

# Cabinet Agenda

**Monday, 4 March 2019 at 6.00 pm**

Muriel Matters House, Breeds Place, Hastings, East Sussex, TN34 3UY

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For further information, please contact Coral Harding on 01424 451764 or email [charding@hastings.gov.uk](mailto:charding@hastings.gov.uk)

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# Agenda Item 6



**Report to:** Cabinet

**Date of Meeting:** 4 March 2019

**Report Title:** Site at West Marina (Supplementary)

**Report By:** Peter Grace  
Assistant Director Financial Services & Revenues  
(Chief Finance Officer)

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## Purpose of Report

To provide details of a further 24 objections received up until 9am on Wednesday 27 February 2019 regarding the proposed long lease of land forming open space at West Marina. To consider these in conjunction with those already received and attached to the main report on the Cabinet's agenda.

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## Recommendation(s)

- 1. To consider an additional 24 objections received in conjunction with those already included with the main report when considering the recommendation to enter into a long lease with County Gate/Sunley on the Heads of Terms contained in the Part 2 report.**

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## Reasons for Recommendations

The Council must fully and properly consider any objections in accordance with statutory provision in coming to a decision.

The agreement of the Heads of Terms enables the Council and the developer to draw up the necessary legal agreement in order to progress a development proposal. Any such proposal will need planning permission.

Such objections relate to the loss of open space rather than any specific development proposals which may subsequently be forthcoming.

1. This is a supplementary report which provides details (attached) of an additional 24 objections to the disposal of the West Marina site by long lease.
2. The representations made generally reflect the summarised responses in the main report save perhaps in the questioning of the developers experience of leisure development.
3. In response the Council would advise that it does not share such concerns in this instance and is committed to seeing developments of a high quality along the sea front.
4. Cabinet are recommended to take these additional objections into account, in conjunction with those already received (and circulated), when considering whether to enter into a long lease with County Gate /Sunley on the Heads of Terms contained in the Part 2 report.
5. Any further objections received will be circulated to Cabinet members before the meeting.

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## Wards Affected

West St Leonards

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## Implications

Relevant project tools applied? Yes/~~No~~

Please identify if this report contains any implications for the following:

Equalities and Community Cohesiveness	N
Crime and Fear of Crime (Section 17)	N
Risk Management	Y
Environmental Issues	N
Economic/Financial Implications	Y
Human Rights Act	N
Organisational Consequences	N
Local People's Views	Y
Anti-Poverty	N

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## Additional Information

Appendix 1 Additional objections to the notice (received up to 9 am on 27 February 2019).

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## Officer to Contact

Amy Terry  
aterry@hastings.gov.uk  
01424 451640



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[REDACTED]

Hastings Borough Council,  
Muriel Matters House,  
Breeds Place,  
Hastings,  
East Sussex  
TN34 3UY

[REDACTED]

20<sup>th</sup> February 2019

Ref: HM/001082 – Proposed Disposal of 'Open Space' Land at West Marina,  
south of Seaside Road, St Leonards-on-sea

Dear [REDACTED]

I am writing to object most strongly to the sale of the above land to a developer to build 152 houses on.

What other seaside town has the great good fortune to have a large area of what is effectively public open land next to the sea at one end of its seafront, to the benefit of locals and visitors alike?

This is the only green space in town which has direct access onto the beach, without a road getting in the way of people's enjoyment of both together. It is also far enough away from the A259 to be peaceful, and safe. This is an especially important consideration for families with small children.

This land has been used for leisure purposes for at least a century, firstly as the 'Bathing Station', when it was very similar to how it is now (beach huts by the sea and a large grassy area), then as the Bathing Pool and chalets, all the work of Sidney Little. In 1986 the Bathing Pool was demolished with the aid of a 'regeneration' grant, and more recently the chalets were demolished to be replaced by beach huts, behind where the coastal cycle path and footpath have been added. These join the west end of Hastings' promenade to the seaside path heading west past Bulverhythe to join up with Bexhill's coastal path at Glyne Gap, and its promenade, making a safe green route between the two towns, which is very well-used by cyclists and pedestrians in all seasons. Does this path have legal protection from being built on? For example, is it a Public Right of Way? If it were to go, then cyclists and pedestrians would be forced onto Bexhill Road, to their peril.

There is also the question of what will happen to the children's play area next to Seaside Road, which is included in the area proposed for sale. West St. Leonards has precious few leisure facilities of any sort.

There are many other sites in the area on which housing could be built, and a number where work has started, both in public and private hands. None of these have the advantages for leisure purposes of the Bathing Pool site. I suspect none of them have its disadvantages for building purposes, either. Does the developer know about the concrete rubble from the demolished Bathing Pool, about the many pipes and cables criss-crossing the site, about the smelly Southern Water flood water tank, or about the Environment Agency's upgraded flood risk categorisation, which means that the EA could prevent any housing being built there?

Hastings Borough Council is well aware of overwhelming opposition to housing development on this site. Two years ago, HBC and some other housing firm presented similar housing plans to a public meeting at the Royal Victoria Hotel, and despite the lack of notice, the many local residents who attended were all opposed to the site being used for 120+ homes. Local councillors should remember that they are trustees for the people of Hastings, and that to dispose of this land would be a failure of this trust. If the land passes into the hands of a developer, then the whole town will be the poorer for its loss.

HBC already has an income from this site, from the beach huts and the commercial let of a café, also from some parking; it could gain some more income by some more parking around the edges, and some more beach huts. The current income probably covers the cost of cutting the grass and other maintenance costs. I notice that the former Stamco timber yard and area where there is now a car wash are not included in the sale, presumably because the rents are valuable to HBC.

If HBC is intent on selling the land, it should surely offer the locals the opportunity to fundraise to buy it and save it for leisure use, rather than it being built all over.

Your sincerely,

[REDACTED]

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 22 February 2019 11:54  
**To:** Democratic Services  
**Subject:** HM/001082 West St Leonards Bathing Pool Site

Dear Sirs

As a resident of St Leonards, I wish to object to the proposed development of the above site as residential housing on the following grounds:

It will cause increased traffic along the A259 in both directions; this is a dangerous road at present especially going towards Bexhill due to division of the road by bus lanes.

Environmentally the area is a green haven for wildlife and affords a healthy zone away from the traffic on Bexhill Road. This will cease to exist if built on.

The area is at sea level, exposed to the sea and readily prone to flooding and salt water damage.

Many brownfield sites around the town are far more suited to development.

Yours faithfully

[REDACTED]

Sent from my iPhone

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 February 2019 09:43  
**To:** [REDACTED]  
**Subject:** FW: Disposal of Open Land HM/001082

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**From:** [REDACTED]  
**Sent:** 24 February 2019 10:18  
**To:** [REDACTED]  
**Subject:** Disposal of Open Land HM/001082

I wish to lodge my objection to the disposal of the old bathing pool site. I base my objection on the basis that this land should be kept as a community asset to be available for predominantly leisure activities. This is the only area of usable open space along the seafront and is well used and valued by both the local community and those using the beach huts etc. Any development on the site should be for leisure activities to make the area a destination.

[REDACTED]

Sent from Mail for Windows 10

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 24 February 2019 18:49  
**To:** Democratic Services  
**Subject:** HM/001082 - Proposal to sell off land around former Lido

Dear Sir or Madam

This proposal has not been well advertised at all; I only found out about it because a neighbour told me.

You ought to have prominent notices up at the site itself, as the many daily users of the cycle path and the footpath would be very concerned to realize what plans there are.

Proceeding without alerting people to the proposal is profoundly undemocratic.

Yours faithfully

[REDACTED]

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 24 February 2019 18:27  
**To:** [REDACTED] Democratic Services  
**Cc:** [REDACTED]  
**Subject:** HM/001082 - Objection to disposal of "old bathing pool land"

Dear Chief Legal Officer,

I have seen the public notice for objections to the Council's plan to dispose of "open land" in St Leonards. Having examined the plan, I now find that this refers to the land more commonly referred to as the "old bathing pool site".

I have strong objections both to the secretive way in which this is being handled, as well as to the substance of the proposed plan though, as that is secret, it is difficult to be precise in the objections at this stage.

I am aware – but only from the record of the January public meeting addressed by Councillor Batsford - that the concept is to sell a very long, 250 year lease to some developers. There is an indication of a very dense development that will be entirely unsuitable for the site and will be accompanied by traffic that can be expected to clog all the local roads, and thus dramatically diminish the peaceful enjoyment of the area by all the current residents.

It seems that the Council is about to sign secret Heads of Terms for this lease. I assume that the developers have engaged leading planning lawyers to draft this so that it can be construed strictly against the Council in any dispute. The Council expects substantial money to be paid yet reserves the right to virtually defraud the developers by rejecting their formal plans later – despite knowing quite some details that may be sufficient effectively to imply the grant of planning permission. Without the publication of any of the documents, residents of the whole of Hastings are not in a position to judge if the Councillors are opening the Council to massive legal claims for damages. Moreover, they cannot judge if the Council is seriously under-changing for the value of the site by agreeing to such a lease.

If the Council succeeds in rejecting unsuitable planning applications at first instance, and then at appeal, residents face the risk that the developers will simply sell the lease on to progressively less suitable developers until the Council feels compelled to sacrifice the local residents because it cannot afford the legal costs of 250 years of legal argument. Each failed application and appeal may well cost more than £100,000 in legal fees – so exceeding the expected lease payments.

What provisions are the Council demanding to ensure that the company that actually does the development is sufficiently well-capitalised/guaranteed to ensure work is completed? Otherwise there is a clear risk of the builder declaring insolvency after the development is well underway and the true scale of the required works escalates the costs to the point of non-viability for the whole project. The extreme secrecy surrounding the plans and the contract inevitably arouse great suspicion.

If this secret project turns out to damage the interests of local residents, please be aware that some of them may well consider legal proceedings against all the individual Councillors who are a party to this transaction as well as all the Officers of the Council who fail in their duty to prevent the Council from committing such a basic error. The aim will be to recoup any losses suffered by the Council from those persons who recklessly caused any damage flowing from these secret dealings.

Please confirm safe receipt of this objection by return of e-mail and I am copying in all the senior staff who might expect to have been involved in the deliberations on this project as well as the Chairman of the Council. However, I will also send you a recorded delivery letter to ensure that you are fully cognisant of my objections. This will facilitate any possible actions against all those who are a party to this arrangement – if the need should arise.

Yours faithfully,

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 24 February 2019 17:00  
**To:** Democratic Services  
**Subject:** Bathing pool site

Would you please note my objection to the HBC proposal to dispose of the old Bathing Pool site.  
Yours sincerely,

[REDACTED]

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 24 February 2019 16:50  
**To:** Democratic Services  
**Subject:** Non Disposal of old bathing pool site

Would you please note my objection against the disposal of the old bathing pool site.

Yours sincerely ,  
[REDACTED]

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**From:**  
**Sent:**  
**To:**  
**Subject:**

24 February 2019 12:48  
Democratic Services  
HM/001082

Dear Chief Legal Officer

I am writing to oppose development of the site of the former bathing pool in West St Leonards.

This is on the grounds of:

- 1) in it is direct contradiction to your Hastings Open spaces plan from 2006
- 2) you have not properly consulted the public and local residents. Before disposing of a Public Open Space the Council is required to seek views from resident before agreeing to any lease or sale. It has failed to do this and is intending to dispose of the land and sell the lease. There was no time for objections to be given due consideration.
- 3) The Developers lack of experience in the development of a Leisure destination. In the cabinet report from September 2018 it states "the Council has been particularly conscious of the need to incorporate leisure facilities and leisure opportunities, retention of the play facilities, mixed commercial units in order to encourage and enable art and cultural offerings to flourish in the locality and make the area a destination in its own right. Why then are they prepared to work with an organisation with no history of providing successful development.

I am not opposed to some development and apartments in this are overall. However there needs to be a better proposal including the old stamco site, the army site and the old bathing pool site. If this were all put together in an overall plan including residential and leisure then it would in most likelihood gain local support as West St Leonards does need investment.

Regards

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[REDACTED]

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**From:**

**Sent:**

[REDACTED]  
23 February 2019 11:03

**To:**

Democratic Services

**Subject:**

CHIEF LEGAL OFFICER ref: HM/001082 SAVE THE BATHING SITE

I AM WRITING TO RAISE MY CONCERNS AND DISAPPOINTMENT THAT THE COUNCIL IS PROPOSING TO SELL/LEASE THIS LAND FOR PROPERTY DEVELOPMENT RATHER THAN KEEPING IT FOR USE BY THE LOCAL PEOPLE AND TOURISM. THIS PART OF ST LEONARDS HAS VERY LITTLE TO OFFER ITS RESIDENTS IN THE WAY OF SOCIAL ACTIVITIES AND IT IS IMPORTANT TO RETAIN THE SPACE FOR USE BY THE COMMUNITY. THERE HAS BEEN NO CONSULTATION ON THIS MATTER WITH THE COMMUNITY BY THE COUNCIL.

THERE ARE MANY UNUSED BROWN SITES IN THE AREA WHICH WOULD BE SUITABLE FOR PROPERTY DEVELOPMENT. WHY DESTROY A POTENTIALLY BEAUTIFUL AREA BY THE SEA WHEN OUTSIDE AREAS FOR PUBLIC USE ARE DESPERATELY NEEDED. THIS HISTORICALLY HAS BEEN AN AREA FOR PUBLIC USE AS A SWIMMING POOL AND HOLIDAY VENUE WHEN IT SEEMS THAT THE COUNCIL WERE MORE ENLIGHTENED ABOUT HEALTH AND SOCIAL WELLBEING. SEEMINGLY TODAY IT IS ALL ABOUT MAKING AS MUCH MONEY AS POSSIBLE.

[REDACTED]

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 23 February 2019 09:31  
**To:** Democratic Services  
**Subject:** ref: HM/001082-attention Chief Legal Officer  
**Importance:** High

I am writing in regard to the former bathing site land being sold off.

This is public open space and should as such be developed for use by the community.

I am concerned that the Council have not consulted the public on this matter.

Could you please add my objection to this matter and advise of any further development?

[REDACTED]

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[REDACTED]

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**From:**

**Sent:**

[REDACTED]  
23 February 2019 09:22

**To:**

Democratic Services

**Subject:**

HM/001082

As a resident of this area, I strongly object to this open space being used for housing.

We need leisure facilities in this deprived area of St. Leonards. This space should be used for the people, as it always has been. The developers have no experience of building leisure facilities. There are many other sites more suitable for housing. This open space should be used in a much more imaginative way to benefit the local area.

[REDACTED]

Sent from my iPad

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[REDACTED]

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**From:** [REDACTED]  
**Sent:** 25 February 2019 11:00  
**To:** Democratic Services  
**Cc:** adminteam@westmarina.org  
**Subject:** HM/001082 BATHING POOL SITE WEST ST LEONARDS

To Chief Legal Officer HBC

I am writing in reference to the bathing pool site

This site is of great community interest and importance to the community

It was once an established bathing pool site the community still use the space and around it. Its vital to keep this a community open space which could be used for young and elderly groups of all ages

There is not a space like this in West St Leonard's and it's of great need to the community to have this space used for leisure, community and wellbeing

There is great scope for this site as a leisure and recreation area:

it could remain an open space and provide the public leisure with a small paddling pool, soft play area, enclosed football area football/basketball and cafe. These are integral to the community in this specific area

February 2019 weather has been exceptional with the walkways packed and this area is in need of community cafe/sheltered area, this could improve and create an active community network, the local shops behind it would improve, it is a neglected space and area which is in need for this open accessible site to be rejuvenated to the community

Creating well being, for a community network, ensuring open space, is used for leisure, including early years, teens, and elderly as resting spaces and safe areas too.

Please consider the impact if this is not kept an OPEN SPACE in this area of West St Leonard's and the future rewards of a community space, this would be beneficial for so many people living here.

Thank you

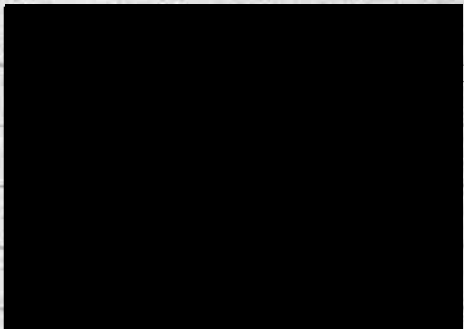
[REDACTED]

Resident of St Leonard's

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Chief Legal Officer,  
Hastings Borough Council,  
Breeds Place  
Hastings,  
TN34 3UY

Dear Sir/Madam

I am writing to quote ref HM001082  
From West Marina, highlighted to me the the opportunity  
to object to your plans intended for open space land  
in St Leonards on Sea, East Sussex, West Marina have  
urged me to write to you.

Yours Sincerely





21<sup>st</sup> February 2019

Chief Legal Officer  
Hastings Borough Council  
Muriel Matters House  
Breeds Place  
Hastings  
TN34 3UY

Dear Sir/Madam,

**Ref - HM/001082**

I wish to object to the proposal by Hastings Borough Council to build 152 housing units on the Old Bathing Pool Site due to the following reasons (which are in no particular order):

- I feel that there will be a loss of a great open space which is enjoyed by many local residents and visitors who come to enjoy the area.
- I am concerned about the potential for flooding to neighbouring properties. It is my understanding that some properties along Seaside Road have already experienced flooding.
- The fantastic views enjoyed by those locally will be lost and there will be an environmental effect on the area, with increased pollution due to the increased number of cars coming in and out of Seaside Road.
- If the development were to go ahead, there would be terrible noise, disruption and pollution for all as the building work took place.

Thank you for your time and I hope the right decision will be made to prevent such a development being approved by the Council. I hope an alternative plan can be considered that would be beneficial for all.

Yours sincerely,



[REDACTED]

---

**From:**

**Sent:**

[REDACTED]  
25 February 2019 17:26

**To:**

Democratic Services

**Cc:**

West Marina

**Subject:**

Ref: HM/001082

Dear Sir, Madam

Please can you confirm the details of what will be considered a justified objection at this stage of the process in relation to the Old Bathing Pool Site.

I believe only objections relating to the 'Disposal of the Public Open Space' will be considered . I wish to give reasons why it is important to retain this status and the benefits of remaining wholly public. Also the lack of commitment from HBC to adhere to its own Open Space Strategy. Would this be considered a valid basis for an objection?

There is also the matter of lack of consultation with the residents and wider community despite assurances being given. Can we base an objection on this as no formal engagement has taken place, and insist that no decision is made until this takes place.

Is there any value in raising concerns regarding the chosen developer's lack of experience in leisure developments as the council intends to proceed to sale of lease at the cabinet meeting on 4th if the disposal of Open Space goes ahead.

I am very grateful for any clarification or guidance you are able to offer.

Kind regards  
[REDACTED]

Sent from Yahoo Mail on Android

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[REDACTED]

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**From:**

**Sent:**

[REDACTED]  
25 February 2019 20:48

**To:**

Democratic Services

**Subject:**

Ref HM/001082

I strongly object to HBC disposing of "The Bathing Pool site" to developers to build over 100 new houses. This "Open Space" is for recreation use. Build homes on land elsewhere, not on our sea front. There is a foot path / cycle path from Rock n Ore to Bexhill that will be severely compromised by this proposal. And as a seaside resort it would be more beneficial to provide something for the resident and holidaying public. Also I am extremely concerned that the beach huts will be lost, they are loved and enjoyed by so many families and it is not right they are taken away..

[REDACTED]

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[REDACTED]

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**From:**

**Sent:**

[REDACTED]  
25 February 2019 20:39

**To:**

Democratic Services

**Subject:**

Ref HM/001082

I strongly object to HBC disposing of "The Bathing Pool site" to developers to build over 100 new houses. This "Open Space" is for recreation use. Build homes on land elsewhere, not on our sea front. There is a foot path / cycle path from Rock n Ore to Bexhill that will be severely compromised by this proposal. And as a seaside resort it would be more beneficial to provide something for the resident and holidaying public. Also I am extremely concerned that the beach huts will be lost, they are loved and enjoyed by so many families and it is not right they are taken away..

[REDACTED]

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HM/001082.

23<sup>rd</sup> February 2019.

Chief legal officer,

Dear Sir,

Re: Development of the  
West Marina Site  
in St Leonards.

I am speaking on my behalf  
and not others who live down  
our road.

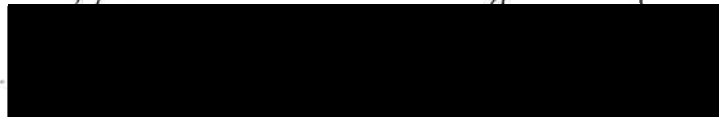
Would you as a Councillor  
like to have houses opposite  
you as well as behind you?  
as I am sure you would not  
so why should we?

Also we have Southern  
Water Sewage 10% & Storm  
Water tank.

If there are any houses  
or apartments built around  
that area, people who would

eventually live there, regard-  
ing if anything happened.  
Would the Insurance Companies  
be interested? No I don't  
think so. Think again!

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]

21 February 2019

[REDACTED]

Hastings Borough Council  
Muriel Matters House  
Breeds Place  
HASTINGS, East Sussex  
TN34 3UY

Dear [REDACTED]

Ref: HM/001082 – Proposed Disposal of 'Open Space' Land at West Marina,  
south of Seaside Road, St Leonards-on-sea

We are writing to strongly object to your proposed sale to a developer who intends to build 152 houses on the land identified above.

It is the only green space which has direct access to the beach for local resident families and children which provides a safe play area well away from the busy A259.

Furthermore, if this is allowed we have no doubt that the developer will insist on permission to suspend public access to the existing children's play area next to Seaside Road which is within the sale area, insisting that this should be limited to residents of the new development. And once the development is built, what is to stop future encroachment resulting in jeopardising access west onto the excellent safe cycle route to Bexhill and beyond?

You are well aware that two years ago a similar proposal was cynically presented to a public meeting with minimal notice which was overwhelmingly rejected. What makes you feel that the way of life of the current and future residents of St Leonards would be enhanced by this development, as is your civic duty of care to protect?

We are aware that the Council is under intense pressure to release more land for housing, particularly of low cost. However, as you know very well, there are many other 'brown' field sites within the town which, though less attractive to a developer, would be equally suitable for development. We urge you to do your duty and encourage developers to take up these options.

Yours sincerely

[REDACTED]

[REDACTED]

February 14th 2019.

Dear Sir/Madam.

The old Bathing Pool Site West Marina.

I would like to put in a formal objection to the Council's decision to sell off this piece of land for development.

Sometime ago the Council insisted that it wanted this land to become a destination area, yet they have gone back on this idea and have decided that 152 houses plus "glamping" and a multi-storey car park and flats on land adjacent to it should be built.

If these houses are to be built the majority will be 2nd homes and the government will reap the reward of another 3% of the stamp duty. A vast proportion of these houses will then be unoccupied for up to 95% of the year or become air B&B homes.

As you can see / live in Seaside Road, there will be a few problems for us

1. Where will the residents park, according to two councillors who attended the public meeting at the 1st January we would have to park in the newly built multi-storey car park and have to

pay for doing so. A vast proportion of the time I cannot park in the road at all as the Bexhill Road residents park here.

2. The infrastructure i.e Roads, new roads will have to be built or widened, despite Amber Rudd's help to stop HGV's driving down the road, they still manage to get jammed on the road between the concrete wall and the concrete post outside my house.

Southern water will have to put in new mains for fresh water and sewage as we have still an old Victorian pipe work system, there is also the damage to our houses, with lorries going in and out.

Hastings Borough Council has not thought this through at all profit over residents wishes again we have never had any consultation over these plans.

This green space is used all the time, by families in the summer months, my granddaughter had her 5th birthday on the balling pool site and I know of many families who use this space all year round.

Please reconsider this appalling development

Yours faithfully



[REDACTED]

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**From:** [REDACTED]  
**Sent:** 26 February 2019 21:51  
**To:** Democratic Services; adminteam@westmarina.org  
**Subject:** St Leonards West Marina Bathing Site proposed redevelopment - objection

Ref: HM/001082

Dear Chief Legal Officer at Hastings Borough Council,

I'm very alarmed to hear about the proposed sale of the former bathing site in St Leonards West Marina. This is an important **public open space** in an area that has little existing provision for children and young people, in particular. The playpark and sports area, and the grassy pitch are regularly used by local and visiting families, and visitors to the beach huts in the area, and residents of the adjacent houses and flats. I object to it being sold on, particularly without proper, extensive public consultation, due notification of beach hut users on the site who will also be affected so they can raise their objections, and with the proposals to shift its use from a public open space to housing.

A recent article in The Hastings and St Leonards Observer states that as this area forms an Open Public Space the council is REQUIRED to seek views from residents before agreeing any lease or sale. As I understand it, Hastings Borough Council had not sought views prior to last week's notification in the paper of the intention to dispose of the Open Space. How then can the Council consider all objections and still proceed with the sale of the lease the following working day? This gives no time for objections to be given due consideration.

I understand the proposed developers of the land were the sale to go ahead lack experience in the development of a Leisure destination. In the cabinet report from September 2018 it states "the Council has been particularly conscious of the need to incorporate leisure facilities and leisure opportunities, retention of the play facilities, mixed commercial units in order to encourage and enable art and cultural offerings to flourish in the locality and make the area a destination in its own right." Why then are you prepared to work with an organisation with no history of providing successful development, and with the preferred developer (referenced as such within Facebook group comments from Andrew Batsford) offering suggestions of housing redevelopment?

In your own Council 'Open Space Strategy' there are many reasons detailed for retaining and improving these Open Space areas, such as the West Marina site.

Below is your definition and opening paragraph 'Why we need a strategy':

There are many examples listed in your Open Space Strategy of the reasons behind and importance of retaining and improving Public Open Spaces

What is "Open Space"? The Plan uses the definition of "open space" given in PPG17: "... all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity".

The Council together with its partners manages a large number of open spaces in the Borough. There are several key reasons why a strategy is now required.

- To provide strategic direction for the development and management of the Borough's Parks & Open Spaces.

- To address the importance of open spaces in making Hastings a good place to live, work, relax and visit.
- To comply with Government changes in the Planning system, which require the Council to formally assess the provision for Open Space, sport and recreation in the Borough.
- To identify priorities and enable the Council to bid for external funds' where having a strategy is a requirement of the bidding process.
- To promote healthy, active communities through the use of and access to Open Space

I call to you to halt the sale of the lease on 4th March and concentrate on full public consultations to address the many concerns of residents and beach hut users, and visitors to the area. Once all the objections have been responded to and given due consideration, I implore you to continue to retain the land for public Open Space land use, for the reasons stated above.

Yours sincerely,

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**From:**

**Sent:**

[REDACTED]  
26 February 2019 20:43

**To:**

Democratic Services

**Subject:**

Old Bathing Pool site

Dear Sirs,

**Ref: HM/001082 OLD Bathing Pool site, Seaside Road, St. Leonards-on-Sea**

I write to object in the strongest possible terms to the proposals for the development of the Old Bathing Pool site in Seaside Road, St. Leonards, and I deplore the secretive way in which the Council appear to have acted in putting them forward.

I own the building known as Electro Studios opposite the site so I have a serious interest in this matter as any new development is likely to have a very damaging effect on my property. If there are going to be, as reported, 150 housing units they will presumably have to be in five-storey buildings as predicted at the public meeting in January 2016, and these will cut out the light to Electro Studios which is essential for artists and indeed is the reason my tenants are there.

I know that the adverse effect of development on one's own property is not a ground for objecting to a planning application, which is ridiculous because it is the impact of plans on the individual that matters more than anything else, but in this case this is commercial property occupied by people who make their living (and are therefore able to pay the Council's taxes) from the work they do in this building. If the conditions deteriorate they might be forced to leave, leading to a possible loss of employment as I understand there is a great shortage of studio space for artists and craftspeople in Hastings and St. Leonards.

Apart from this, which will affect everyone else in Seaside Road and possibly in the flats above the shops in the Bexhill Road and Grosvenor Gardens as well, I have other objections which are:

- Overdevelopment – too many people crammed into too small a space which will change the character of the whole neighbourhood
- Loss of open space for parents with children, dog walkers, joggers and many other local residents. The leisure facilities envisaged in the plan will not make up for the loss of this 'green lung' which is enjoyed by large numbers of people and costs nothing
- Risk of flooding. At the meeting in 2016 it was said that the western end of the site was a flood plain but the eastern one was not and therefore that was where houses could be built. But surely flood plains don't end just like that, as at a brick wall across the middle of the site, and indeed I understood that the whole site had been declared a flood plain a year or two ago. I know many developers do build on flood plains, hoping to be long gone by the time the houses flood for the first time, but it is counter-productive and in my view the Council should not be considering it
- Traffic congestion and lack of parking. If there are going to be 150 houses/flats one can say that there will be 300 extra cars and more with the planned retail outlets, hotel, etc. Where will these cars be parked? You can hardly park in St. Leonards now so how will these extra vehicles be accommodated? At the 2016 meeting it was suggested that an underground car park could be built on the site but surely that would not be possible on a flood plain. And especially at certain times of the day there would be likely to be huge congestion in Bexhill Road, causing great inconvenience to the residents.

At the 2016 meeting the unanimous view of those attending appeared to be that they didn't want any development on the site at all, beyond a little landscaping, and the leader of the Council said that was one option. I would urge the Council to take heed of that.

Yours faithfully,



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[REDACTED]

**From:**

**Sent:**

**To:**

**Subject:**

[REDACTED]  
26 February 2019 17:52

Democratic Services

Ref; HM/001082 Bathing Pool Site, West St Leonards

[REDACTED]

Chief Legal Officer

Hastings Council

Murial Matters House 26<sup>th</sup> February 2019

Ref: HM/001082

Objection to the selling of the lease of The Bathing Pool Site, West St Leonards

**Legal requirement: Consultation with public before the disposal of open public space.**

The council is required to seek views and opinions from the public before disposing of an open public space. This has not been done, the very fact that the council intends to sell the lease on this land the day after its meeting on 1<sup>st</sup> March shows they have no intention of doing so.

Local people must be consulted as to what is required for the Bathing Pool Site. The proposal to sell the lease the day after the meeting gives no time for this to be done and is illegal.

Hastings Council Open Spaces Report May 2016: By 2013 there should be at least one multifunctional green space within 300m of 90% of households in the Borough.

Using the above report as a guideline means not cramming the Bathing Pool Site with tiny box like houses, It will eliminate the view of the sea that has been enjoyed for nearly 40 years, remove the only green space next to the sea along the Hastings/St Leonards seafront and deny local people the benefit of recreation and exercise. It will not add to

the area, it will detract significantly especially as there are no facilities, shops, services around the site.

If a suitable plan cannot be reached the area should be left as it is. In the future a suitable plan may be found, but trying to sell off the site regardless of the benefit to local people is adding to future problems.

### Residential builders are not skilled in Leisure Facilities builders.

The Bathing Pool Site should certainly become a centre for leisure/art/recreation for the area and not crammed full of houses that are built to profit a residential builder whose priority is not to benefit the local population. The emphasis should be on the leisure side of any proposed development and asking a residential builder to prioritise a leisure development over a residential development is foolhardy and unlikely to happen. Experience is needed to not only know what people require in this situation but to make it work with residential buildings. An builder unskilled in leisure facilities is going to put this side of the project below that of housing and just fit in a few disparate things just to satisfy their remit.

To achieve a quality development that benefits the Borough any project should be assigned to a tried and proved company who will add to the prestige that Hastings and St Leonards aspires to.

### In summary:

There must be proper consultation with local people on any proposed development

If a suitable plan for the Bathing Pool Site cannot be found, the site should be left as it is.

Any developer chosen should be skilled in leisure facilities as a priority.

 26<sup>th</sup> February 2019

  
Always Keep Fighting

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 27 February 2019 08:36  
**To:** Democratic Services  
**Subject:** OLD BATHING POOL SITE AT WEST MARINA ST LEONARDS ON SEA

We are begging you to keep this site an OPEN SPACE and vital leisure community area. There are so many other suitable areas to build housing and you choose to build here and that is insane.

Regards

[REDACTED]

Sent from my iPad

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