Source – ONS

- Hastings population has high levels of benefit dependency, and our working age population has the highest levels of sickness and disability in the South East.
- Population forecasts indicate that we are likely to have an increasing proportion of older people in the population over the next 10 – 15 years.

A Decent Home For Everyone

- The town has a large stock of Victorian housing, which adds much to its character, but often this type of dwelling cannot be easily adapted to meet modern needs.
- Almost 36% of dwellings are flats – this compares to 20% nationally.



Chart 4: Housing Stock By Type: Source - Census 2001

- 17.8% of households live in private rented accommodation – this is double the national rate.
- There is a large and often low quality private rented sector, mainly concentrated in the town centres of Hastings and St Leonards, and in many cases consisting of flat conversion in Victorian housing.
- In 2004/05, 81% of new homes were built on brownfield land – this comfortably exceeds the Government’s national target of 60%.
- Since 1991, only 3154 new dwellings have been completed – this is 75% of the target up to 2005 set out in the East Sussex Structure Plan.
- A 2004 study showed that local households account for most of the housing demand, with 80% of all moves being within 15 miles of the town.
- We are not meeting housing needs – there is a current shortfall of 596 affordable homes per year.
- Property values in Hastings remain significantly below the regional average, despite rapid growth in recent years.

Chart 5 shows the numbers of empty homes in Hastings, taken from Council Tax records. This shows that there has been a sharp fall in the numbers of empty homes over the period 2000 to 2005. In 2000, there were 1962 empty homes, and in 2005 there were 925 empty homes within the Borough of Hastings. This trend may be a reflection of improvements in the housing market and the considerable marketing and regeneration of the town over the past 5 years. Since April 2004, Hastings Council have charged Council Tax on empty homes, this could also be a significant factor in the reduced numbers of empty homes in the borough.

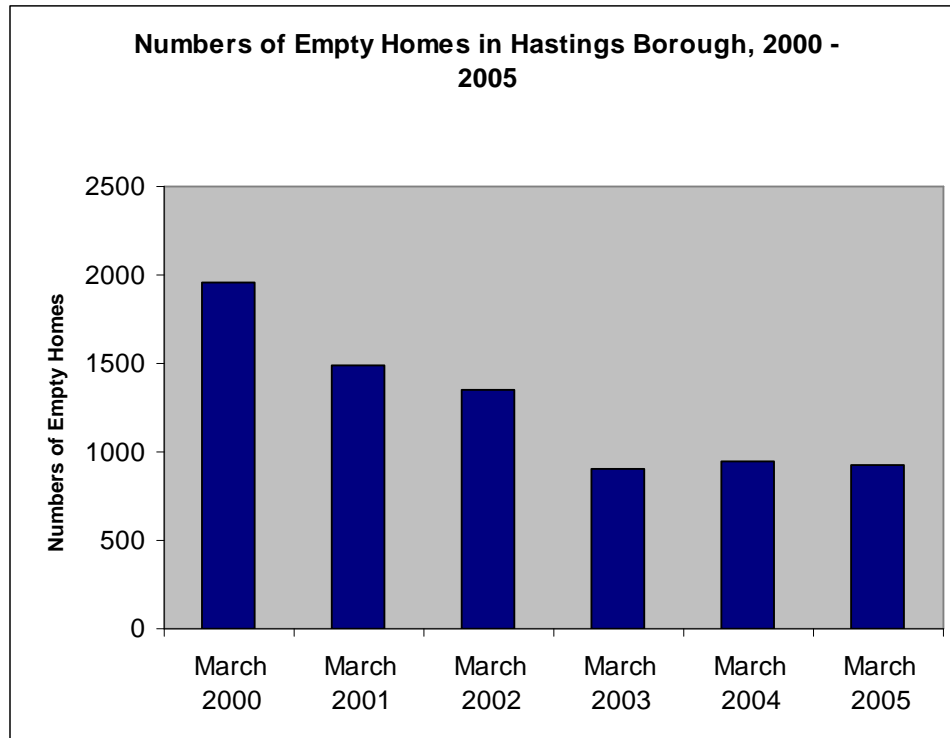


Chart 5: Numbers of Empty Homes within Hastings from 2000 –2005

Gypsies and Travellers

The following data and statistics have been taken from the Office of the Deputy Prime Ministers study on Counting Gypsies and Travellers (2005).

- There were no caravans in the Hastings area at this time, compared to 10 in Rother out of the 2751 counted in the South East as a whole. (January 2005)
- The highest number of caravans counted in the Hastings area was in July 2003, as was the situation in Rother and the South East as a whole. The figures at this time were 4, 12 and 2884 respectively.
- There are no gypsy sites provided by Hastings Borough Council, and as such, no unauthorised encampments

- The most recent count in July 2004 saw three gypsy families present in Hastings. The four counts prior to this (going back to July 2002) had not recorded any gypsy families present.

Whilst information related to gypsies and travellers is currently limited to the ODPM work referred to above, a separate, countywide study has since been commissioned. This aimed to assess the housing aspirations of Gypsies and Travellers housed and living in each of the areas forming East Sussex and Brighton & Hove. The results of this study are expected to be available shortly.

Our Environment

- 17 Conservation areas and 890 Listed Buildings reflect the special architectural character and historic interest of some of the urban environment.
- Nationally important wildlife sites include: The Hastings Cliffs Special Area Of Conservation and the Sites of Special Scientific Interest at Combe Haven Valley, Marline Valley and Hastings Cliff to Pett Beach.
- We currently have 6 Local Nature Reserves, with 3 more planned at Hastings Country Park and Fairlight Place Farm, South Saxons Wetlands and Ponds Wood.
- 30 Sites of Nature Conservation Importance recognise the diversity of special natural places and habitats in the town.
- Over the next 10 years the Pebsham Countryside Park project will improve an area of 600 hectares between Hastings and Bexhill for relaxation, recreation and wildlife conservation.
- We all need to become more energy efficient in how we live our lives and how we build in the future.

Community Strategy Target 20 - Access to Open Space

- *Give 90% of households access to open space such as parks, Local Nature Reserves, Public Gardens and play areas or the beach within 300m of their homes by 2013:*

| Baseline | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|--|-------------------|---------------------|--|-------------|
| To be established in Open Spaces Audit | Complete Audit | Audit underway | Target to be set in context of audit results | 90% |

Summary: The results of the Open Spaces Audit will be available in early 2006, a new target will be set taking into account the issues of quality and accessibility to open spaces.

Community Strategy Target 21 - Waste Recycling

- *Increase the amount of household waste recycled and composted to 30% by 2013*

| Baseline 2002 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|---------------|-------------------|---------------------|-------------|-------------|
| 10% | 18% | 11.2% | 25% | 30% |

Summary: Progress to April 2005 was not on target. The first quarter of 2005 however has seen 14.77% of recycling, increasing to 16.41% in the second quarter, which shows a clear move in the right direction.

Regenerating the Town

- The Government has invested more than £66.5 million of funding into a variety of regeneration projects.
- The Hastings and Bexhill Task Force have worked closely with partners to develop the Hastings and Bexhill Five Point Plan.
- The town's regeneration strategy is based on five key aspects:
 - Education
 - Business
 - Urban renaissance
 - Broadband
 - Transport
- The vision is for a transformation in the town's built environment, range of available sites and business space, ICT infrastructure, and availability of new housing.
- In the past few years projects have been undertaken to improve the Marlborough Hotel, Regents Court and both the Hastings and St Leonards Warrior Square railway stations.
- Alexandra Park has had a £3.5 million facelift – with major input from the Heritage Lottery Fund and Hastings Borough Council.
- Disused buildings in Robertson Street have been transformed into the Hastings Broadband Experience centre, which has already contributed to further regeneration of the town's economy, assisting several small companies to expand.
- Further developments over the next few years will provide 1400 new homes and over 100,000m² of business and education space.
- New projects include Ore Valley regeneration, featuring the rebuilding of the Priory Neighbourhood Centre and the development of environmentally friendly housing and the Central St Leonards renewal programme along with the regeneration of the Marina Pavilion on the seafront.

A Focus On Neighbourhoods

- Hastings is in the top 11% of most deprived Local Authority areas in England (39th most deprived out of a total of 354).
- Deprivation is widespread: of the 53 Super Output Areas* in Hastings, 12 fall within the worst 10% in England and a further 8 rank in the worst 20%.

* Super Output Areas are geographical areas of a consistent size comprising on average of 650 households or 1500 people.

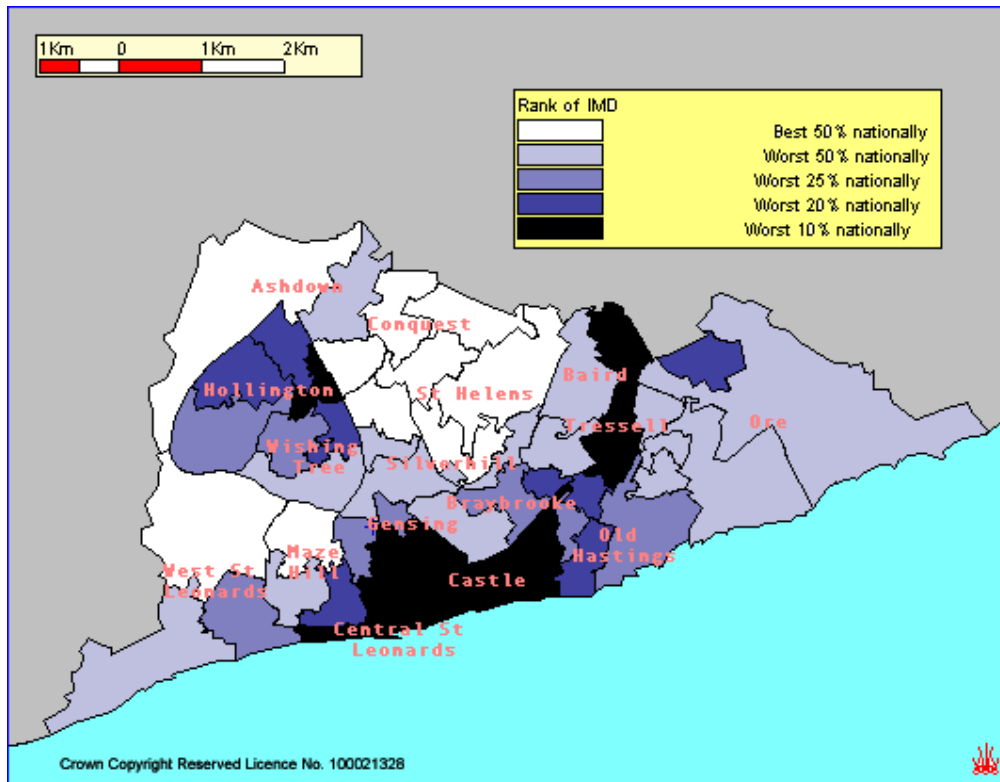


Diagram 1: Overall Deprivation – Super Output Areas by National Ranking, Source: 2004 Index Of Multiple Deprivation – HBC

Diagram 1 shows the areas of multiple deprivation within Hastings. The Indices of Multiple Deprivation (IMD) combine information relating to income, employment, education, health, skills and training, barriers to housing and services, and crime into an overall measure of deprivation.

These factors combined inform the IMD. The areas shown in black are the areas in the worst 10% nationally, and are concentrated around the Castle ward (town centre), Tressell ward (Halton/Farley Bank), Warrior Square (Central St Leonards) and the Baird Ward (Chiltern Drive area).

- Child poverty is a particular problem, with 29% of children under 16 in low-income families, compared to a 'rest of England' figure of 20% and an East Sussex figure of 16%. (IMD 2004 figures).

- Our town is one of just 88 places nationally to be chosen by the Government for £3.1m Neighbourhood Renewal Initiative funding and support.
- Priority areas include Ore Valley, Castle, Central St Leonards, Gensing and Greater Hollington.
- Each area has developed its own Local Action Plan in which local residents and service providers set out their priorities.
- Greater Hollington is a successful Neighbourhood Management Pathfinder project.

In January 2005, WM Enterprise Consultants carried out research work for Hastings Borough Council to provide information about workforce needs and barriers to employment in the Hastings/Bexhill areas. Around 450 residents in the most deprived areas of Hastings were interviewed, and the findings included:

- 9.2% were lone parents.
- 35.8 % lived in private rented property.
- 13.2% had an annual average income of £5000 or less.
- 24.6% had incomes derived solely from benefits.
- 30% of respondents considered themselves to be in debt.
- 46.4% of workless respondents had been out of work for 2 years or more.
- 22% considered themselves to have a health problem.
- 10% of respondents indicated they suffered from heart problems compared to the national average of 2–3.5%.

Community Strategy Target 12 – Neighbourhood Fora

- *Ensure that 80% of residents have a neighbourhood forum or similar body so they can influence services and take decisions affecting their local area by 2013:*

| Baseline 2003 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|----------------------|--------------------------|----------------------------|--------------------|--------------------|
| 31% | 50% | 51% | 70% | 80% |

Summary: Good progress has been made on this measure. It should continue to improve during 2005/2006 when four Area Management Boards are set up to involve the communities across the Borough.

Social and Cultural issues

- In the 2001 Census, over 10% of residents in Hastings described their health as “not good”.

- 18% of people of working age have a limiting long-term illness, compared to the South East average of 11% (Census 2001).
- In Hastings in August 2004 there were 4,200 incapacity benefit claimants (8.3% of working age population), and 800 claiming Severe Disablement Allowance (1.5% of working age population).
- Average life expectancy at 74.2 years for males and 79.6 years for females, is below the national average, at 75.9 years for males and 80.6 years for females (2000-2002).
- Hastings and St Leonards have the highest proportion of low birth weight babies among the Primary Care Trusts in East Sussex. Birth weight is one of the strongest predictors of infant survival.
- In 2004 the GCSE pass rate (% of pupils achieving 5+ GCSE's grade A-C) in Hastings was 42.1%, with significant improvements having been made from the 2001 rate of 36.4%. The gap between local and national achievements is narrowing, but we are still below the 54% achieved for East Sussex overall and 53% for England.
- Perceptions of personal safety are improving - In the 2004 Citizen's panel, 31% of respondents reported 'feeling safe' walking in the town centre during the day, compared with just 18% in the 2001 survey.
- The overall crime rate has been reduced over the last three years due to numerous high profile 'crime reduction' schemes. In 2003 there were 166 crimes per 1000 population, this had reduced to 141 per 1000 population by March 2005.
- Castle (town centre) and central St Leonards have higher crime rates than other parts of the town.
- Arts and culture have an important role to play in putting Hastings 'on the map'.

Community Strategy Target 9 – Education

- *Increase the % of 15 years olds achieving 5 or more GCSEs at A*-C or equivalent from 40% in 2001 to 55% in 2013:*

| Baseline 2002 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|---------------|-------------------|---------------------|-------------|-------------|
| 40% | 43% | 42.1% | 49% | 55% |

Summary: Although there has been an improvement, Hastings pupils still do not achieve the national average rates.

Chart 6 shows the comparison year on year as averages for Hastings and St Leonards compared to England.

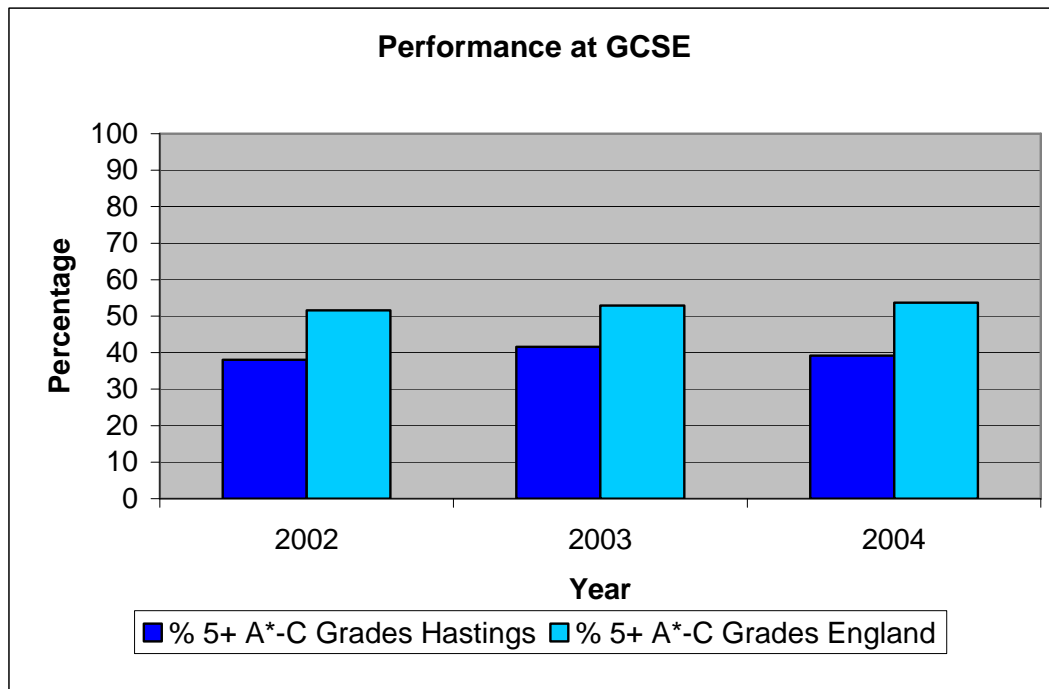


Chart 6: Performance at GCSE, comparison from 2002-2004, Source: Learning & Skills Partnership 2004)

Community Strategy Target 13a – Living Longer, Healthier Lives

- *Reduce death rates from circulatory diseases*

| Baseline 1996 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|---------------|-------------------|-------------------------|-------------|-------------|
| 147/100,000 | -25% | -25.2% (110/100,000) | -30% | -40% |

Summary: The 2004/2005 target has been achieved. The reduction in death rates from circulatory diseases in Hastings has been broadly in line with trends for the South East and England, (See Chart 7).

Community Strategy Target 13b – Living Longer, Healthier Lives

- Reduce death rates from cancer

| Baseline 1996 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|---------------|-------------------|-------------------------|-------------|-------------|
| 157/100,000 | -12% | -22.3% (122/100,000) | -15% | -20% |

Summary: The target for 2004/2005 has been exceeded. The reduction in death rates from cancer in Hastings has been broadly in line with trends for the South East and England over the same period (see chart 8).

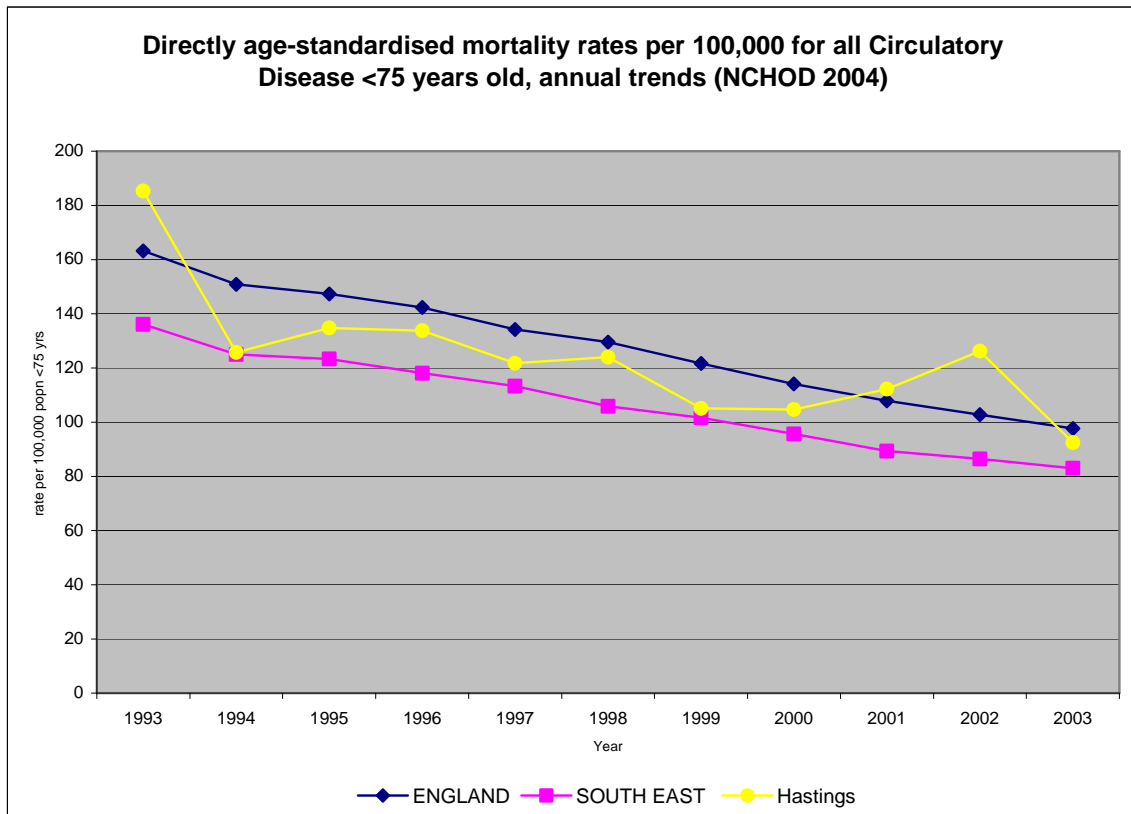


Chart 7: Showing levels of mortality per 100,000 for all circulatory diseases of the population under 75 years old, Source: NCHOD 2004

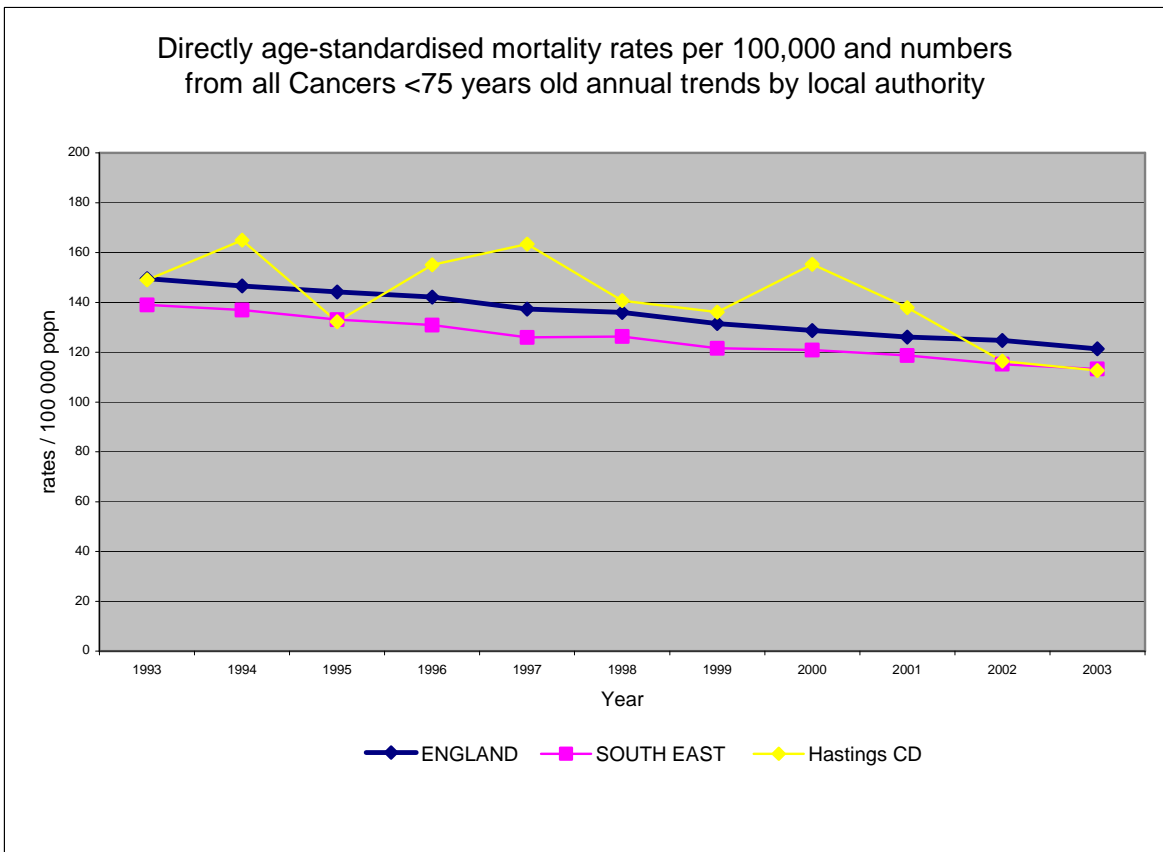


Chart 8: Levels of mortality per 100,000 for all Cancers of the population under 75 years old, Source: NCHOD 2004

Chart 9 shows the under 18 conception rates for the periods 1997-1999 and 2000-2002. Hastings is compared to similar local authorities - Thanet is deemed most similar, closely followed by Shepway and so on.

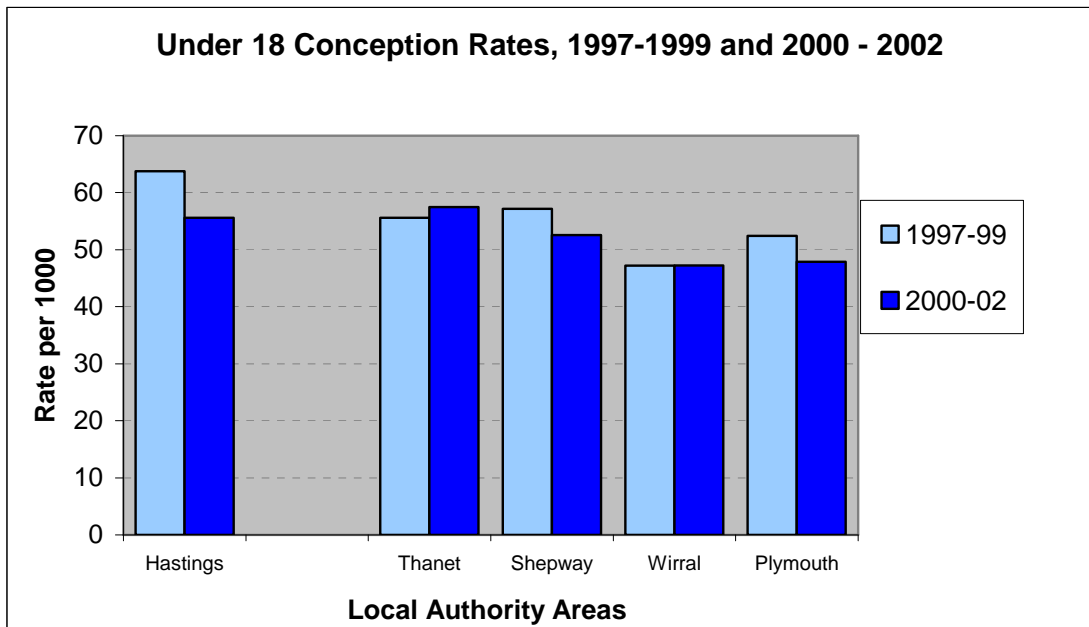


Chart 9: Showing under 18 conception rates, Source: NCHOD 2004

Although Hastings has the highest levels of under 18 conception in the 1997-1999 period, out of all the local authorities shown. It has also shown the greatest percentage improvement.

Community Strategy Target 5 – Crime

- *Halve the gap between crime rates of the town & rest of the country*

| Baseline 2001/02 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| 166 per 1000 population | 160 per 1000 population | 141 per 1000 population | 145 per 1000 population | 130 per 1000 population |

Summary: Good progress has been made in reducing the crime rates in the Borough.

The Community Strategy has set out the target to increase the percentage of residents within Hastings who feel safe at night in their neighbourhood. The progress made towards achieving this target is shown below.

Community Strategy Target 6 – Perception of Crime

- *Increase the percentage of residents within Hastings who feel safe at night in their neighbourhood*

| Baseline 2001 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|---------------|-------------------|---------------------|-------------|-------------|
| 35.1% | 40% | 36.1% | 50% | 60% |

Summary: Although crime rates have been reduced dramatically, the perception of safety is more difficult to manage and the 40% target has not been met.

Community Strategy Target 2 – Local Neighbourhoods

- *Increase the percentage of people feeling satisfied with their neighbourhood as a place to live to 85% by 2013*

| Baseline April 2001 | Target April 2005 | Progress April 2005 | Target 2008 | Target 2013 |
|------------------------|----------------------|------------------------|-------------|-------------|
| 70% | 73% | 75% | 78% | 85% |

Summary: The percentage of residents who feel satisfied with their neighbourhood has exceeded the target set.

Community views

- Community safety is very clearly the number one priority.
- In 2004 the Citizens' Panel* thought that the five most important things for Council services to focus on were:
 - Dealing with anti-social behaviour
 - Working with the police to reduce burglaries
 - Creating employment opportunities
 - Cleaning up local areas with rapid response to remove litter, graffiti and fly tipping
 - Improving the image of the town to attract tourists and visitors.
- 77.4% of residents surveyed in the December 2004 Citizens' Panel were satisfied with Hastings and St Leonards as a place to live, work and enjoy a high quality of life.
- 75% of residents surveyed in the December 2004 Citizens' Panel were satisfied with their local neighbourhood as a place to live.
- In 2004 the "Youthink" consultation with 8 – 19 year olds, the lack of accessible and affordable play, recreational and social facilities for children and young people was highlighted.
- The March 2005, the Citizens' Panel gave a clear message that Hastings residents thought countryside parks, nature conservation areas, woodlands and greenspaces were of high quality. However, current provision of cycle ways, community centres, youth centres and public leisure centres did not rate so highly.

* The Citizens' Panel consists 2004 randomly selected residents who have agreed to complete postal questionnaires up to four times a year, giving their views about Council services and the wider issues affecting the town.

Partnership Working

- The agencies and organisations working in the town have come together with the communities living in the town to tackle some of the main issues of mutual concern.

- Hastings and St Leonards Strategic Partnership is the overall strategic partnership with the responsibility of overseeing progress on meeting targets set in the Community Strategy.
- Hastings Community Network brings together voluntary and community sector groups and provides representatives for the Local Strategic Partnership.
- We have three Neighbourhood Fora (Castle, Gensing & Central St Leonards and Ore Valley) and one Neighbourhood Partnership (The Greater Hollington Partnership), which use a partnership approach in delivering initiatives which aim to bring about a better quality of life in communities. Each is represented on the Local Strategic Partnership.
- Hastings Borough Council are working with the community and voluntary sectors, and other bodies such as East Sussex County Council to draw up an up-to-date Compact. This will set out parameters and codes of practice in how these sectors will work together and engage on a wide range of issues affecting them both. The current Compact will be superseded within the next year as a result of this work.

Hastings and St Leonards Strategic Partnership is the overall strategic partnership with the responsibility of overseeing progress on meeting targets set in the Community Strategy. The Community Strategy sets out a robust programme for the social, economic and environmental regeneration of the town along with a set of targets against which progress can be measured.

This is underpinned by thematic partnerships including:

- The Safer Hastings Partnership.
- Hastings & Bexhill Economic Alliance.
- Healthier Hastings Partnership.
- Learning and Skills Partnership.
- Housing Partnership.
- The Community Network.
- The Neighbourhood Forums (Castle, Gensing & Central St Leonards, Ore Valley and the Greater Hollington Partnership).
- Business Sector Representatives.

The Local Development Framework (LDF) will encompass those parts of the Community Strategy that have a spatial planning element and therefore the LDF will need the support, commitment and participation of the partners mentioned above.

SECTION 2

Analysis of Policy Performance

This section provides information on 'Core Output Indicators' – a set of indicators prescribed by the Office of the Deputy Prime Minister, which all Local Planning Authorities are required to monitor on an annual basis. This is the first year we have provided this information, and it has not been possible to provide full information for every indicator. In every case where we need to do more work to provide the information required, we have set out an action point showing what we intend to do to enable full reporting against the indicator in next year's annual monitoring report. All the information presented relates to the period 1st April 2004 to 31st March 2005, as specified in the Government Guidance.

For each indicator we have highlighted the relevant Local Plan policies and where applicable, have provided a commentary on the effectiveness of these policies.

Housing

| Output Indicator 1: Housing Trajectory | | | |
|---|--------|--|--------------|
| 1 | (i). | Net additional dwellings completed since 1991 (the start of the East Sussex and Brighton & Hove Structure Plan period); | 3,154 |
| | (ii). | Net additional dwellings for the current year; | 210 |
| | (iii). | Projected net additional dwellings up to 2011 (the end of the East Sussex and Brighton & Hove Structure Plan period) | 2,797 |
| | (iv). | The annual net additional dwelling requirement | 300 |
| | (v). | Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances | 474 |

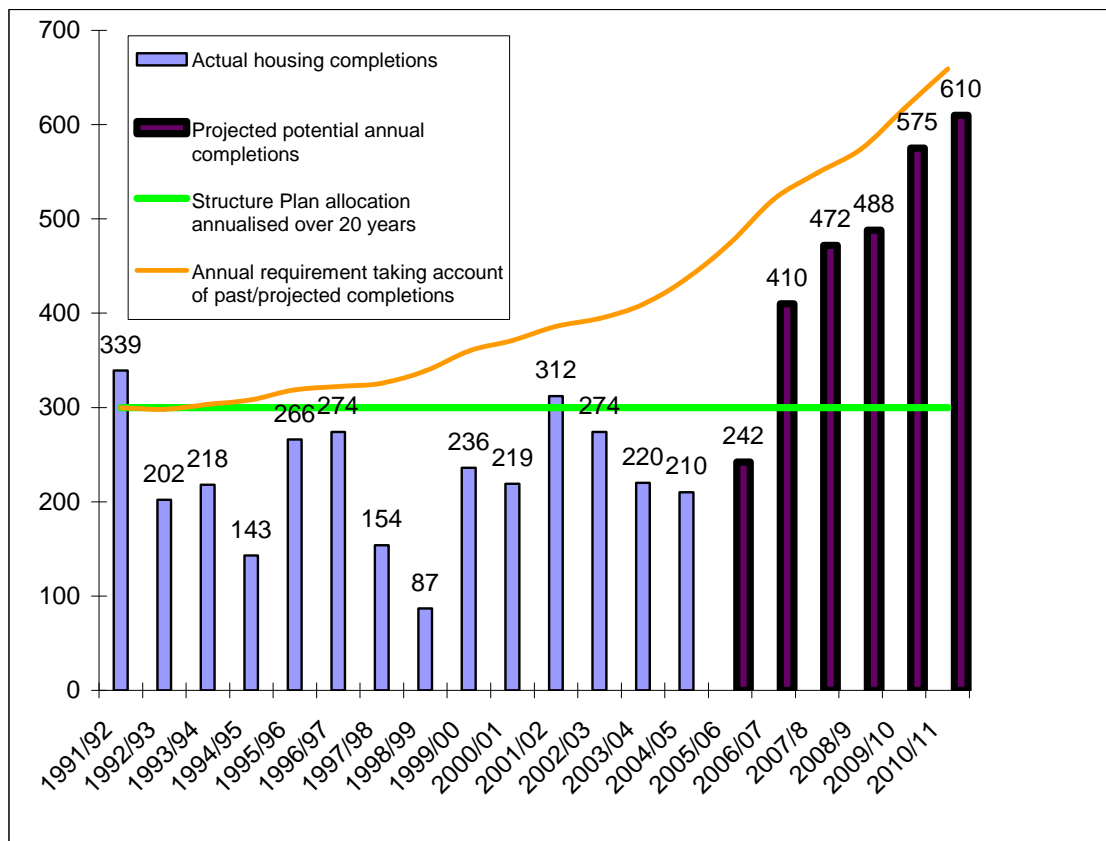


Chart 10: Housing trajectory for Hastings Borough Council for the period 1991-2011.

Analysis

The trajectory charts actual housing completions and projected potential future housing completions against the housing provision figures for Hastings set down in the East Sussex and Brighton & Hove Structure Plan. The amount of development that occurs in practice will be strongly dependent on the housing market, which in turn is influenced by the national and local economy.

The Structure Plan sets a housing target of 5,400 dwellings to be provided in the period 1991-2006 and a further 600 dwellings in the period 2006-11, an overall average of 300 dwellings per year. Table 1 shows actual housing completions year by year over the period since 1991. As the trajectory indicates, house-building rates are currently running well below Structure Plan requirements. In the period since 1991, an average 225 net dwellings per year have been provided in Hastings Borough, only 75% of the Structure Plan target. In fact, the Structure Plan target figure of 300 dwellings has only been exceeded in two years since 1991. This is a reflection of the relatively weak economy and housing market in Hastings.

| Year | Net Units Completed |
|------------------------|---------------------|
| 1991/92 | 339 |
| 1992/93 | 202 |
| 1993/94 | 218 |
| 1994/95 | 143 |
| 1995/96 | 266 |
| 1996/97 | 274 |
| 1997/98 | 154 |
| 1998/99 | 87 |
| 1999/00 | 236 |
| 2000/01 | 219 |
| 2001/02 | 312 |
| 2002/03 | 274 |
| 2003/04 | 220 |
| 2004/05 | 210 |
| Total 1991-2005 | 3,154 |

Table 1: Net Housing Completions 1991-2005

Action Point

- In direct response to this problem of consistent under-provision, the Borough Council and Rother District Council have now prepared a Joint Housing Delivery Action Plan. This sets out a number of actions to improve the Councils' understanding of the operation of the local housing market and to identify and help to overcome barriers to development, with the aim of increasing housing completion rates.
- A joint Housing Market Assessment will be carried out in Winter 2005/06. This will provide the Councils with information about the boundaries of the housing markets in Hastings and Rother and how they operate. New planning policies will be developed on the basis to this to take into account the future requirements of house types, costs and phasing.

Housing Completions 2004/05

Analysis

During the 12 months to 31 March 2005, a net total of 210 dwellings were completed in Hastings. This figure is slightly lower than the previous year's net total of 220 units and also slightly below the annual average since 1991 of 225 dwellings. Table 2 shows a breakdown of housing completions on large sites (those with 6 or more dwellings), together with aggregate figures for smaller sites.

| Site Name | Total Net Units Completed | Affordable Units Completed |
|--|---------------------------|----------------------------|
| <u>Sites allocated in Local Plan</u> | | |
| Mayfield A & B | 15 | 0 |
| Wychnour/Hoadswood North | 11 | 2 |
| East of Stonebeach Rise (Phase 5) | 3 | 0 |
| Harrow Lane Caravan Site | 53 | 15 |
| Queens Hotel | 15 | 6 |
| 20 St Margarets Road | 7 | 0 |
| Allocated Sites Total | 104 | 23 |
| <u>Large Unidentified Sites (6+ units)</u> | | |
| 13/14 Dane Road | 8 | 0 |
| Large Unidentified Sites Total | 8 | 0 |
| Large Sites Total | 112 | 23 |
| Small Sites Total (<6 units) | 98 | 4 |
| TOTAL COMPLETIONS | 210 | 27 |

Table 2: Net Housing Completions 2004/05

As in previous years, a substantial proportion of new housing was completed on allocated sites (104 dwellings). Over half of this total (53 units) were built at the Harrow Lane Caravan Site, but development is also now underway at Hoadswood North/Wychnour and Mayfield A & B. In addition, the Queens Hotel scheme and the development at 20 St Margarets Road are now complete.

A net total of 106 dwellings were provided on unidentified ('windfall') sites. These are sites coming forward for development as a result of the planning applications, and are not identified allocations in the Local Plan. A particularly high total of 98 completions were recorded for small sites of under 6 dwellings, though this is partly due to the Council having altered our monitoring system. Previously we relied on building control records to record small site completions, whereas large sites were monitored through site visits. Our experience has shown there is often a significant time lag before completed dwellings are entered in the building control records. Therefore, we are now using site visits as the basis for all our monitoring information. This brings the small sites monitoring into line with our monitoring of larger housing developments.

Future Housing Supply

Analysis

The housing trajectory estimates the level of housing completions in Hastings for the remainder of the current Structure Plan period to 2011. The predicted level of housing development takes account of the potential supply of housing opportunities in terms of sites allocated in the Local Plan and unidentified ('windfall') provision. However, the amount of development that occurs in practice will also be strongly dependent on the housing market, which in turn will be influenced by the national and local economy. The trajectory will be updated every year to reflect the changes identified through monitoring and site viability assessments.

As noted above, the housing market in Hastings has historically been weaker than in other parts of the South East, reflecting the economic problems and high levels of deprivation that have affected the town. However, the past few years have seen the establishment of a major programme aimed at tackling these problems, with around £66.5 million regeneration funding invested. The Hastings and Bexhill Task Force was set up by the South East England Development Agency (SEEDA) in 2001 to deliver an effective partner-led regeneration strategy for the area, and this has led to the establishment of Sea Space as a regeneration company to deliver key development projects, including the Hastings Millennium Community, the University Centre, and major town centre schemes at Station Plaza, Priory Quarter and Pelham Place.

The full impact of these projects will only become apparent over the next few years. However, the scale of current regeneration activity gives reason to be optimistic that housing development rates will increase over the next few years.

Table 3 shows the overall position at April 2005 in terms of meeting the Borough housing requirements set out in the Structure Plan. There is sufficient land allocated in the Local Plan to provide for a further 2,241 dwellings. This is equivalent to just under 7.5 years supply when set against Structure Plan house building requirement or around 10 years supply based on actual completion rates since 1991. In addition to allocated housing sites, the Local Plan also makes provision for some housing coming forward on unidentified ('windfall') sites.

| Source of Housing Provision | No. of Units |
|--|--------------------|
| Structure Plan Provision Figure 1991-2011 (incorporating a 5% Margin of Error) | 6,000 (5,700) |
| Net Housing Completions 1991-2005 | 3,154 ¹ |
| Predicted Completions on Large Unidentified Sites (6+ units) | 239 ² |
| Predicted Completions on Small Unidentified Sites (< 6 units) | 170 ³ |
| Estimated Housing on Allocated Sites | 2,405 ⁴ |
| Total Estimated Housing Supply 1991-2011 | 5,968 |

Notes

- ¹ Completions updated to April 2005
- ² Based on Local Plan assumption of 116 units in period 2003-06 (ave 39 units per year in 05/06 and 40 units up to 2010/11)
- ³ Assumes average 30 units per annum in 05/06 and 28 units per annum up to 2010/11
- ⁴ Assumed provision in adopted Local Plan, adjusted to take account of subsequent planning permissions and actual completions on allocated sites.

Table 3: Housing Supply – Comparison with Structure Plan Requirement as at 1st April 2005

As Table 3 shows, current housing provision falls slightly short of the Structure Plan the period up to 2011. However, at the Local Plan Inquiry, it was accepted that a 5% margin for error should be allowed for in the housing figures. Taking this into account, the Local Plan provision comfortably meets the Structure Plan requirements for the period to 2011. Within these figures, it has been expected that the Millennium Community developments and other Sea Space proposals will generate additional housing development not currently identified in the Local Plan.

The Borough Council is currently undertaking work to re-assess future housing potential to inform the forthcoming South East Plan and Local Development Framework (LDF). East Sussex County Council has recently consulted local people and stakeholders on options for an annual housing target for Hastings to contribute to the overall requirements of the South East Plan. This target is now recommended at 210 dwellings per year, the same as the number of houses developed in Hastings during the 2004/2005 monitoring period. The consultation revealed that the main concern voiced locally was the adequacy of supporting infrastructure rather than the actual number of houses needing to be built.

As noted above, the bulk of future housing supply comprises sites already allocated in the current Local Plan. In addition to the sites mentioned above, development is also now underway on the former Buchanan Hospital site and

the former Harrow Lane Caravan Park. A further major housing scheme at Hollington Park School is also expected to commence shortly.

In addition, Sea Space is progressing its proposals for the Ore Valley Millennium Community and Hastings town centre. A set of Design Codes has been produced to guide development in the Ore Valley and the Council formally adopted these for development control purposes in April 2005. The first stage of construction, which comprises a spur road to the former Mount Pleasant hospital site, has now commenced.

In the town centre, Sea Space has submitted an application for major mixed-use development at Station Plaza, including 102 flats in addition to education, office and retail floorspace.

Development on unidentified sites also forms an important component of future housing supply. The Local Plan figures estimate an average of 39 dwellings per year coming forward on large unidentified sites (6 or more units), with a further 30 dwellings provided on small sites (less than 6 units).

Table 4 shows the actual level of development achieved on unidentified sites since 1998. As would be expected, there are significant variations in the number of completions recorded from year to year. The average figure for large unidentified sites is 30 dwellings per year, which is somewhat below the Local Plan requirement. However, this is compensated for by the average of 48 dwellings per year recorded on small sites, which is well above the Local Plan assumption (although this is partly due to the very high completions figure recorded for the past year).

| Year | Net units completed | |
|--------------------------|------------------------|------------------------|
| | Large Sites (6+ units) | Small Sites (<6 units) |
| 1998/99 | 34 | 29 |
| 1999/00 | 37 | 32 |
| 2000/01 | 56 | 55 |
| 2001/02 | 17 | 25 |
| 2002/03 | 9 | 35 |
| 2003/04 | 47 | 59 |
| 2004/05 | 8 | 98 |
| TOTAL 1998-2005 | 208 | 333 |
| Ave completions per year | 30 | 48 |
| Local Plan assumptions | 39 | 30 |

Table 4: Development on Unidentified Sites 1998/2005

During the year to 31 March 2005, a further 15 large sites gained planning permission which when implemented will provide a net total of 146 dwellings. There is now an outstanding total of 292 dwellings on large unidentified sites. This indicates a steady supply of development coming forward from this source in future years.

Clearly, it is important to continue to monitor actual provision on unidentified sites to ensure that the predicted level of windfall supply is coming forward.

Action Point

- A Housing Potential Study is under preparation – this will take a detailed look at all the sites allocated for housing in the Local Plan. We will assess landowners intentions, viability for development and market conditions to determine how much potential there is on existing sites, and whether we can identify any new sites for housing.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policy relating to this indicator is:

Policy H1 - Housing Sites

This policy identifies suitable sites for housing development up to the end of the Plan period – 2011. Whilst the number of units predicted on housing sites in the published Local Plan account for just 7.5 years supply in terms of the Structure Plan requirements, the Structure Plan requirement can be met if we acknowledge the likelihood of increased supply as a result of higher density development and amended proposals on Millennium Community sites, as well as other allocated sites in the Local Plan.

| Output indicator 2: Housing On Previously Developed Land | | |
|---|---|------------|
| 2 | Percentage of new and converted dwellings on previously developed land in 2004/2005 | 81% |

Analysis

A total of 81% of new housing built during the year to April 2005 was on previously developed ('brownfield') sites, as shown in Table 5. This is well above the Borough target of 60% development on brownfield land, reflecting the housing built at the Harrow Lane Caravan Site and the contribution of small, unidentified sites in this year's housing completions figures.

Table 5 also shows the comparison with previous years' figures for brownfield development over the period since monitoring began in 2000. This year's

figure is the highest brownfield percentage achieved over this time, exceeding last year's figure of 77%. However, it should be noted that, due to a change in methodology, direct comparisons should not be made with the figures for the years before 2003/04.

| Year | Target | Actual |
|---------|--------|--------|
| 2000-01 | na | 77% |
| 2001-02 | na | 61% |
| 2002-03 | na | 53% |
| 2003-04 | 60% | 77% |
| 2004-05 | 60% | 81% |

Table 5: Percentage Housing on Brownfield Land 2000-2005

Notes

Figures based on gross rather than net housing completions in accordance with BVP106
 Completions figures 2000-03 are taken from building control completions records.
 Figures since 2003-04 are taken from site visits. They are therefore not directly comparable with the earlier figures.

Action Point

- No action needed – information collated and updated through existing monitoring systems.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

- Policy H1 - Housing sites
- Policy H4 - Housing conversions
- Policy H5 - Change of Use
- Policy DG1 - Development Form

A high percentage of all development in the monitoring period has taken place on previously developed land. This is particularly encouraged as part of Policy DG1, which emphasises the need for the full and efficient use of land and gives priority to the development of brownfield sites.

As such, the above policies are seen to be working in achieving their objectives in encouraging the re use of brownfield land.

Output Indicator 3: Housing Density

| | | |
|-------|--|--------------|
| 3 | Percentage of new dwellings completed in 2004/2005 at: | |
| (i) | Less than 30 dwellings per hectare; | 4.2% |
| (ii) | Between 30 and 50 dwellings per hectare; and | 32.1% |
| (iii) | Above 50 dwellings per hectare. | 63.8% |

Analysis

National planning guidance places strong emphasis on the need to make efficient use of land by avoiding low density developments of less than 30 dwellings per hectare. Instead, local planning authorities should encourage housing at densities of 30-50 dwellings per hectare and seek higher density development in suitable locations such as in town centres and other locations where public transport is good.

In Hastings, it is particularly important that the best use is made of available housing sites, because potential development opportunities are scarce. It is important to monitor housing built against the national guidelines and also against the density assumptions for individual sites in the Local Plan.

Hastings Borough Council receives many planning applications for conversion of large Victorian houses into flats, and as such, it is not considered time efficient to measure site areas for density calculations for every such development. In order to overcome this, 20 applications for housing conversions were tested to see whether they could all be placed in the 50 dwellings per hectare or more category. Analysis revealed that all randomly tested applications did, and on the basis of this we are automatically placing all conversions in this category. Appendix 1 shows the results of this analysis in more detail.

In monitoring housing densities for the indicator above, data was collected from our existing housing monitoring system, and was readily available in-house for the monitoring period. Information about site areas and numbers of dwellings being built was collated, which was then used in a calculation to identify the densities for each of the relevant sites. Table 6 below shows the results of this research, demonstrating that over 63% of dwellings were built at densities of over 50 dwellings per hectare or more.

| | Total no of properties built at this density | Percentage |
|---------------------------------------|---|-------------------|
| Less than 30 dwellings per hectare | 10 | 4.2% |
| Between 30 - 50 dwellings per hectare | 77 | 32.1% |
| More than 50 dwellings per hectare | 153 | 63.8% |

Table 6: Showing density calculations.

The total number of properties built as referred to in the table above amounts to 240 dwellings. This is the gross housing completion figure for the monitoring period as specified in the core indicator definition.

Action Point

- Policy H3 (Low Density Areas) should not be retained when taking forward the Local Development Framework, and the Local Development Scheme should be amended to reflect this (see below for justification). Monitoring the density of housing completions will also be included when analysing information from our current site visits informing our housing monitoring data.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy H1 - Housing sites
Policy H3 - Lower Density Areas

A detailed study of the use and implementation of policy H3 relating to low-density areas has been undertaken as part of this report (see Appendix 2). This specifies 6 lower density areas in the Borough and looks at the effectiveness of the policy. The policy is no longer considered to be in keeping with national planning policy guidance, and the study has shown that it has not been used in the determination of planning applications. The issues of design, character and nature conservation contained in Policy H3 are adequately covered by the following Local Plan policies.

- Policy DG1 - Development Form
- Policy NC 7 – The Green Network
- Policy NC8 – General Planning Requirements for Nature Conservation
- Policy SP1 – Playing Fields and Sports Pitches

Despite this analysis on Policy H3, it is evident that the wider government objectives relating to increased density and making more efficient use of land are being implemented within the borough. The low number of developments

built at a density of less than 30 dwellings per hectare shows that Policy DG1 is being strongly adhered to in the determination of planning applications.

| Output Indicator 4: Affordable Housing | | |
|---|---|-----------|
| 4 | Affordable housing completions in 2004/2005 | 27 |

Analysis

‘Affordable’ housing in the Hastings context generally means social housing to rent, which traditionally was developed by Housing Associations (known as Registered Social Landlords - RSLs) with the aid of public subsidy (Social Housing Grant). The amount of affordable housing built has therefore been to a large degree dependent on the level of Social Housing Grant available to RSLs and the availability of suitable sites.

However, Council planning policy is now looking to increase the provision of affordable housing by requiring private developers to provide an element of social housing as part of major housing developments. Local Plan Policy H6 specifies that on suitable sites of 0.5 or more hectares, or where residential developments of 15 or more dwellings are proposed, a percentage of social housing will be sought, normally 25% on brownfield sites and 30% on greenfield sites. The extent to which the Council can influence the provision of affordable housing through planning policy is therefore currently limited to sites or developments falling within this definition. In such cases, the delivery of the affordable housing is secured through the negotiation of legal agreements (Section 106) linked to the granting of planning permission.

During the past year, 27 new affordable dwellings were completed in Hastings, representing just under 13% of total new housing. Although this is below the Community Strategy target of 25%, it represents a substantial improvement on the previous year when just 3 affordable units were built.

As shown in Table 7, most of the new units were achieved through Section 106 agreements on private housing sites where the affordable housing was part funded by the developer. A total of 15 units were built as part of the development at the Harrow Lane Caravan Site and a further 6 units provided as part of the Queens Hotel conversion. In addition, 2 low cost shared ownership units were built at Wychmour/Hoadswood North. Amicus (1066 Housing Association) also provided four additional units through the conversion of single dwellings to flats on two small sites in Braybrooke Road.

| Site Name | Aff Units Completed | Total Aff Units to be Built | Housing Association | Description of Scheme |
|--------------------------|---------------------|-----------------------------|---------------------|---|
| Wychnour/Hoadswood North | 2 | 23 | Landspeed | 23 x 2 bed shared ownership units achieved through s106 agreement |
| Harrow Lane Caravan Site | 15 | 28 | Orbit | 28 units (24 rented + 4 shared ownership) achieved through s106 agreement |
| Queens Hotel | 6 | 6 | Moat | 6 flats achieved through s106 agreement |
| 76 Braybrooke Road | 2 | 2 | Amicus | Conversion of dwelling house into 3 flats |
| 84 Braybrooke Road | 2 | 2 | Amicus | Conversion of dwelling house into 3 flats |
| Total Completions | 27 | | | |

Table 7: Affordable Housing Completions 2004/05

A Housing needs Survey completed in 2005 has shown an annual net affordable housing need of 596 units in the Borough, which is 14 times the current rate of provision. Government guidance in the form of Planning Policy Guidance Note 3 – Housing, Circular 6/98 – Planning and Affordable Housing, and the Sustainable Communities Plan now promote the provision of a broader range of affordable housing types than social rented alone. These factors mean we will need to revise the existing affordable housing policy

Action Point

- Revise Policy H6 Social Rented Housing as part of work on the LDF Core Strategy in Summer 2006.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policy relating to this indicator is:

Policy H6 - Social Rented Housing

The numbers of affordable housing units being provided has substantially increased since the last monitoring period, suggesting that the requirements of Policy H6 are working to improve the affordable housing provision in the borough. However, the amount of affordable housing being provided when compared to the total number of completed dwellings still falls short of the Community Strategy target of 25%.

The Housing Needs Survey undertaken this year shows that affordable housing need in the borough is 14 times the amount of housing actually being provided. The current policy only specifies the requirement of social rented housing in new developments, whereas Circular 6/98 and the Sustainable Communities Plan promote a broader range of affordable housing types such as shared ownership and key worker housing.

These factors combined suggest that a review of Policy H6 is required to meet today's affordable housing requirements in terms of types and numbers of units negotiated.

Business Development

Background Information for Indicators 5-10

Employment type is defined for the purposes of these indicators as businesses, under the B1-B8 use classes of the Use Classes Order 2005. These comprise offices which are not financial and professional services (B1 (a)), research and development, such as laboratories and studios (B1 (b)), and light industries (B1(c)), general industrial (B2) and storage or distribution, such as warehouses (B8).

The data for these indicators was obtained from the following sources:

- Building Control completions records from in-house database
- Independent inspectors certificates
- National House Building Council (NHBC) completion records and
- Existing employment land commitment information for sites over 1000m²

Output Indicator 5: Employment Floorspace By Type

| | | |
|---|--|---|
| 5 | Amount of floorspace developed in 2004/2005 for employment by type | B1 (a): 0m² B1 (b): 0m² B1 (c): 0m² B2: 0m² B8: 0m² |
|---|--|---|

Analysis

The data sources have shown that there have been no recorded completions of employment floorspace within the Borough.

Our records do show however, that an estimated 21,663m² of employment floorspace will be completed within the next monitoring period of 2005-2006. This is expected to take place on the Sea Space development at Land West of Queensway, Innovation Centre, Highfield Drive, and sites currently under construction such as The Media Centre in Robertson Street, and St Leonards Motors at John Macadam Way.

Action Point

- In 2005/06, we plan to implement a new computerised development monitoring system for use classes B1 a, b & c, B2 and B8 completions. This will be linked to the new corporate Geographic Information System by Summer 2006. There will be investigation into the reliability of current data sources and an assessment of the feasibility of using site visits to monitor completions.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy E1 - Sites for Employment Development
Policy E2 - Industrial Development – Established estates
Policy E3 - Ivyhouse Lane – Land at Burgess Road
Policy E6 - Small Industrial Firms
Policy B1 - Broomgrove Regeneration
Policy B6 - The Former Stills Factory Site, Fellows Road
Policy E7 - Class B1 (a) Office development

There has been no evidence in this monitoring period to suggest that policies encouraging employment development are, or are not working. Despite this, the amount of employment floorspace we expect to be completed during the next monitoring year suggests that employment land development is still being supported through the above planning policies.

Output Indicator 6: Employment Floorspace In Development /Regeneration Areas By Type

| | | |
|---|---|---|
| 6 | Amount of floorspace developed in 2004/2005 for employment, by type, which is in development and/or regeneration areas defined in the Local Development Framework | No recorded floorspace completions |
|---|---|---|

Analysis

The Local Development Framework is not sufficiently advanced at this time to enable specific definition of development or regeneration areas. In the meantime, information is presented in relation to employment areas allocated in the Hastings Local Plan 2004, Millennium Communities site, Hastings Town Centre and St Leonards Town Centre. According to the data sources there have been no recorded completions of employment floorspace within the Borough.

However, an estimated 1,296m² of floorspace should be provided in Hastings Town Centre during the next monitoring period. This will be a result of the new Media Centre currently under construction in Robertson Street.

Action Point

- In 2005/06, we plan to implement a new computerised development monitoring system for use classes B1 a, b & c, B2 and B8 completions.

This will be linked to the new corporate Geographic Information System by Summer 2006. There will be investigation into the reliability of current data sources and an assessment of the feasibility of using site visits to monitor completions.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

- Policy E1 - Sites for Employment Development
- Policy E2 - Industrial Development – Established estates
- Policy E3 - Ivyhouse Lane – Land at Burgess Road
- Policy E6 - Small Industrial Firms
- Policy B1 - Broomgrove Regeneration
- Policy B6 - The Former Stills Factory Site, Fellows Road
- Policy E7 - Class B1 (a) Office development

This year has not seen any employment floorspace being developed which makes it difficult to judge to what extent the policies are being applied. However, the increased amount of employment floorspace that we expect to be completed during the next monitoring year suggests that employment land development is still being supported through the above planning policies.

Output Indicator 7: Employment Floorspace On Previously Developed Land By Type

| | | |
|---|--|---|
| 7 | Percentage of employment floorspace by type in 2004/2005 which is on previously developed land | B1 (a): 0m² B1 (b): 0m² B1 (c): 0m² B2: 0m² B8: 0m² |
|---|--|---|

Analysis

Previously developed land is defined as “land which was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated surface infrastructure.” [PPG 3, Department for Environment Transport Regions].

Between the period 1st April 2004 to 31st March 2005, there were no completions of employment floorspace within the Borough of Hastings, and as such, no completions on previously developed land. However, an estimated 1,296m² of employment floorspace is expected to be completed on previously developed land during the next monitoring period. This development is due to take place at the new Media Centre, in Robertson Street.

Action Point

- In 2005/06, Implement a new computerised development monitoring system for use classes B1 a, b & c, B2 and B8 completions. This will be linked to the new corporate Geographic Information System by Summer 2006. There will be investigation into the reliability of current sources and assessment of the feasibility of using site visits to monitor completions.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy E1 - Sites for Employment Development
Policy E2 - Industrial Development – Established estates
Policy E3 - Ivyhouse Lane – Land at Burgess Road
Policy E6 - Small industrial Firms
Policy B1 - Broomgrove Regeneration
Policy B6 - The Former Stills Factory Site, Fellows Road
Policy E7 - Class B1 (a) Office development
Policy DG1 - Development Form

This year has not seen any employment floorspace being developed, which makes it difficult to judge to what extent the policies are being applied. However, the increased amount of employment floorspace that we expect to be completed during the next monitoring year suggests that employment land development is still being supported through the above planning policies.

Output Indicator 8: Employment Land Supply By Type

| | | |
|---|---|---|
| 8 | Employment land supply by type in 2004/2005 | 25.07ha (Breakdown by type of employment land cannot be generated, as these sites are allocated for mixed use in the Local Plan. combination/ scale of individual uses will be determined through planning applications). |
|---|---|---|

Analysis

Employment land supply is defined as the total amount of land available for employment use measured by site area (hectares - ha). For the purposes of this indicator, employment land supply has been assessed using the following categories:

- a) Land available on existing employment estates during the monitoring period: **5.50ha**
(Existing employment estates include: Churchfields, Castleham, Pondswood, Ridge West and Ivyhouse Lane)
 - b) Land allocated for employment use in the Local Plan: **12.87ha**
(Land at Broomgrove, Land West of Queensway and Land East of Burgess Road)
 - c) Land with planning permission for employment use/sites under construction: **6.7ha**
(Consisting of 6.12ha of land allocated in the local plan (shown in table 8 below) and 0.58ha of land from windfall sites* (shown in table 9)).
- Windfall Sites are areas of land not identified in the Local Plan as employment sites.

| Site | Gross Area (ha) | Use Classes |
|---|------------------------|--------------------|
| Plot 26 (MX2), Innovation Centre, Highfield Drive, Churchfields | 1.00 | B1, B2, B8 |
| Land West of Queensway (B) | 3.08 | B1, B2, B8 |
| Land between The Ridge and Haywood Way, Hastings | 1.5 | B1, B2, B8 |
| Plot NX2, Sidney Little Road, Churchfields | 0.2 | B2 |
| Plot NX3, Sidney Little Road, Churchfields | 0.22 | B1, B2, B8 |
| Plot M Gresley Road, Castleham | 0.12 | B1, B2, B8 |
| Total Land | 6.12ha | |

Table 8: Land with planning permission for employment use/sites under construction (Local Plan sites)

| Site | Gross Area (ha) | Use Classes |
|---|------------------------|--------------------|
| St Leonards Motors, Plot YA, John Macadam Way | 0.36 | A1, B1, B2 |
| 44a, 44b, 45 and 45a Robertson Street, Hastings | 0.22 | A1, B1 |
| Total Land | 0.58ha | |

Table 9: Land with planning permission for employment use/sites under construction (Windfall sites)

Action Point

- We need to carry out an employment land review in Spring/Summer 2006 to make sure employment land allocations in the Local Plan are meeting business needs, and to provide background evidence for policies on employment in the new Local Development Framework.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy E1 - Sites for Employment Development

Policy E3 - Ivyhouse Lane – Land at Burgess Road

Policy B1 - Broomgrove Regeneration

Policy E7 - Class B1 (a) Office development

Employment land yet to be developed on established estates is referred to on a site-specific basis in the above policies. In addition to this, further development opportunities are referred to as part of the Broomgrove regeneration proposals.

The analysis of this indicator has seen that there is sufficient employment supply available, and despite no development going ahead in this monitoring period, a substantial amount of floorspace completions are expected during the next year. The majority of this development is also anticipated to take place on the sites referred to in the policies, as opposed to other sites that had not been recognised.

| Output Indicator 9: Losses Of Employment Land: | | |
|---|---|----------------------|
| 9 | Losses of employment land in 2004/2005 | Results |
| | (i) development/regeneration areas and | 0.70 hectares |
| | (ii) local authority area. | 0.86 hectares |

Analysis

The Local Development Framework is not sufficiently advanced enough to define specific development or regeneration areas. In the meantime, information is presented in relation to employment areas allocated in the Hastings Local Plan 2004, Millennium Communities sites, Hastings Town Centre and St Leonards Town Centre.

Within development and regeneration areas as listed above, there have been 5 occurrences where employment land has been lost to other uses (0.85ha in total). These were results of the following:

- Change of use of a warehouse to a karate teaching hall in Earl Street
- The demolition of a former warehouse in Earl Street
- The demolition of an office building in Robertson Street
- Change of use of the former Seeboard Depot to teaching workshops for Hastings College of Arts and Technology (Millennium Community site) for the purpose of teaching brickwork and electrical trades.
- Change of use from storage to residential in Wellington Mews (Town Centre).

In the local authority area as a whole there was a total loss of 0.86ha of employment land to other uses, which occurred on 6 sites. The additional site not mentioned above related to the conversion of storage premises in George Street to a residential unit.

Action Point

- We need to carry out an employment land review in Spring/Summer 2006 to make sure employment land allocations in the Local Plan are meeting business needs, and to provide background evidence for policies on employment in the new Local Development Framework.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy E4 - Retaining Employment Uses

Policy E7 - Class B1 (a) Office development

This indicator has seen some loss of employment land to other uses during the monitoring period. However, for each of these losses, adequate justification has been provided supporting the change to other uses. For example, there has been a general presumption within the Local Authority that employment uses in Earl Street are no longer viable or beneficial in that location. 2 of the losses involved empty warehouses in Earl Street.

The loss of a warehouse at the Seeboard Depot in Parker Road was also carefully considered in the decision making process. Whilst employment use would have been encouraged in that location, it was considered that the vocational courses being offered, the jobs created, and the longer term economic value of such a project outweighed the harmful impact the loss of employment land would have had – particularly as this building had been vacant for some time.

Finally, the loss of employment use in Robertson Street was due a vacant building previously used as offices being demolished. This is now in the process of being re-built and is identified in our employment land supply table (see output indicator 8).

At this stage, it is not considered that any losses of employment land have been unjustified, and as such the policies do not require immediate review.

Output Indicator 10: Losses Of Employment Land To Residential Development

| | | |
|----|--|----------------------|
| 10 | Amount of employment land lost to residential development in 2004/2005 | 0.02 Hectares |
|----|--|----------------------|

Analysis

During the monitoring period there was a total of 0.02ha of employment land lost to residential development. This was the result of two completions, one in

George Street where there was a conversion of a building used for storage and a workshop to four self-contained flats. There was also a change of use of a building in Wellington Mews from storage uses to residential.

Action Point

- No action needed – information collated and updated through existing monitoring systems.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy E4 - Retaining Employment Uses

Policy E7 - Class B1 (a) Office development

Neither of these developments occurred on sites specifically allocated for employment uses, or were identified as being within areas of local industry in the adopted Local Plan. As such, the changes of use to residential were considered on the merits of the individual applications and were deemed to be viable uses in these locations.

Transport

Output Indicator 11: Car Parking On Non Residential Development

| | | |
|----|--|--|
| 11 | Amount and percentage of completed non-residential development in 2004/2005 complying with car parking standards set out in the local development framework. | Indicator not currently monitored. Efficiency and effectiveness of monitoring to be investigated. |
|----|--|--|

Analysis

This indicator is not currently monitored.

Action Point

- We will investigate the efficiency and effectiveness of monitoring this indicator. The results of this investigation will be revealed in the AMR for the period 1st April 2005 to 31st March 2006.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy DG2 - Access and Parking

Policy TR8 - Reduced Parking Provision In New Development

Whilst this report has not been able to provide an analysis of this indicator, policies relating to access and parking provision are used in assessing and deciding planning applications. As such, this policy is not considered to be in need of review, and is applied in the relevant cases.

Output Indicator 12: Public Transport Time to Key Services

| | | |
|----|---|---|
| 12 | Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major retail centre | Data quality needs to be improved before we can accurately report on this indicator. |
|----|---|---|

Analysis

Base data for this indicator was obtained in the form of accessibility maps prepared for East Sussex County Council (ESCC) for their Local Transport Plan. The maps detail travel time to a GP, hospital, primary and secondary school, employment and major retail centres using public transport within Hastings. Study of the maps has revealed uncertainties about the accuracy of travel times stated. We need to undertake further work with East Sussex County Council before we can confidently report on this indicator accurately.

Action Point

- For the monitoring year 2005/06, we will undertake further work with East Sussex County Council to verify the travel time data and then use the new corporate GIS to map completions within the Borough and calculate the accessibility within the 30 minute journey on public transport threshold for access to a GP, hospital, primary and secondary school, employment and a major retail centre.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy TR5 - Cycling Facilities in New Developments

Policy TR6 - Location of New Development

Policy TR7 - Accessibility

Policy TR9 - Development Infrastructure

Policy DG2 - Access and Parking

It is not possible to comment on policy performance until the issue of data accuracy has been resolved.

Local Services

Output Indicator 13: Retail, Office and Leisure Development

| | | |
|----|---|--|
| 13 | Amount of completed retail, office and leisure development in 2004/2005 | 822.53m² of gross internal floorspace. Retail: 0m² Office: 607.83m² Leisure: 214.70m² |
|----|---|--|

Background Information for Indicators 13-14

The amount and percentage of gross internal floorspace (m²) was measured for the following use classes:

- Shops (A1)
- Financial and Professional Services (A2)
- Non-Residential Institutions (D2).

Offices which are not Financial or Professional Services (B1(a)) have not been included in this indicator, and have been counted in indicators 5-7.

The calculation of gross internal floorspace takes the entire areas inside the external walls of a building. The difference between gross external areas and the gross internal floorspace is typically between 2.5 and 5%. For the purposes of this report, a 5% threshold is being used.

Various methods were used to collate the data for these indicators, including monitoring in-house building control completion records, NHBC completions and independent inspectors certificates. In addition, corresponding planning applications were used to identify floorspace measurements, involving the need to measure floorspace from floor plans where applicable.

Analysis

The analysis has shown that out of all the completed developments within the Borough over the monitoring period, there has been a total of 822.53m² of gross internal floorspace developed within the retail, office and leisure sectors.

As can be seen above, there has been a significant lack of retail development during the monitoring period, which raised a question about how comprehensive the data currently available is. The action point below describes how we intend to address the situation. Despite this however, it is expected that 7,590m² of retail floorspace will be provided as part of the Priory Meadow extension during the next monitoring period.

Action Point

- Implement a new computerised monitoring system for retail, office and leisure development completions. This will be linked to the new corporate Geographic Information System by Summer 2006. There will be investigation into the reliability of current sources and assessment of the feasibility of using site visits rather than building inspection records to monitor completions.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy S1 - Town centre retail proposals

Policy S2 - District and Local Centres

Policy S3 - Bohemia Road Core Shopping Area

Policy S4 - Retail and Leisure Proposals Outside Existing Centres

Policy S5 - Major Shopping Proposals Outside Existing Centres

Policy TC1 - Hastings Station Yard

Policy WSL1 – Land at Seaside Road – Development

Hastings Borough Council has commissioned a Retail Needs Survey, for which the results will be available by the end of winter 2005. This study looked at the role of district and local shopping centres in the borough, and identified the future needs for retail floorspace. Retail policies will be reviewed in light of this survey, and will be put forward into the new Local Development Framework.

No planning applications were received or developments completed for retail and leisure proposals outside existing centres, or those that affected the site-specific policies listed above.

Output Indicator 14: Retail, Office and Leisure Development in Town Centres

| | | |
|----|---|---|
| 14 | Amount and percentage of completed retail, office and leisure development in town centres in 2004/2005. | Total Gross floorspace in Town Centres: 441.60m² Proportion of all development in Town Centres: 53.69% Retail: 0m² Office: 441.60m² Leisure: 0m² |
|----|---|---|

Analysis

The analysis of this indicator revealed that that from a gross internal floorspace total of 822.53m² of completed retail, office and leisure development, the two defined Town Centres (Hastings and St Leonards as identified on the inset maps of the Hastings Local Plan 2004) comprised 441.60m² of floorspace. This equates to 53.69% of the total retail, office and leisure floorspace in the borough. Results have shown that this amount of floorspace has resulted solely from office developments.

Action Point

- Implement a new computerised monitoring system for retail, office and leisure development completions. This will be linked to the new corporate Geographic Information System by Summer 2006. There will be investigation into the reliability of current sources and assessment of the feasibility of using site visits to monitor completions.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy S1 - Town centre retail proposals
Policy S2 - District and Local Centres
Policy E7 - Class B1 (a) Office development
Policy TC1 - Hastings Station Yard
Policy WSL1 - Land at Seaside Road - Development

Hastings Borough Council has commissioned a Retail Needs Survey, for which the results will be available by the end of winter 2005. This study looked at the role of district and local shopping centres in the borough, and

identified the future needs for retail floorspace. Retail policies will be reviewed in light of this survey, and will be put forward into the new Local Development Framework.

No planning applications were received or developments completed for retail and leisure proposals outside existing centres, or those that affected the site-specific policies listed above.

| Output Indicator 15: Open Spaces | | |
|---|--|--------------|
| 15 | Percentage of eligible open spaces managed to green flag award standard. | 9.43% |

Analysis

The Green Flag Award is a national scheme for parks and green spaces in England and Wales. It was introduced in 1996 as a way of recognising the best green spaces in the country. The introduction of the green flag awards has been seen as way to introduce a “benchmark of excellence” in recreational spaces.

Within the Borough of Hastings there is currently one open space that has achieved a green flag award - Alexandra Park.

The Council commissioned an Open Spaces Audit to be undertaken in the borough last year, and the resulting strategy will be used to inform planning policies in the Local Development Framework. The audit evaluated all the multi-functional greenspaces in the borough (including parks and gardens, natural greenspaces, churchyards and cemeteries and other amenity greenspaces) and rated each of the sites on a wide range of quality and value features.

For the purposes of this indicator, the information generated as part of this audit has been used to identify the sites of **high quality and high value**. Sites falling within this category (at a 75% threshold) are considered to meet the criteria of open spaces that are managed and maintained to meet the Green Flag Award standards.

The table below shows that out of a total 100 audited sites, 5 were rated as high quality, high value, and should be protected in planning policy.

| | Number of Sites | % | Advice given from the audit |
|---------------------------------|-----------------|-------------|-------------------------------|
| High Quality, High Value | 5 | 5 | Protect |
| Low Quality, High Value | 8 | 8 | Protect & Enhance Quality |
| High Quality, Low Value | 71 | 71 | Seek to Enhance Value |
| Low Quality, Low Value | 16 | 16 | Review the need for this site |
| Total | 100 | 100% | |

Table 10: Results from Open Spaces Audit.

Table 11 below shows the 5 sites that were rated in the threshold of high quality, high value. This includes Alexandra Park, which already has a Green Flag Award.

All 5 sites total an area of 48.16 Hectares. This equates to 9.43% of open spaces in Hastings being managed to the Green Flag Award standard.

| Sites of High Quality, High Value | Site Area (Hectares) |
|---|----------------------|
| Hastings Country Park (North's Seat & Fairlight Down) | 12.05 |
| Alexandra Park | 29.38 |
| West Marina Gardens | 1.51 |
| Pilot Field | 0.86 |
| Hornbye Sports Ground | 4.37 |
| Total Sites Area | 48.16 |

Table 11: Open Spaces identified as High Quality, High Value on Open Spaces Audit.

Chart 11 below has taken the results of the audit, and has identified the different ranks of quality and value of the multifunctional greenspaces in the Borough. Multifunctional greenspaces include parks and gardens, natural greenspaces, churchyards and cemeteries and other amenity greenspaces

The chart clearly shows that there is wide range in the quality and value of the open spaces across the Borough.

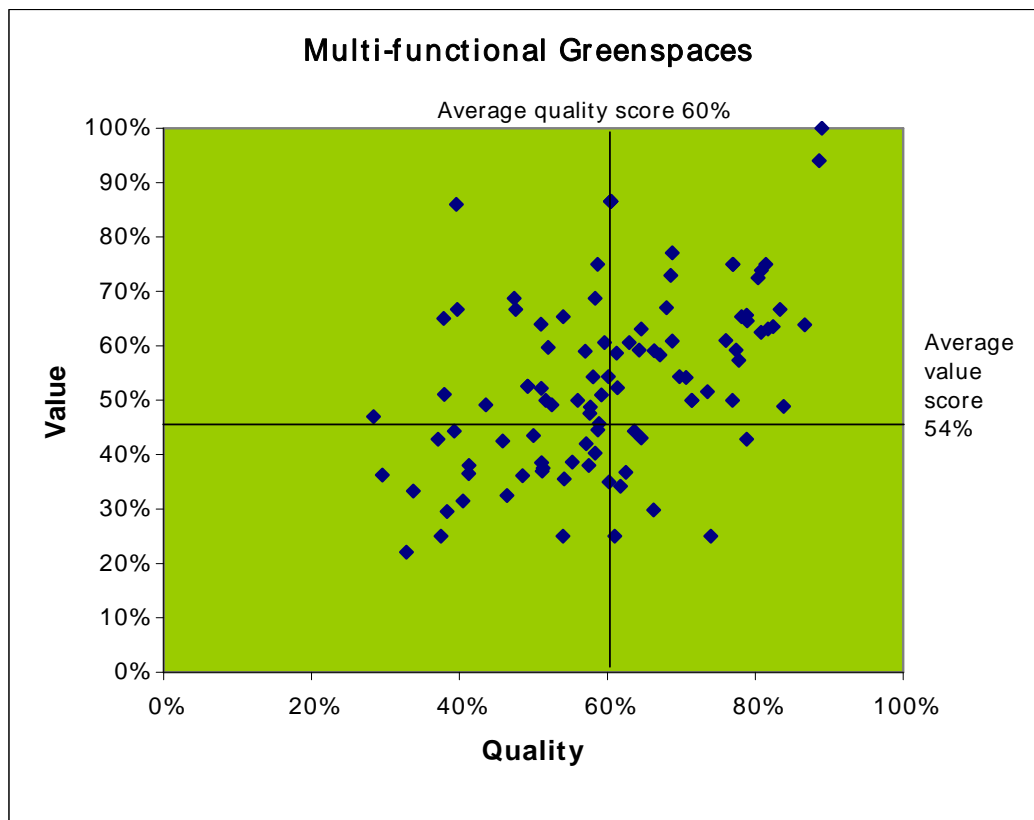


Chart 11: Scatter Plot showing scoring of quality and value for multi functional green spaces within Hastings

Action Point

- Working alongside Leisure and Cultural Services, we will investigate the most efficient way to monitor this indicator and incorporate it into the Action Plan associated with the Open Spaces Audit.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

- Policy OS1 - Protection of Open Spaces
- Policy OS3 – Private Open Space
- Policy OS4 – Allotments

The quantity of open space in the Borough (just over one fifth of the borough is covered by open space) is testament to how well the open space protection policies are working.

The results of the Open Spaces Audit have shown that there are 5 sites of significant quality and value and that there are a significant proportion of open spaces that need to be enhanced in value. These issues, together with the need to review sites and develop the strategic network of spaces with safe

pedestrian and cycle links will be taken forward to the adoption of the Open Spaces Strategy and updated policies informing the Local Development Framework.

Flood Protection and Water Quality

| Output Indicator 16: Flood Protection & Water Quality | | |
|--|---|---|
| 16 | Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality. | 0 relating to Flood Protection. 0 relating to Water Quality. |

Analysis

The Environment Agency have supplied comments on 2 planning applications with regard to Flood Protection, but none in the case of Water Quality.

The first planning application relating to this indicator was a detailed permission for a housing development at Land South of Sedlescombe Gardens and North of Celandine Drive. The Environment Agency commented that there would be an adverse impact on the surface water runoff due to the loss of flood storage, although at this stage no conditions were attached to mitigate any adverse impact. However, these concerns were dealt with in the original outline permission, granted in November 2003, where conditions were attached relating to surface water run off and prevention methods.

The second application related to a development at Shearburn Caravan Park in Barley Lane, where again the Environment Agency were again concerned about the adverse impact the development would have on surface water runoff. These concerns were incorporated into the planning conditions for the permission as shown below:

1. Prior to development a scheme for the provision & implementation of surface water limitation should be submitted and approved by Hastings Borough Council.
2. No new buildings, other structures or raised ground levels within: (i) 5 metres of the top of any bank or watercourse, (ii) 5 metres of any side of any culverted watercourses, unless agreed in writing by Hastings Borough Council

From the above, it is clear that advice given from the Environment Agency is considered in the decision making process. No planning applications have been granted contrary to this advice.

Action Point

- Continue to work with the Environment Agency to monitor this indicator.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

Policy DG26 - Flood Risk

Policy DG27 - Surface Water

The analysis of this indicator has shown that the Environment Agency's comments are taken into consideration in deciding planning applications and the policies are used to reduce the risks associated with regard to flood protection and water quality. As such the above policies are not thought to be in need of review.

Biodiversity

Output Indicator 17: Priority Habitats & Areas of Intrinsic Environmental Value

| | | |
|----|--|---|
| 17 | Change in areas and populations of biodiversity importance, including: | |
| | (i) Change in priority habitats and species (by type) | Unable to monitor due to restrictions on available data in terms of mapping and monitoring completions |
| | (ii) Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance | |

Analysis

The data available from Sussex Biodiversity Records Centre (SXBRC) combines information on both our priority habitats and areas of intrinsic value. As such, each of these indicators will be discussed together.

Hastings does not currently have its own Biodiversity Action Plan (BAP), although the draft Biodiversity Strategy (currently being produced) will aim to translate national biodiversity targets down to a local level. At this time however, Hastings forms part of the Sussex Biodiversity Action Plan where the aim is *to focus resources to conserve and enhance biodiversity by means of local partnerships, taking account of both national and local priorities*" (Guidance for Local Biodiversity Action Plans, 1997).

Priority habitats and designated sites cover 65% of the Borough. At present we are unable to calculate the change in these priority habitats or designated sites due to restrictions on the available data in terms of mapping and monitoring completions. As a direct result, we are also unable to monitor any change. However, for the purposes of this indicator, we are able to show the locations of the BAP species, and will be able to monitor against the map in the future.

A list of the sites, and their areas is shown in Table 12 below. The location of priority habitats, Rare and Protected Species are shown in Appendix 3 at the end of this document.

| Site/Habitat | Area (Ha) | Percentage of land area in Hastings |
|---|---------------|-------------------------------------|
| Hastings Borough | 3083.2 | 100% |
| Site of Nature Conservation Importance (SNCI) | 210.6 | 6.8% |
| Sites of Special Scientific Interest (SSSI) | 300.0 | 9.7% |
| Local Nature Reserve (LNR) | 93.0 | 3.0% |
| Country Park | 231.1 | 7.5% |
| Notable Verge | 0.4 | 0.01% |
| Area of Outstanding Natural Beauty (ANOB) | 543.5 | 17.6% |
| Special Area of Conservation (SNC) | 182.0 | 5.9% |
| Sussex Wildlife Trust Reserve | 61.7 | 2.0% |
| Reedbed | 24.1 | 0.8% |
| Grazing Marsh | 33.8 | 1.1% |
| Heathland | 4.2 | 0.2% |
| Ancient Woodland (Sites over 2ha) | 130.2 | 4.2% |
| Ghyll Woodland | 190.6 | 6.2% |
| Total Area | 2005.3 | 65.01% |

Table 12: Statistical breakdown of Priority Habitats & Designated Sites in the Hastings Borough, Source: SXBRC (October 2005)

Action Point

- Use the new corporate GIS to map priority habitats and species, the areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance within the Borough, along with the completed developments. Use the GIS to calculate the change of these areas and populations.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

- Policy NC1 - Hastings Cliffs Special Area of Conservation
- Policy NC2 - Sites of Special Scientific Interest
- Policy NC3 - Local Nature Reserves
- Policy NC4 - Extension to Marline Valley LNR
- Policy NC5 - Local Nature Reserve Allocations
- Policy NC6 - Sites of Nature Conservation Importance
- Policy NC7 - The Green Network
- Policy NC8 - General planning requirements
- Policy NC10 - Ancient Woodland
- Policy NC11 - Preserved Woodland
- Policy NC12 - St Helens Wood Protection

Two further Local Nature Reserves (LNRs) have been designated within the Borough during this monitoring period in accordance with the policy objective. The new LNRs are at Church in the Wood and Summerfields Wood

Whilst it is clear that we are serious about the protection of biodiversity issues, and have numerous policies reflecting this, we are currently unable to monitor their change meaning that the effectiveness of the policies cannot be identified.

However, we are fully aware of the importance of protected species in this Borough, and in particular, highlight the need for the protection of badgers in our planning application processes.

Renewable Energy

Output Indicator 18: Renewable Energy

| | | |
|----|--|---|
| 18 | Renewable energy capacity installed by type (in megawatts) | Unable to adequately monitor due to restrictions in available data |
|----|--|---|

Analysis

Prior to the production of this Annual Monitoring Report, renewable energy capacity was not monitored through planning applications or completions. There are in any case limitations on how well this can be monitored through planning applications due to renewable energy installations (such as solar panels) not always requiring planning permission. In the cases where planning permission is required, the applicants are not required to provide information relating to capacity and output in megawatts as required by the new indicator. If the planning department did require this information, there would be nowhere to record it on the planning application form.

In an effort to obtain some information relating to this indicator, Clear Skies Renewable Energy was contacted. Clear Skies are a company funded by the Department of Trade and Industry, who aim to give householders and communities a chance to realise the benefits of renewable energy by providing grants and access to sources of advice.

From the information received, it was possible to identify one site in the borough where a grant for solar thermal works had been given, and the works completed. This development provided 1,045kw of renewable energy capacity. There are however, drawbacks in relying on this information. Clear Skies are only able to publicise information relating to the postcodes of an area, meaning that it is impossible to identify the exact site to which the installation relates. The figure in kilowatts is also based on an average for each type of installation, not specifically related to individual developments. There is also no guarantee that all installations are recorded by Clear Skies. They offer grants to aid these installations, which may not be taken up for every related development.

Despite these problems, we are aware of some developments involving new renewable energy capacity that are likely to take place in the next monitoring period including a new community building with photovoltaic solar panels at the Priory Neighbourhood Centre, Priory Road. A wind turbine at 103 Castle Hill Road also has planning consent, although again, the output in kilowatts/megawatts is not available. However, we will continue to investigate the efficiency and effectiveness of monitoring this indicator

Action Point

- We will investigate the efficiency and effectiveness of monitoring this indicator. The results of this investigation will be revealed in the AMR for the period 1st April 2005 to 31st March 2006.

Analysis of Policy Performance

Hastings Local Plan 2004 – The policies relating to this indicator are:

DG23 Renewable Energy Schemes
DG24 Energy Efficient Development

This monitoring period has not seen any planning applications submitted for renewable energy schemes in the Borough. As such, it is not possible to comment on the effectiveness of these policies.

We are aware of the need to improve our current Energy Efficiency and Sustainable Design policies, and are preparing a Supplementary Planning Document to provide further information and support for these policies.

SECTION 3

Local Development Document Preparation

Local development documents are parts of the Local Development Framework – a set of new planning policy documents, which will, over time, replace the Hastings Local Plan 2004. This section of the annual monitoring report sets out how we are performing against the timetable for preparation of these documents – set out in the January 2005 Local Development Scheme. www.hastings.gov.uk/ldf.

Progress is also reported on the research and studies necessary to provide a strong evidence base for policy preparation.

The Statement of Community Involvement (SCI)

How are we doing?

Preparation of this document is running to timetable

The Statement of Community involvement sets out the Council's vision, strategy and principles for community and stakeholder involvement in the preparation of local development documents and in considering planning applications. Preparation of this document is running to timetable as shown in Appendix 4.

The Core Strategy

The Core Strategy will set out the vision, objectives and spatial strategy for the Borough, as well as the primary policies for achieving the vision.

How are we doing?

Work on this has been re-timetabled to co-ordinate with preparation of Rother District Council's Core Strategy starting in April 2006.

Preparation of this document started in Summer 2005, but has been re-timetabled in recognition of the fact that many of the strategic issues facing Hastings are cross-boundary (major housing developments, employment land provision, the Hastings/Bexhill link road) and need to co-ordinate with the plans and proposals contained in the Rother District Core Strategy. The Rother Core Strategy was timetabled for preparation slightly later than that of Hastings because preparation of the Rother Local Plan was reaching its final stages in late 2005. We have revised the timetable for preparation of the Hastings Core Strategy so that it will be prepared in a co-ordinated way, and at the same time as the Rother Core Strategy. This means there will be

slippage in the original timetable for Hastings, but the benefits of a joined up spatial strategy for Hastings/Rother are considered to outweigh the potential delay and have the broad support of the Government Office for the South East. It must also be remembered that Hastings has a relatively recently adopted Local Plan (April 2004) so even though there is some delay, we still have up to date planning policies for development control purposes.

Benefits of preparing the two Core Strategies in the same timeframe include:

- The opportunity to have full regard to the sub-regional housing market area that substantially embraces the two Local Authority areas when considering strategic development options. The proposed timetable allows us to take into account the results of the joint Housing Market Assessment study to be commissioned in November 2005.
- The opportunity to develop joined-up employment strategies which reflect the close economic ties between Hastings and Bexhill and the joint approach to their regeneration by the Hastings/Bexhill taskforce and the Hastings and Bexhill Economic Alliance (joint economic regeneration partnership). This also reflects the regional status of the area as a Priority Area For Economic Regeneration.
- The opportunity to address the common transport infrastructure issues and consider the overall effects of strategic development options
- The respective Local plans have a similar currency, with the same time horizon (2011) - providing an opportunity for moving forward in concert, as well as allowing a generous lead - in time before new site allocations are needed.
- It would foster a shared approach to the development and management of land on the edges of Hastings built-up area, including Pebsham Countryside Park
- Avoiding duplication of consultation and encouraging local communities and stakeholders to take on board cross-boundary strategic issues

Appendix 5 sets out the changes to the timetable for the Hastings Core Strategy and this will be reflected in the revised version of the Local Development Scheme to be submitted to Government by March 2006.

Site Specific Allocations Development Plan Document (DPD) and Hastings Town Centre Area Action Plan

How are we doing?

Preparation has been re-timetabled to reflect changes to the Core Strategy timetable.

The Site Specific Allocations DPD and Hastings Town Centre Area Action Plan are now to be prepared concurrently starting in March 2007.

The Site Specific Allocations plan will identify the sites proposed for development to meet the vision identified in the Core Strategy.

The Hastings Town Centre Area Action Plan will provide the planning framework for the future growth and development of Hastings Town Centre.

The Government Office For The South East advises that work on these documents should not start until submission of the Core Strategy. Given that we have rescheduled submission of the Hastings Core Strategy as mentioned above – this has a knock-on effect on the timetable for these two documents. We are also now intending to prepare the two documents in tandem – the town centre area action plan is likely to contain a number of site specific allocations and it is thought to be more helpful to the community and stakeholders if the plans are prepared as one exercise. It should also lessen ‘consultation fatigue’ for those who want to take part.

Appendix 6 sets out the changes to the timetable for the Site Specific Allocations DPD and Hastings Town Centre Area Action Plan. This will be reflected in the revised version of the Local Development Scheme to be submitted to Government by March 2006.

Supplementary Planning Documents (SPD)

How are we doing?

Two conservation/built heritage SPDs have been prepared on schedule; work on three more SPDs is now underway.

These are non-statutory documents within the Local Development Framework. They provide more detailed explanation and guidance in relation to policies and proposals in the statutory development plan.

In Summer 2005 the Council adopted two Supplementary Planning Documents:

Guidance on Roof materials For Listed Buildings and Conservation Areas. The Council formally adopted this on 11th July 2005.

Guidance on replacement Doors and Windows for Listed Buildings and Conservation Areas. The Council formally adopted this on 11th July 2005.

In keeping with the milestones set out in the Local Development Scheme work has started in October 2005 on the preparation of three more SPDs:

- (a) Sustainable Design and Construction
- (b) Shopfront Design
- (c) Outdoor Advertisements and Signs

The initial results from the Housing Needs Survey indicates there will be a need to revise our planning policies on affordable housing – this implies we

will need to replace existing Supplementary Planning Guidance on affordable housing at the same time.

It is also likely that the Open Spaces Audit will result in changes to planning policy on the provision of open space and children's play areas – this again implies we may need to replace existing Supplementary Planning Guidance. These changes will be included in the revision of the Local development Scheme in early 2006.

Sustainability Appraisal Update

Work has started on preparing a sustainability appraisal scoping report. This aims to set out sustainability objectives, trends and targets for the Borough (looking at social, environmental and economic issues and their interrelationships). The Local Development Framework policy options will be tested and monitored against this to ensure they are achieving sustainable development. A sustainability appraisal working group has been set up and has had input to the content of the draft sustainability scoping report. The draft scoping report has been subject to formal consultation with the Environment Agency, English Heritage, the Countryside Agency and English Heritage in October 2005. The next stage is to amend the report to take on board comments made. The Council will also work closely with the County – wide sustainability officers group to share best practice, and will work closely with Rother District Council to determine the scope for joint objectives and targets to reflect the two Councils' close working on Core Strategy preparation.

Research, Survey Work and Strategy Update

Housing Needs Survey

In October 2005, the results of a housing needs survey were presented to Council members and interested stakeholders. The survey was conducted between January and March 2005, and was part of a sub-regional study conducted with all 5 district and Borough Councils in East Sussex and Brighton and Hove Unitary Council. The survey revealed an annual requirement of 1049 affordable housing units in Hastings Borough. This is 596 more than the existing re-let supply, and has important implications for any future planning policy on the provision of affordable housing. This gives the picture on housing need, but it is also important that we understand housing supply, and in November 2005 we commissioned further research with Rother District Council on how the housing market functions in Hastings and Rother.

Open Spaces Audit

This work has looked at the quality, accessibility and provision of open space in the Borough. Final results should be available in early 2006 – and will inform policies on open space in the Local Development Framework.

Retail Capacity Study

This has looked at the role of the town centre and district centres in the Borough, and has estimated the likely future floorspace requirements for different types of shopping provision. Final results should be available in December 2005.

Economic Action Planning Framework

This study, undertaken in Spring 2005, aimed to provide an analysis of the barriers to employment and the future workforce needs of the Hastings and Bexhill area. The study results and action plan will help shape the direction of new employment and regeneration policies in the Local Development Framework.

The South East Plan

This will be the regional spatial strategy for the South East and will form part of the development plan for our area. It is currently being prepared by the South East England Regional Assembly (SEERA), and outlines a framework for the development of the entire South East (excluding London) over the next 20 years. It covers economic, transport, infrastructure and environmental issues as well as housing. It will be submitted to the Government for approval in Spring 2006, and policies in our Local Development Framework must be in general accordance with those in the South East Plan. As part of the plan preparation, consultation on how many new homes can be accommodated in Hastings was undertaken in Autumn 2005.

The Hastings and Bexhill Seafront Strategy

This has been prepared by Seaspac, Tourism South East, and Hastings and Rother Councils. It is an economic development strategy that seeks to regenerate Hastings and Bexhill by using the seafront as the area's best asset. It identifies development and investment opportunities along the coastline from Rock-a-Nore in Hastings to Herbrands Walk in Bexhill. The Local Development Framework will develop policies and allocations to support this Strategy. The Strategy can be viewed on the Seaspac website at www.seaspac.org.uk

The Central St Leonards Regeneration Framework

This has been prepared in recognition of the special regeneration opportunities and problems in the Central St Leonards area. Broadway Malyan Consultants have worked with local communities, service provider agencies, Hastings Borough Council, Seaspac and the South East England Development Agency to come up with three development programmes for the regeneration framework on central St Leonards based around – sustainable communities, town centre upgrade, and greening St Leonards. The final report will be available in Winter 2005. The Local Development Framework

will develop policies and allocations to support the housing, economic regeneration and open space proposals expressed in this work.

The Ore Valley Design Codes

This is site-specific design guidance for the Ore Valley Millennium Community sites. Hastings Council adopted the Codes on 25th April 2005 for development control purposes, with the aim of ensuring high quality design in this major development area. The Local Development Framework will support the implementation of the Design Codes, and the Codes will also help inform a new supplementary planning document on Sustainable Design and Construction being prepared by the Council in 2005/06.

