

Cabinet Agenda

Monday, 4 March 2019 at 6.00 pm

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

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Agenda Item 6



Report to: Cabinet

Date of Meeting: 4 March 2019

Report Title: Site at West Marina (Second Supplementary Attachment)

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

Purpose of Report

To provide details of a further 106 objections received up until 12 noon on Friday 1 March 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.

Recommendation(s)

- 1. To consider an additional 106 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.**

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 106 objections to the disposal of the West Marina site by long lease. In total 147 representations received (plus 2 earlier ones).
2. The representations made once again generally reflect the summarised responses in the main and supplementary report. It should again be noted that the site is within the existing Development Plan as a mixed development site and is not considered to contravene the Council's other strategies.
3. 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.

Wards Affected

West St Leonards

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

Additional Information

Appendix 1 Additional objections to the notice (received up to 12 noon on 1 March 2019).

Officer to Contact

Amy Terry
aterry@hastings.gov.uk (01424 451640)

From:

Sent:

To:

Subject:

28 February 2019 22:52

Democratic Services

Ref: HM/001082

Please find below my objection to building residential properties on the land at West Marina as I wish for it to remain an open space to be developed for local residents and to attract tourism to that part of St Leonards:

This is the only remaining open space directly on the beach with no road between it and the seafront. We can stress the benefits of retaining open space for both physical and mental health and how areas like these are important for communities to come together. How do you feel the space be used and what benefits this would this bring.? I'm sure they wrote loads in their Open Space Strategy acknowledging this. Also there is no real provision of any recreational space locally for older children, this would be an ideal area to provide this, especially with more children having mental health issues there has to be provision to encourage them to get outside which is proven to be hugely beneficial. ☐♀

There would be huge economic benefits to regenerating the area ☹, if there was something to bring tourists here it will boost local businesses and employment. It would also offer a financial incentive to the developers holding the West Hill Rd and Grove School sites to progress the residential developments they have on hold, if there area is improved the asking prices would increase giving them a more profitable return on their investment. ☑

It also seems that HBC are going against the tide, other emerging seaside towns have recognised the importance of maximising the potential of the open space they have, and are increasing their recreational offering. They are not opting for the short sighted, instant gratification solution that HBC are steering towards. Building residential properties on a prime seafront location will only ever give one result. Leaving the Space free from any permanent structure will allow it to evolve to meet the needs of future generations .

If you consider the space and offering in Hastings, including East & West Hills, everything between Rock A Nore up to the roundabout there is going to have to be something very special at this end of town to entice people to come. The Bathing Pool Site, even in its entirety, is a fraction of the size of the seafront area in Hastings. If only a small proportion is to be allocated to leisure use how can they ever imagine they would fit anything in there that can compete. Only by allowing the site to remain wholly a Public Open Space can we ensure that West St Leonards will ever be given the opportunity to become the vibrant destination it can, and deserves to be.

The area has been earmarked in the Local Plan for Mixed Residential use for 7 years, in that time the site has been neglected and the opinions of local residents have been ignored. Despite assurances being given at the Victoria Hotel Meeting 2 years ago, no formal consultation has been implemented and concerns raised through the West Marina Group have remained unheard. For that reason any decision should be delayed until full consultation takes place.

Are we really to believe that the intention is to create a vibrant destination, not just an exercise to fulfill some of the required housing quota? If that is the case why is it the preferred developer, Countygate / Sunley, has no experience in any form of leisure destination? To do justice to this site any developer should have a proven track record of the type of development required to meet the needs of the modern family and tourist. The outdated suggestions put forward lack and long term appeal for either.

Lastly, it is evident that there are a number of grants being made available for the development of Green Spaces for community use and to encourage healthy recreational activities. Working in collaboration with the Community all these opportunities need to be exhausted before progressing with the contentious housing option purely to finance the regeneration.

[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 22:27
To: Democratic Services
Subject: QUOTE ref: HM/001082

QUOTE ref: HM/001082 Democraticservices@hastings.gov.uk

In relation to the proposed redevelopment of the public use site in Hastings. My parents lived in Hastings and we visit regularly. The use of this in other use than to benefit the local community into a shared mixed used land would detriment the local area, residents and tourists. This area could benefit from being used to benefit local and tourists into the area. A leisure facility for people to use would be the best use of the area. Something such as a leisure facility would encourage me and fellow tourists to visit the area for recreational reasons.

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 22:15
To: Democratic Services
Subject: Objection - The Old Bathing Pool Site

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this is as follows:

- Loss of public space that allows recreation with physical and mental health benefits
- Loss of community asset
- Loss of open space that could be a destination place for the wider local area and bring much needed investment into West St Leonards

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 21:47
To: Democratic Services
Subject: Western Marina Proposal

Dear Sir/Madame

I just want to add my final objections re the proposed site development on the old Lido site I can see you are planning to interrupt the coastal footpath from Hastings to Bexhill; isn't this aright if way for pedestrians?

It's well used by runners and cyclists and diverting them would be unnecessary The sure has many issues like sea leakage to car parks and the tanks placed there The traffic pollution is already appalling in Bexhill road and this will increase with additional lorries and traffic congestion. There will be even less parking spaces The lido sure is used for recreation and could be tastefully developed rather than built on I have already expressed my dismay st a place of outstanding beauty being ruined The loss of the iconic beach huts will ruin the landscape and reduce pleasure for the families that use them It may well be that access the beach could also be limited to local residents because of access road and the housing development I honestly don't think this is the way to proceed You jab better more appropriate sites you can use Regards [REDACTED]

Sent from m beach huts

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 20:52
To: Democratic Services
Subject: OBJECTION To The NOTICE OF INTENDED DISPOSAL OF OPEN SPACE LAND IN ST LEONARDS-ON-SEA, EAST SUSSEX

Dear Sirs

I would like to object to the intended disposal of open space at West Marina, south of Seaside Road, St Leonards-on-sea.

The site gives access to green open space for our community which is essential for both physical and mental wellbeing and for the success of local communities.

Best wishes [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 20:28
To: Democratic Services
Subject: Bathing pool site

Please don't build houses on the site of the bathing pool, the area would be much better suited for leisure activities!

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 20:12
To: Democratic Services
Subject: Objection to bathing pool site

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 28 February 2019 at 20:10:47 GMT
To: democratocservices@hastings.gov.uk
Subject: Objection to bathing pool site

To whom it may concern,

I would like to put forward my objection to housing on the bathing pool site. Instead I would like to back the proposal for leisure use.

Regards

[REDACTED]

Sent from my iPhone

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 19:56
To: Democratic Services
Subject: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

[REDACTED]

27th February 2019

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

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I, [REDACTED] wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this is as follows:

It's unfair on the residents living in the area as their views will be obstructed and it will cause excess parking problems.

It's a green area so I would rather see something there for the community than more houses.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 19:20
To: Democratic Services; Christine Barkshire-Jones
Subject: HMM/001082

Dear [REDACTED]

As residents living near to the West Marina bathing pool site we wish to register our disapproval of the plan to sell the site to a 'developer'.

We believe that the space should be retained by the council and continue to be used as a primarily recreational site for the community and that any future development be in full consultation with our local community.

Yours faithfully,

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 18:50
To: Democratic Services
Subject: Bathing Pool site Objection

To whom this may concern

The Bathing Pool site being such a unique prestigious direct seaside parcel of land should be afforded to the leisure industry being planned by professionals with specialists expertise of leisure requirements.

Many other seaside resorts are investing in echo leisure facilities, Aqua parks Splash pools Natural pool Wave surf activity Climbing walls etc etc

There are numerous land sites set aside locally for housing, please address this unique site sympathetically and take a moment to discuss what will benefit OUR TOWN HASTINGS & ST LEONARDS ON SEA

Kind regards
[REDACTED]

Sent from my iPad

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Chief Legal Officer
Hastings Council
Muriel Matters House 28th 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 1st 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 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.

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 unlikely to be attractive to them. Experience is needed to not only know what people require in this situation but to make it work with residential buildings. A 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.

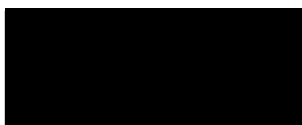
To achieve a quality development that benefits the Borough any project should be assigned to a tried and proven company who will add a prestige addition to Hastings and St Leonards.

To conclude:

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.



[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 18:24
To: Democratic Services
Subject: HM001082-Bathing Pool Site Development

Dear Sirs,

I strongly believe the old Bathing Pool site should be used for leisure facilities as the area is crying out for recreational space for families to enjoy themselves.

The site will overlook Seaside Road obstructing views and blocking natural light.

Many families park their vehicles in the car park at the rear of the chalets and ride or walk along to Hastings or Bexhill .

This is a golden opportunity for HBC to do something right for once. Please leave this area as a leisure facility for the local community and visitors ,make it a visitor attraction do something special for the area.

Short term gain for HBC , years of pain for the blighted local area and residents There are plenty of other sites in the area awaiting development why take away this prime leisure site.

Trust you will pay some attention to what the majority of the local residents are requesting and promoting .

Regards

[REDACTED]

Sent from my iPhone

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[REDACTED]

From:

Sent:

[REDACTED]
28 February 2019 17:52

To:

Democratic Services

Subject:

HM/001082

Dear Sirs,

I wish to Lodge an objection to the Disposal of the Site as Public Open Space for the following reasons; Rather than properties being built, why can it not be used to maximise this space for leisure facilities which is lacking at this end of the town.

It could be used for bringing people together in the local community with activities and entertainment which would bring revenue for the town. A small cafe would also generate income. More buildings in this area would have a detrimental effect to the current residents and would be an eyesore on this piece of land which I frequent often, as I did when the bathing pool was there.

Kind Regards

[REDACTED]

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[REDACTED]

From:
Sent:
To:
Subject:

[REDACTED]
28 February 2019 17:10
Democratic Services
ref: HM/001082

7 Grosvenor Gardens,
Flat 1
St Leonards on Sea
TN38 0AE

28th February 2019

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

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I, [REDACTED] wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this is as follows:

Having lived in Grosvenor Gardens for the past three years, I have observed how this lovely green space has been used and I have also used it myself. It is a fantastic area to walk dogs, for children to play and for sport.

I often refer to it as the outdoor gym as it is such a popular area for outdoor sports and well being. Mental well being is enhanced by spending time outdoors and also doing exercise. The old bathing site is such a valuable space for this and building residential housing on this space would ruin the area and there is not a suitable infrastructure.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,

[REDACTED]

From:

Sent:

[REDACTED]
28 February 2019 16:33

To:

Democratic Services

Subject:

OPEN SPACE

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Road, also know as the Old Bathing Pool Site.

[REDACTED] wish to oppose the planned disposal of the current held by the approve site of Open Public Land. My reason is as follows:

This is one of the only remaining open spaces directly on the beach with no road between it and the seafront. This is important space for the community to come together and improves the communities' health and wellbeing.

This space would be suited to recreational facilities for families – particularly older children in the community where there is not much provision.

This would also bring families, tourist to this part of St Leonards which has been neglected and help promote new business and support the businesses and boost local businesses and employment.

I look forward to hearing more at the Cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Kind Regards

[REDACTED]

Murial Matters House
Breeds Place
Hastings
TN34 3UY

Chief Legal Officer
Reference HM/001082

Ref: opposition to Disposal of Public Open Space, Seaside Road, The Old Bathing Pool Site

Dear Sir/Madam

I, [REDACTED] strongly object to the planned disposal of the above site of public open space. I have been a very regular visitor to this area for many years, having rented a concrete, and subsequently a wooden beach chalet from Hastings Borough Council. I also use the local shops. I know this area of Open Space to be well used, all year round, by many different age groups of people for a variety of sporting and leisure interests. It provides safe and easy access to the beach and is also a wild life habitat, attracting birds such as starlings and turnstones.

The open space also enhances the quality of life for local residents. In your "Hastings Open Spaces Plan 2006" you stress the importance of people stepping outside their homes into open spaces and site the Victorians and Edwardians as understanding this. The removal of this area of public open space will deprive local residents access to green space in an area hemmed in by a major road and a "cliff" i.e. the area around West Hill Road.

In the above mentioned report you state that an area can be of high value even if of poor quality if it provides "a sense of open-ness in a densely developed area", which I believe this space does.

The Hastings Open Space Plan 2006 also has the aspiration that by 2013 90% of households will have good value open space within 300 metres of their home. Since this report was compiled many areas of Hastings have been infilled with housing development, making it even more important to retain our public open spaces.

The local residents will be further deprived of access to open space if this area is redesignated.

They will also be compromised on light and views. Road access is very poor in this area, therefore attracting people that can walk/cycle to the area, contributes to general health and well being and reduces traffic pollution.

I am also writing to object on the lack of public consultation on the proposed redesignation. Before disposal the council is required to seek views from residents before agreeing to lease or sale. I understand that the proposal is to dispose of the land the day after a council meeting on March 6th, to which the public are invited. This does not give time for consultation.

I attended a meeting at the Royal Victoria Hotel on 26 January 2016 which sort views on a proposed development by Jonas Carter. There was no follow up to this meeting, we were told there was no proposed development and that an interactive website would be set up to elicit local opinion, nothing has materialised.

Hastings is an area of relative deprivation and poor physical and mental health. I believe it is important that people can enjoy sport and leisure activities in the open air which are not prohibitively expensive for the majority of people, designated areas of open space provide this potential.

There are many areas of Hastings which I would call "part developed": Archery Road, Old College site, Stills Site at Broom-grove, The Old Power station, to name but a few. Please do not dispose of this area of open space and subject it to planning blight and uncertainty for years to come

Yours sincerely
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 15:25
To: Democratic Services
Subject: The Bathing Pool Site

I would like to register my objection to the plans to develop The Bathing Pool Site in St Leonards.

As a resident of St Saviours Road, I often enjoy walking in that area with friends and family. The path /cycle track beside the site is well used by many people trying to lead healthy lives.

The play park beside the site is well used by our grandchildren and others. It is a relatively new facility, presumably paid for with public money. There is currently great concern about childhood obesity. The removal of open play spaces will not help the problem.

The site offers a green lung in an urban environment. Its destruction can only have an adverse effect on the health of local people.

[REDACTED]

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[REDACTED]

From:

Sent:

[REDACTED]
28 February 2019 15:11

To:

Democratic Services

Subject:

HM/001082

I would like to register my objection to proposed disposal of this land ref:HM/001082

[REDACTED]



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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 15:00
To: Democratic Services
Subject: HM/001082

I would like to register my objection to proposed used of this land ref:HM/001082

[REDACTED]



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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 14:28
To: Democratic Services
Subject: HM/01082 - Bathing site

Dear Sir Madam - Ref:-HM001082

I am writing to object to Hastings Borough Council considering to dispose of the Old Bathing Site as a Public Open Space.

As this is the only Public Open Space directly with no road between it is the safest area and when it's gone, it's gone!

I think we need to keep it Public Open Space to avoid future housing development as the land should be used to benefit the local area, families and businesses. I do not want HBC to sell or lease this land to developers.

Kind regards

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 14:24
To: Democratic Services
Subject: ref: HM/001082 - objection

To whom it may concern

This is the only remaining open space directly on the beach with no road between it and the seafront. I feel safe here when I visit my friends at their beach huts. The beach huts themselves have been enormously beneficial to me, I have mental health issues and to be able to be so close to the sea, while retaining some privacy, has really helped.

I would love the land to be returned to an outdoor swimming area and for more people to be encouraged to come and use what is a lovely, open space.

This area is one of my favourite parts of the town, with beautiful views, great local shops, the beach huts and the access to the seaside walk. Please don't ruin it for residents and visitors by putting houses there, keep it as a social, positive space by supporting something that can benefit everyone, like the baths themselves.

Best wishes

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 14:16
To: Democratic Services
Subject: HM/001082

I wish to Lodge my objection to building taking place on the old bathing pool site.

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 13:28
To: Democratic Services
Subject: Ref: HM/001082 Objection to plans for the Old Bathing Pool site, West Marina, West St Leonards

Dear Sirs

As a local resident I am surprised by the lack of publicity given to these proposed plans. I am sure many more people would object to them if they knew about them.

I think the sketchy proposed plans are plainly ridiculous and unfeasible and they could even be dangerous and life threatening.

I would draw your attention to the following:

1. Vehicular access to the area is terrible and completely insufficient if there is to be any development of the site. The A259, Bexhill Road adjoining the site is mainly two lanes and only widens to three lanes to allow a filter lane for eastbound traffic to turn into West Hill Road. This is a serious accident blackspot. On 9th October 2010 I was stationary on a motorcycle and was hit by a car as I waited to turn into West Hill Road and I was told that was the second road accident at that very spot on that day. Having hundreds more vehicles wanting to make similar manoeuvres on that road every day will only make things a lot worse. If the site were to be developed primarily for housing which I think would be a very serious mistake, there would be a need to sort out the roads before any major development otherwise it will be chaos. Traffic lights, road widening, even mini roundabouts. I have seen no mention of this having been considered. Additionally, traffic problems would be compounded if the proposals for a large housing project on West Hill Road are carried forward whereupon the hundreds more extra residents would, no doubt, be driving their cars along the Bexhill Road and turning into West Hill Road and vice versa.
2. Local residents are aware that after heavy rainfall for some reason sewage is dumped into the drains under the site and there can be an horrendous stench that engulfs the area for hours. I believe that if housing is constructed over the drains/tanks or whatever is under there, there is a serious potential risk of harm to health, or even death, of anyone living in a building over the area as a result. Unless costly remedial works are undertaken, housing built in this area could well be unsafe and a hazard to health. Will the Council ensure works are carried out by any future developers to prevent possible risks to health?
3. This is a prime site. Housing can be built almost anywhere - I think this site would be wasted by using it for housing. A plot of land next to the beach such as this would, I believe, be ideal for a street market with a mix of traders and street food stands similar to that found at Camden Lock in London. This would maintain maximum flexibility, it would provide an income for the Council, it would attract tourists, promote local arts and crafts and provide employment opportunities.
4. However, for such a proposal to work I believe it would be necessary to re-open the West Marina Station – which would give a fast regular link to Hastings and other stations along the line and would provide the necessary footfall to make the project a success without the need for car journeys and car parking.

From what I can see, proposals for this site thus far have been very poorly thought through and very poorly presented and much wider and more comprehensive consultation should be undertaken before any decision is made regarding the future of this site.

Yours faithfully

[REDACTED]

From:

Sent:

[REDACTED]
28 February 2019 13:21

To:

Democratic Services

Cc:

Subject:

[REDACTED]
Fwd: Disposal of Public Open Space

> FAO: Chief Legal Officer, Hastings Borough Council

>

> I, [REDACTED] wish to oppose the planned disposal of the Public Open Space located at Seaside Road, known as the Old Bathing Pool Site.

>

> I object on the following grounds:

>

> There has been no public consultation with the residents of West Marina or other residents of Hastings and St Leonards. The last time a proposal was made for this public space it was to be used for leisure and the benefit of local people and visitors. Subsequent to that scheme not going ahead, Peter Chowney, Leader of Hastings Borough Council assured residents that they had no plans for the Bathing Pool site and if they did in the future the residents of West St Leonards and this town would be consulted.

>

> I understand that the chosen developer has no experience in leisure facilities and the intention is put as many as 152 residential dwellings on the site. There is already a huge car parking problem in this area in the summer months which will be compounded by the loss of the car park and the additional traffic generated by the new dwellings. This also means the loss of the children's play park which is in constant use.

>

> This is the only available seafront space left where leisure facilities could be sited and I feel there are many other more suitable locations within the borough which could be used for housing. It would be an ideal location for an outdoor multi purpose sport and leisure facility such as there are in the Old Town, this is especially important at a time when HBC is seeing fit to allow the loss of our football pitches, cricket pitch, hockey pitch, bowling greens, swimming pool and gym for housing which is a truly retrograde step when we are trying to encourage our young people to be more active.

>

> This space belongs to the people of Hastings, not Hastings Borough Council.

>

> Yours faithfully

>

>

>

>

>

>

>

>

>

[REDACTED]

From:

Sent:

28 February 2019 13:19

To:

Democratic Services

Cc:

Subject:

Disposal of Public Open Space

FAO: Chief Legal Officer, Hastings Borough Council

I, [REDACTED] wish to oppose the planned disposal of the Public Open Space located at Seaside Road, known as the Old Bathing Pool Site.

I object on the following grounds:

There has been no public consultation with the residents of West Marina or other residents of Hastings and St Leonards. The last time a proposal was made for this public space it was to be used for leisure and the benefit of local people and visitors. Subsequent to that scheme not going ahead, Peter Chowney, Leader of Hastings Borough Council assured residents that they had no plans for the Bathing Pool site and if they did in the future the residents of West St Leonards and this town would be consulted.

I understand that the chosen developer has no experience in leisure facilities and the intention is put as many as 152 residential dwellings on the site. There is already a huge car parking problem in this area in the summer months which will be compounded by the loss of the car park and the additional traffic generated by the new dwellings. This also means the loss of the children's play park which is in constant use.

This is the only available seafront space left where leisure facilities could be sited and I feel there are many other more suitable locations within the borough which could be used for housing. It would be an ideal location for an outdoor multi purpose sport and leisure facility such as there are in the Old Town, this is especially important at a time when HBC is seeing fit to allow the loss of our football pitches, cricket pitch, hockey pitch, bowling greens, swimming pool and gym for housing which is a truly retrograde step when we are trying to encourage our young people to be more active.

This space belongs to the people of Hastings, not Hastings Borough Council.

Yours faithfully

[REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
28 February 2019 12:52

To:

Democratic Services

Subject:

Ref HM/001082

Dear Sir/Madam, I object to the HBC proposal to dispose of the old bathing pool site!! This should be made into a great outdoor space for all to enjoy, not more flats! Regards a concerned citizen, [REDACTED]

Sent from AOL Mobile Mail

Get the new AOL app: mail.mobile.aol.com

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 12:30
To: Democratic Services; adminteam@westmarina.org
Subject: letter of complaint
Attachments: DSC_0254.JPG

To whom it may concern,

as a keen swimmer and West St Leonards beach user I really object to not having full public consultation about this site.

To sell to a developer would change the whole character of the area. Do we want to put off holiday makers or to include them in our plans for public land?

Reinstating the public swimming pool will include everyone and preserve the history of the site.. see what they have done in Tyneside..

with regards

[REDACTED]

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[REDACTED]

28th Feb 2019

Muriel's Matter House
Breeds Place
Hastings
East Sussex
TN34 3UY

Chief Legal Officer

Reference HM/001082.

Ref: Opposition to Disposal of Public Open Space, located @ Seaside Rd, also known as The Old Bathing Pool Site.

Myself [REDACTED] and my Husband [REDACTED], both would wish to oppose the planned disposal of the current status to the site mentioned. Our reasons for this being that we have both grown up within the immediate local area, attending schools and settling to have our family here. We rent a beach hut on this site, our children have learned to ride their bikes on this site and spend sunny days here as a family. The children playing in the play park, basket ball court, beach hut and beach as do the adults. We believe this open space plays a vital role in local residents access to open recreation space, that is much needed!

Yours faithfully [REDACTED] [REDACTED]

[REDACTED]

From:

Sent:

To:

Subject:

[REDACTED]
28 February 2019 11:24

Democratic Services

Ref: HM/001082 Opposition to disposal of public open space at Seaside Road (the Old Bathing Pool Site)

I wish to oppose the planned disposal of the public open space located at Seaside Road, otherwise known the Old Bathing Pool site.

[REDACTED]

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28th February 2019

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

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I [REDACTED] wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this is as follows:

It is a Green Space and should be allowed to be enjoyed as such, with some sports activities like basketball, volleyball in sand, cafe facilities, paid camping facilities for people staying overnight in vans etc ..

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 10:30
To: Democratic Services
Subject: HM/001082

I wish to confirm that I am local to this site and very much object to the proposed 'disposal' for redevelopment.

[REDACTED]

Sent from Mail for Windows 10

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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 10:02
To: Democratic Services
Subject: REFERENCE: HM/001082

Attn Chief Legal Officer,

Please do not sell off public land!

I, [REDACTED] wish to oppose the planned development of the Old Bathing Pool Open Space site for the following reasons.

- Flood Risk - 5.23 on Hastings Online click here clearly identifies that 'Flood zones 2 and 3 encompass areas at Glyne Gap, Bulverhythe Recreation Grounds, along Combe Haven between Pebsham and the Combe Haven Holiday Park, the Combe Haven Valley, to the South of Bulverhythe Road to Cinque Ports Way'. Situating property on this site will force those residing to be uninsured for flood risk.
- Cycle Path – Hastings Development Management Plan, 2014 – Section Three click here 'Walking and cycling routes to be maintained to preserve the public right of way to the south of the Cinque Ports Way and Stamco' building on this land will impede the use of the cycle lane on this part of the seafront.
- Community Open Space – The Old Bathing Pool is the only open green space on the seafront that is not separated by a road, making it safe for children to play without danger of traffic. The HBC Parks Open Space Strategy Plan, 2006, states a need to focus on making 'Hastings a good place to work, relax and visit' and in addition 'promote healthy active communities.' Keeping this space open supports this goal.
- Storm Drains – Hastings Development Management Plan, 2014 – Section 3 6.103 click here 'There is an underground tank in the northern part of the site that cannot be built over and must remain as open land.' Highlighting the need to keep this space entirely open.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong feels regarding HBC planning intentions for this Open Space

Yours Sincerely

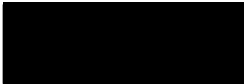
[REDACTED]


Chalet #39

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...

[Get My iphone App here -](#)



From: 
Sent: 28 February 2019 09:38
To: Democratic Services; Andy Jenkin
Subject: Old Bathing Pool Site - HM/001082

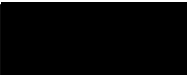
Dear Council

Further to my letter of 19th February regarding my concerns for the old bathing pool site, I have since found out that the main objective of the meeting on Monday is to focus on whether to retain the site as a public open space or sell to developers.

Therefore, my response to this would be to save the old bathing site as a valuable community asset and public open space as it is the only open space on our seafront.

Any future development considered should be to embrace the great outdoors, landscape the area and focus on leisure that makes it a true destination for all ages. It would also be good to offer activities for older children/teenagers as our playgrounds tend to be aimed at the younger children.

Best regards



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[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 09:15
To: Democratic Services
Subject: The old bathing pool site

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

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I, [REDACTED] wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this is as follows:

I enjoy using this space for walking, cycling and playing at the swings with my 2 year old daughter. I cannot stress how important an open public space right next to the sea is for our wellbeing. If the council wants to sell / lease the site then please let it be for a community project that benefits the wellbeing of the town.

I

I loved the idea of a container box park and believe it would attract more visitors to the already improving area. If a private company is no longer interested in delivering this then I believe it would be a simple council lead project to support pop up local business.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully

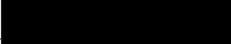

27th February 2019

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

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Old Bathing Pool development

I,  wish to oppose the planned development of the Old Bathing Pool site for the following reasons.

- Flood Risk - 5.23 on Hastings Online [click here](#) clearly identifies that 'Flood zones 2 and 3 encompass areas at Glyne Gap, Bulverhythe Recreation Grounds, along Combe Haven between Pebsham and the Combe Haven Holiday Park, the Combe Haven Valley, to the South of Bulverhythe Road to Cinque Ports Way'. Situating property on this site will force those residing to be uninsured for flood risk.
- Cycle Path – Hastings Development Management Plan, 2014 – Section Three [click here](#) 'Walking and cycling routes to be maintained to preserve the public right of way to the south of the Cinque Ports Way and Stamco' building on this land will impede the use of the cycle lane on this part of the seafront.
- Community Space – The Old Bathing Pool is the only open green space on the seafront that is not separated by a road, making it safe for children to play without danger of traffic. The HBC Parks Open Space Strategy Plan, 2006, states a need to focus on making 'Hastings a good place to work, relax and visit' and in addition 'promote healthy active communities.' Keeping this space open supports this goal.
- Storm Drains – Hastings Development Management Plan, 2014 – Section 3 6.103 [click here](#) 'There is an underground tank in the northern part of the site that cannot be built over and must remain as open land.' Highlighting the need to keep this space entirely open.

I



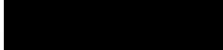
28th February 2019

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

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I,  wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this is as follows:

In 2016, I moved to St Leonards on Sea and love this area. My partner and I walk here and gain access to the beach on a regular basis. The reason I use this area is because it isn't developed with lots of housing and/or commercial buildings. I find this area tranquil and peaceful and without it, this wouldn't support mine and my partner's (Veteran) physical and mental wellbeing.

I understand this area could do with some TCL, but I strongly believe it should remain as a recreational public open space for everybody to enjoy. Obesity and mental illnesses are on the rise, we need to keep areas like this to help support these issues and the social welfare of our community.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,

A black rectangular redaction box covering the signature area.


27th February 2019



Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Old Bathing Pool development

I,  wish to oppose the planned development of the Old Bathing Pool site for the following reasons.

- Flood Risk - 5.23 on Hastings Online [click here](#) clearly identifies that 'Flood zones 2 and 3 encompass areas at Glyne Gap, Bulverhythe Recreation Grounds, along Combe Haven between Pebsham and the Combe Haven Holiday Park, the Combe Haven Valley, to the South of Bulverhythe Road to Cinque Ports Way'. Situating property on this site will force those residing to be uninsured for flood risk.
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- Storm Drains – Hastings Development Management Plan, 2014 – Section 3 6.103 [click here](#) 'There is an underground tank in the northern part of the site that cannot be built over and must remain as open land.' Highlighting the need to keep this space entirely open.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

[REDACTED]

From:

Sent:

27 February 2019 21:07

To:

Democratic Services

Subject:

Intention to dispose of the 'open space' at the bathing pool site

Dear Chief Legal Officer,

I wish to register my objections to the above mentioned proposal on the following grounds:-

- a) Council's secretive approach on this matter has made residents of the town mistrustful of the Council's intentions.
- b) The historic and current use of this site has been for recreation and leisure purposes and considerable revenue is raised by the Council from the rent agreements held with Beach Hut tenants and small business interests.
- c) There is considerable water processing equipment installed below the surface of the green area of the old pool, no explanation has been given regards the effects of development OVER this equipment.
- d) Access onto and off of the Bexhill Road at Marina Parade is already difficult enough, existing residents, businesses and traffic flow would be badly effected by further housing development.
- e) Most importantly, I wish to remind the Council and Councillor's involved in this proposal, that they are elected representatives. Their role is to act on behalf of the towns residents and to fully consider the effects of any planned actions.

Regards,

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 19:10
To: Democratic Services
Subject: Ref: HM/001082 - Disposal of Old Bathing Pool site

Dear Sirs,

Ref: HM/001082 - Disposal of Old Bathing Pool site

I would like to register my objection to the planned disposal of the Old Bathing Pool site in West Marina.

There has been little consultation regarding the current development proposal for the site and a sale would be premature. The plan for housing units and leisure facilities has not been made available to the public but will undoubtedly cause major issues with parking and access and given the underground constraints of the site appears unviable.

Yours faithfully,
[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 17:59
To: Democratic Services
Cc: [REDACTED]
Subject: Fwd: Muriel Matters House, Breeds Place, Hastings Re. Open Space HM/001082

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 27 February 2019 at 17:49:54 GMT
To: [REDACTED]
Subject: Muriel Matters House, Breeds Place, Hastings

Muriel Matters House, Breeds Place, Hastings
East Sussex
TN34 3UY
Chief Legal Officer,
REFERENCE: HM/001082

Ref: Opposition to Old Bathing Pool development on Public Open Space

I [REDACTED] wish to oppose the planned development of the Old Bathing Pool Open Space site for the following reasons.

- Flood Risk - 5.23 on Hastings Online [click here](#) clearly identifies that 'Flood zones 2 and 3 encompass areas at Glyne Gap, Bulverhythe Recreation Grounds, along Combe Haven between Pebsham and the Combe Haven Holiday Park, the Combe Haven Valley, to the South of Bulverhythe Road to Cinque Ports Way'. Situating property on this site will force those residing to be uninsured for flood risk.
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I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong feels regarding HBC planning intentions for this Open Space

Yours Sincerely

[REDACTED]



Muriel Matters House

Breeds Place

Hastings

East Sussex

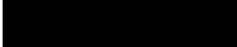
TN34 3UY

27th February 2019

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Old Bathing Pool development

I  wish to oppose the planned development of the Old Bathing Pool site for the following reasons.

- Flood Risk - 5.23 on Hastings Online [click here](#) clearly identifies that 'Flood zones 2 and 3 encompass areas at Glyne Gap, Bulverhythe Recreation Grounds, along Combe Haven between Pebsham and the Combe Haven Holiday Park, the Combe Haven Valley, to the South of Bulverhythe Road to Cinque Ports Way'. Situating property on this site will force those residing to be uninsured for flood risk.

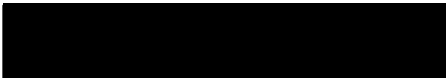
- Cycle Path – Hastings Development Management Plan, 2014 – Section Three [click here](#) 'Walking and cycling routes to be maintained to preserve the public right of way to the south of the Cinque Ports Way and Stamco' building on this land will impede the use of the cycle lane on this part of the seafront.

- Community Space – The Old Bathing Pool is the only open green space on the seafront that is not separated by a road, making it safe for children to play without danger of traffic. The HBC Parks Open Space Strategy Plan, 2006, states a need to focus on making ‘Hastings a good place to work, relax and visit’ and in addition ‘promote healthy active communities.’ Keeping this space open supports this goal.

- Storm Drains – Hastings Development Management Plan, 2014 – Section 3 6.103 [click here](#) ‘There is an underground tank in the northern part of the site that cannot be built over and must remain as open land.’ Highlighting the need to keep this space entirely open.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,



[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 17:42
To: Democratic Services
Subject: Disposal of The Bathing Pool site.

I am sending this email to express my concern on the matter of the proposed development planned on the Bathing Pool site at West Marina. I have rented a beach hut on the site for the last nine years, and was very surprised to hear the "rumours" circulating of the plans to build 150 dwellings on the site. I have not been able to get any information about these plans, and as there has been no public consultation regarding the future of this site I strongly object to the disposal of this public open space.

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 17:17
To: Democratic Services
Subject: HM/001082 St Leonards Bathing Pool Site

Sir,
With reference to the plans for the development of the St Leonards Bathing Pool Site ref - HM/001082
I feel that I must object in the strongest terms. Not only is this a valuable green open space, there is very little in the area in the way of green "lungs" admittedly it should be developed a little more as an amenity maybe a garden or a more equipped children's play area, but the complete lack of public consultation in this matter is appalling.
We appear to have lost the pier now
We can't loose this too
Yours sincerely
[REDACTED]

Sent from [BlueMail](#)

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[REDACTED]

From:

Sent:

[REDACTED]
27 February 2019 17:14

To:

Democratic Services

Subject:

Objection HM/001082

I am writing to object to the proposed disposal and building on of the Old Bathing pool site West St Leonards.

Since the pools removal this has been used as a green space for local residents, a play area and enjoyed by many local residents on a daily basis.

I believe it would be much better to make more of it as a green area to attract people up to this end of the beach front.

It is sad to hear that the FOI request put in has not been acknowledged and that little local public consultation has been carried out.

What is to happen to the cycle route and access roads as they are not suitable for the heightened road traffic, delivery lorries and van traffic that residential areas attract.

Many thanks [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 16:58
To: Democratic Services
Subject: Fwd: Old Bathing Pool Site
Attachments: Opposition template.docx

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 27 Feb 2019 at 16:57
Subject: Old Bathing Pool Site
To: [REDACTED]

Please see attached letter.

[REDACTED]

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27th February 2019

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

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Old Bathing Pool development

I  wish to oppose the planned development of the Old Bathing Pool site for the following reasons.

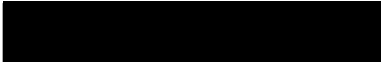
- Flood Risk - 5.23 on Hastings Online [click here](#) clearly identifies that 'Flood zones 2 and 3 encompass areas at Glyne Gap, Bulverhythe Recreation Grounds, along Combe Haven between Pebsham and the Combe Haven Holiday Park, the Combe Haven Valley, to the South of Bulverhythe Road to Cinque Ports Way'. Situating property on this site will force those residing to be uninsured for flood risk.
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open land.' Highlighting the need to keep this space entirely open.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,

Name

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

[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 16:51
To: Democratic Services
Subject: Fwd: Muriel Matters House, Breeds Place, Hastings

Sent from my Samsung Galaxy smartphone.

----- Original message -----

From: [REDACTED]
Date: 27/02/2019 16:46 (GMT+00:00)
To: [REDACTED]
Subject: Muriel Matters House, Breeds Place, Hastings

Muriel Matters House, Breeds Place, Hastings
East Sussex
TN34 3UY
Chief Legal Officer,
REFERENCE: HM/001082

Ref: Opposition to Old Bathing Pool development

I, [REDACTED] wish to oppose the planned development of the Old Bathing Pool site for the following reasons.

- Flood Risk - 5.23 on Hastings Online click here clearly identifies that 'Flood zones 2 and 3 encompass areas at Glyne Gap, Bulverhythe Recreation Grounds, along Combe Haven between Pebsham and the Combe Haven Holiday Park, the Combe Haven Valley, to the South of Bulverhythe Road to Cinque Ports Way'. Situating property on this site will force those residing to be uninsured for flood risk.
- Cycle Path – Hastings Development Management Plan, 2014 – Section Three click here 'Walking and cycling routes to be maintained to preserve the public right of way to the south of the Cinque Ports Way and Stamco' building on this land will impede the use of the cycle lane on this part of the seafront.
- Community Space – The Old Bathing Pool is the only open green space on the seafront that is not separated by a road, making it safe for children to play without danger of traffic. The HBC Parks Open Space Strategy Plan, 2006, states a need to focus on making 'Hastings a good place to work, relax and visit' and in addition 'promote healthy active communities.' Keeping this space open supports this goal.
- Storm Drains – Hastings Development Management Plan, 2014 – Section 3 6.103 click here 'There is an underground tank in the northern part of the site that cannot be built over and must remain as open land.' Highlighting the need to keep this space entirely open.

I look forward to hearing more at the cabinet meeting on 4th March and

Your address here 27th February 2019

meeting other local residents who hold the same strong views as this.

Yours faithfully,

Name [REDACTED]

Sent from my iPhone

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[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 16:46
To: Democratic Services
Subject: ref HM/001082 disposal of a public open space

Dear Sirs we very much object to the disposal of the above, this open space by the sea is one of the very few areas that families can enjoy, be it beach activities, walking, cycling, children's play ground, beach huts, open space for dog walking and parking. We also object to development plans not being available.
Yours faithfully [REDACTED] local residents Bexhill road, St. Leonards

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[REDACTED]

From:

Sent:

27 February 2019 15:55

To:

Democratic Services; [REDACTED]

Subject:

Development of the Bathing Pool Site HM/001082

Dear Sir or Madam,

I would like to lodge a formal complaint against the plans to develop the Bathing Pool Site.

The whole business seems to be cloaked in secrecy. Why were local residents, and those who would be affected by the plans, not notified earlier? Surely this is a legal requirement.

Why is this development being pushed along with such indecent haste?

Why has a freedom of information request to see the proposed plans, that a local resident organisation put in to the Hastings planning department not been answered? Isn't this also a legal requirement?

Last but not least. Why are local councillors not responding with action rather than vague promises?

I live at [REDACTED] and regularly walk my dog along the promenade. I also use the recycling bins.

The proposed development area would mean demolishing the children's playground. (next to the car wash)

This playground is used by local children and holiday makers alike. We pay (in our rates) for facilities for our children, of which there are already too few. The needs of the local residents (who pay rates for the privilege of using it) and their children should be considered

The proposed development area would mean absorbing the car parking area at the side of the children's playing area. Parking in that area is at a premium for local residents (who pay rates for the privilege!) Also during the summer and at weekends it is packed with tourists and holiday makers. Where do you propose to allow these people to park?

Development of this site into residential units (where would the new residents park??) and the intensity of all those residencies being jammed together in what is a small space, would have a catastrophic impact on local residents and holidaymakers alike.

I would like this formal complaint to go on record so it can be viewed by the general public now and also viewed by any future prospective buyers of the site.

If this will be not be possible for any reason, I would like to have your response and reasons as soon as possible please.

I look forward to expressing my views, along with many other local residents at the meeting on the 4th March. I trust that representatives from the council will be present.

sincerely,



27th February 2019

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Breeds Place,
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Chief Legal Officer,

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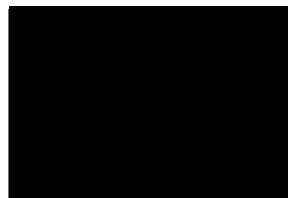
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I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,

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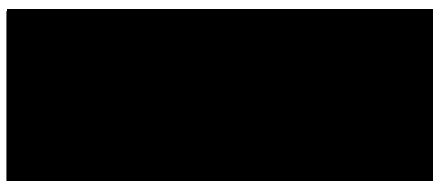
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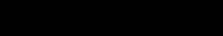
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Yours faithfully,

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[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 11:23
To: Democratic Services
Subject: Bathing pool site west marina

Dear Sirs

Modest development on the above may be reasonable but in view of the Council's reluctance to give any details and the developer possibly not suitable we do not support the development. A classic example hiding inappropriate development from local residents. We are at [REDACTED]

[REDACTED]

Sent from my iPad

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[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 10:39
To: Democratic Services
Subject: HM/001082-BATHING POOL SITE

Dear Sirs, I wish to register my objection to the above proposals.

My wife and I have lived at [REDACTED] for 23 years and go for a walk most days through the area apparently designated for development. I am concerned that the proposed development will remove an amenity which is very well used and valued by this community to the detriment of the west marina area. I am particularly disturbed that the development will involve the removal of the childrens play park which was opened to great fanfare only a few years ago and is very well used by the community. I took my grandson down there only yesterday! It is clear that considerable expense was incurred in constructing the playpark which will now be wasted.

I am aware that there are considerable structures under the site presumably belonging to the water board and find it bizarre that the local authority could be thinking of disposing of the site which seems entirely reckless.

Hastings Borough Council have erected a no of beach huts on the edge of the site for which no doubt considerable sums have been paid- all within the last few years. There seems to be a complete lack of forward planning when taken with the recent erection of the play park!

I understand furthermore that there has been no public consultation over these proposals which is quite extraordinary and amounts to an abuse of process which I trust will now be rectified.

Yours sincerely [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 10:27
To: Democratic Services
Subject: Objection to proposed plans for St Leonards Bathing Site

Hello,

I am writing to express my objections to the plans to build upon the old st leonards bathing site. I think the housing would be an eyesore. I think they will create additional traffic on roads that are already congested down there.

I feel the site could be put to a much better use for the community. Many children and dog walkers use that site and it is great to see people using what is essentially the only green space on the sea front.

I feel that the removal of the bathing pool was an ill informed decision and that a Lido would fair quite well in today's society.

[REDACTED]

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[REDACTED]

From: DCComments
Sent: 28 February 2019 15:51
To: [REDACTED]
Subject: FW: HM/001082

Importance: High

[REDACTED]

Another objection comment for you.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 28 February 2019 15:43
To: DCComments
Subject: HM/001082

Dear sir or madam. I wish to lodge an objection to the proposed development of the open ground by the former bathing pool site. I feel this will impact not just on the local residents, but also the wider community. It is a well used community asset and should remain undeveloped. This is a valuable lung separated from a very busy road. A place where children play outside and get not just enjoyment and exercise, but fresh air. It is also well used by dog owners.

[REDACTED]

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28 February 2019

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

Dear 

**Notice of Disposal of Open Space Land at West Marina, St Leonards on Sea
Reference HM/001082**

I refer to the recent notice in the Hastings Observer about the Council's intention to dispose of the former bathing pool site at West Marina. I write to object on the following grounds. In making these objections I will refer to the text of Section 123 of the Local Government Act 1972 and the associated Regulations, the General Disposal Consent (England) 2003 on how the Section should be interpreted.

I note that no reasons are given in the Notice for the disposal. If the Notice were challenged I doubt that the Courts would happily accept the Council saying "*Well we weren't told we had to*". As a Local Authority you have wider enforceable legal responsibilities to perform in an open and transparent manner.

I should also draw your attention to the misleading advice in the Observer of 22nd February which appears to quote the Council and which states that "*Only objections connected to the disposal of the land and loss of open space – rather than the wider development proposals – are to be considered as part of the legal notice.*" As discussed below the intended future development of an open space must logically and legally comprise part of Councillors' considerations in coming to a balanced judgement on the need for the notice. Council Officers themselves link the two intimately in the recommendations to the Cabinet on 4th March "*Having carried out the necessary procedure under Section 123 of the Local Government Act 1972 and having taken account of the objections received the Cabinet is recommended to enter into a long lease with County Gate/Sunley ...*". People may have been discouraged from making properly rounded observations on the proposed disposal and associated development – and as a consequence Councillors may not have full facts in front of them. In such a case the whole process could be subject to challenge (see Court Case referred to below).

The red line site includes a section, perhaps a quarter of the site, which is currently leased to SWA for a storm water tank and sewer. In 2006 the Council granted (for the princely sum of £2000 – surely an under-valuation even then?) a full title guarantee of access in perpetuity to basically do anything SWA wants to do to install and alter and maintain their tanks and pipes. Moreover the easement prevents anybody else from doing anything more than mowing the grass – for example, the construction of a rock garden is specifically excluded. Two points arise from this. Did the Council formally declare the disposal of this part of the site as Open Space before granting this very generous easement to SWA? If not, is the easement lawful?

The red line attached to the notice includes areas where the Council has long term and probably legally enforceable commitments to retain them as open space. These include the children's play area, recreational space accessible to the beach huts and the land

designated as part of the coastal cycleway. The children's play area is a key policy commitment of the Council. Possibly the Council can decide unilaterally to renege on that commitment? More problematic is access to and recreational space associated with the beach huts which is secured by actual or implied contracts with the tenants. The coastal cycleway and its financing was provided in contractual agreements with third parties including the County Council, the Lottery and Sustrans. It is highly unlikely that such commitments can be overridden by a blanket notification of disposal of the site. Especially if the parties concerned haven't been directly consulted! Is it intended that County Gate/Sunley should take on board all related commitments, and their associated management implications? Will the chalet holders be happy at this unexpected change of landlord?

The General Consent Regulations 2003 set out four (in effect five) considerations which should guide the Council in deciding whether or not to dispose of open space. The authority should consider "... *that the purpose for which the land is to be disposed is likely to contribute to the achievement [for its area or residents in its area] of any one or more of ...*" the promotion or improvement of (i) economic well-being, (ii) social well-being, (iii) environmental well-being. Furthermore "*the difference between the unrestricted value of the land to be disposed of and the consideration for the disposal does not exceed £2,000,000 ...*" in which case the Secretary of State will need to decide. Even if the "loss" is less than £2 million the Council is urged to seek independent professional valuation advice. The Regulations clearly envisage that the Council in considering declaring disposal of open space will have in mind what will happen next. Just advertising disposal and then considering any objections will not be sufficient. I would refer the Council to the case of The Whitstable Society against Canterbury City Council in December 2016 before Mr Justice Dove where the Council lost the case because they hadn't taken into account all relevant matters. Mr Justice Dove made the point "132. ... *A case in which an authority takes into account a consideration which is legally irrelevant is a straightforward example of a public law error normally justifying intervention by the Court. But a failure to have regard to a material consideration needs further examination, [even] given that the legislation does not mandate any specific matters which must be taken into account by the authority.*" (My interjection and underlining).

Thus Councillors will need, in light of objections received, to balance disposal and the subsequent development against the economic, social or environmental benefits or disbenefits of retaining the open space. Given the secrecy of the current process it is impossible for all possible objections to have been submitted for consideration. A few people attending public meetings have been given only the dimmest idea of what is proposed and hence what they might need to object to (or support). The illogical current sequence of decision-making makes it impossible, even for those few Councillors who have been briefed on the details, to take a balanced decision in compliance with the Regulations. This is because the development proposals are to be considered by the Cabinet in private session **after** the decision has been made to dispose of the open space. A more logical sequence would be for the Cabinet to decide whether or not they wish to appoint developers to carry out certain things. Some limited purely commercial points might need to be kept private but the main outlines of the developers' proposals could be made public. These would then be subject to public consultation on whether or not the proposals justify disposal of the open space. Councillors could then reasonably consider (properly informed) objections received and decide on balance whether or not to proceed with disposal to the chosen developers.

Based on the little that is publicly known of the proposals the following comments on the four/five areas which Councillors must consider:

No information is given in the Part 1 Cabinet papers on what the level of any likely valuation "loss" would be. Nor is independent professional advice referred to, if indeed any has been

sought. Councillor Batsford reported at a recent public meeting possible upfront and annual income to the Council in the order of only tens of thousands of pounds. The developer proposes that 152 dwellings will be provided on the land. With a sale value at an average of £300,000 per unit of £45,600,000? If anything near this is true then it seems possible that a very significant notional "loss" of more than £2,000,000 could arise. It might well need to be referred to the Secretary of State for a decision. Although relevant material may be in the Part 2 Cabinet papers Members are being asked to make a decision in Part 1, without the benefit of a relevant independent financial assessment (if it exists). A decision made in the absence of a proper valuation could be subject to legal challenge.

In considering the possible balance of economic, social and environmental benefit (or disbenefit) from disposal the Council will need to have regard to three things: a clear understanding of what is proposed after disposal; relevant Policies (HBC's and other Agencies such as ESCC); solid before disposal and after development evidence

Sadly the public is not privy to details of the current developers' proposals. This is claimed to be due to copyright issues. In contrast, previous schemes also commissioned and paid for by the Council, e.g. by Messrs Tibbalds and Carter Jonas, were widely publicised. There are reasonable fears that attempts to get 152 homes plus other vaguely defined structures on what remains of the site after taking out the SWA land, the re-sited children's play space, existing chalets and the coastal cycleway and allowing for restrictions from underlying services, are doomed to failure and/or to be so cramped and over-bearing as to be unacceptable. There is no public information on other key issues such as vehicle access to the land or how development of this site would relate to others in the immediate vicinity. A decision to dispose of existing much valued open space before there is any possibility of valuing what will actually replace it could be vulnerable to legal challenge.

There are many Council Policy documents which might support the retention or loss of the open space - some (not all) of which are referred to in the Cabinet papers. In the time available for consultation it hasn't been possible to carry out a complete audit of relevant Council policies (it is noteworthy that the Officer's Report doesn't do this) but two at least appear immediately relevant:

The 2013 Regulations specifically require a local authority to have regard to their Community Strategy (and presumably whatever other policy documents take that forward). The HBC Community Strategy (June 2009) includes a section on "A Healthier Town" This requires the Council to "...ensure our infrastructure contributes to encouraging healthy lifestyles by identifying, protecting and enhancing parks and open spaces in locations accessible by walking or cycling ..." and to "...encourage use of open space including the countryside, beach, parks and gardens ..." and to "...ensure that our health improvement activity is at the heart of deliberations that effect [sic] policy and planning in the town." A further section is "A Town That's Good to Live In". One of the targets in the Community Strategy is "to increase access to Quality Open Space..." Since that time numerous open spaces or playing fields have been lost or are proposed to be lost to development. Given the acknowledged need to protect and enhance existing open space, the Council can't dispose of the bathing pool open space with no evidence of need or use without opening itself to possible legal challenge under the Regulations.

Local Plan Strategy (2015). The site is designated as FB3 in the Local development Management Plan for 120 dwellings. It is expected to accommodate further sea protection and a wide pedestrian boulevard on the sea frontage. Additional leisure and recreation facilities should be set inland from this. The children's play area should be retained or relocated on site. Development should not take place above the SWA facilities. Furthermore "The location, scale and massing of housing units should have regard to the outlook of adjacent properties in Seaside Road and Grosvenor Gardens." The associated design brief

shows the SWA area as only about one tenth of what it is in practice. See attached plans for comparison. More recently the Planning Department has approved under delegated powers planning permission for a new doctors' surgery which will rely on the existing Council car park on FB3 to absorb a shortfall in requirement of more than 50 parking spaces (HS/FA/18/00848). Taking proper account of the SWA land it would be quite impossible to meet all the policy requirements and fit 120 units of an appropriate scale in the residual area on the site. The attempt proposed by Carter Jonas in 2016 was acknowledged by all (including the Leader of the Council) to be unsatisfactory. It is very difficult to believe that another 32 units could ever be acceptable. Is it possible that the site is being over-valued in order to help justify the disposal of the open space?

Policy FB3 also states *"It represents an opportunity to create a high quality development which with the adjacent Cinque Ports Way site FB6, will both regenerate the area and act as a tourist attraction in its own right..."* and *"Opportunities for coordinating development with Site FB6 should also be explored."* And *"The management of accesses and likely road and junction improvements should occur in conjunction with Site FB6"*. Clearly the Council Plan expects that there should be close coordination between FB3 and FB6. Achieving this will be made much more difficult if the bathing pool site is disposed of by itself. A joint development of the two sites might also permit a shift in housing numbers from FB3 to FB6 to achieve a better development balance overall. This would however have implications for the proper valuation and disposal of Site FB3 – this isn't considered in the public Cabinet papers.

It should be noted that while the above policy documents express the Council's aspirations any actual decisions should be based (wherever that is readily and reasonably available) on solid evidence and expert advice.

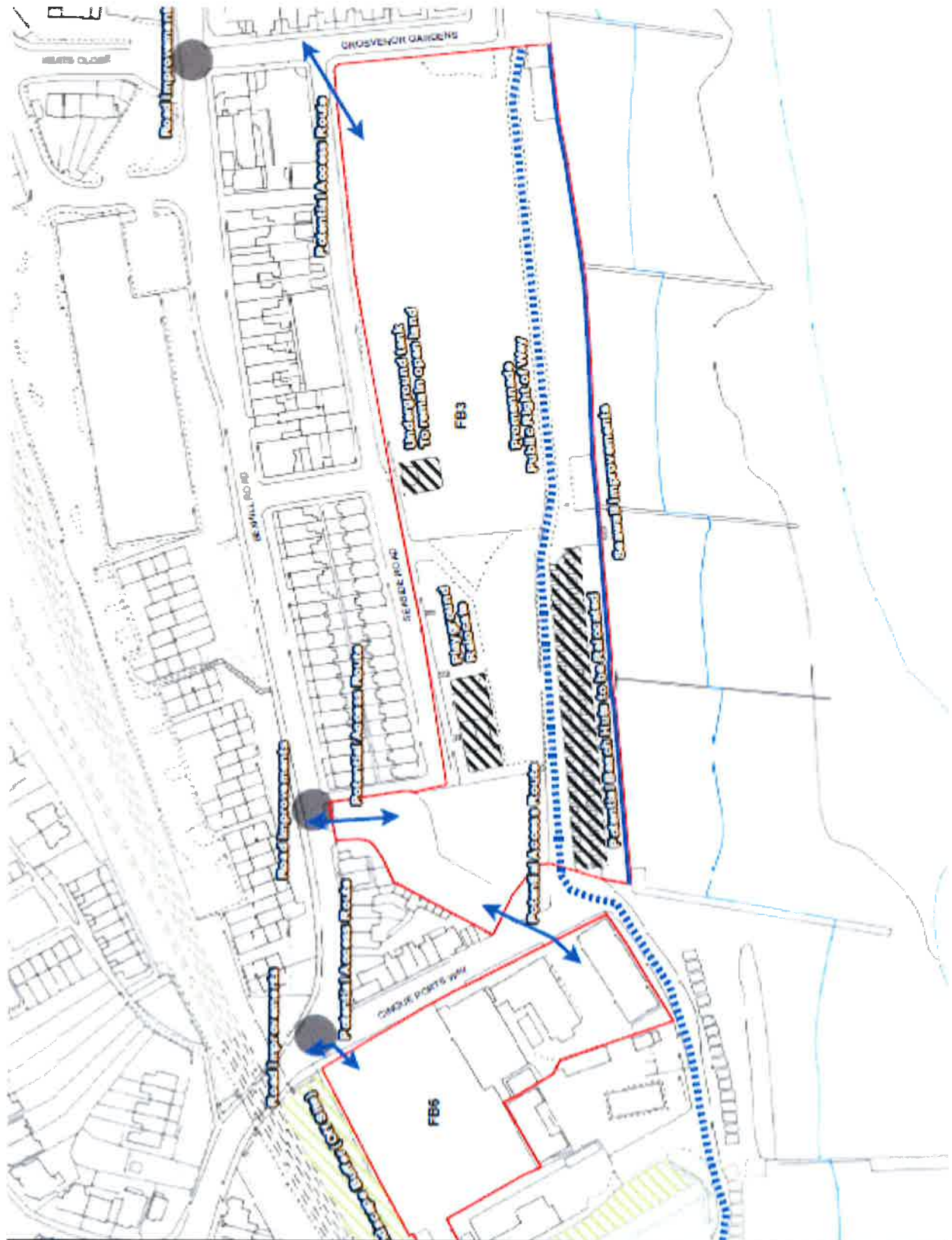
An obvious starting point in considering disposal of open space is to survey existing uses and users of the land. These uses and users are intensive. The Council has made no effort to carry out a survey itself or through its appointed consultants. Nor has the Council directly contacted local associations which make regular use of the open space to seek their information or their informed opinions. Ready starting points might have been via the Coastal Users Group, the Beach Hut Owners' association etc.etc. The Council has not sought comment or advice from the County Council or the CCG, with both of whom it collaborates on recreational and public health matters. Nor has it sought comment or advice from the Sports Council which would be able to bring national expertise to bear on the issues. Other advisory groups such as the Open Spaces Society might have been asked to assist. What appears to be a wilful neglect of obvious information and advice sources to inform its decision-making in this matter would surely weaken its case in any legal challenge.

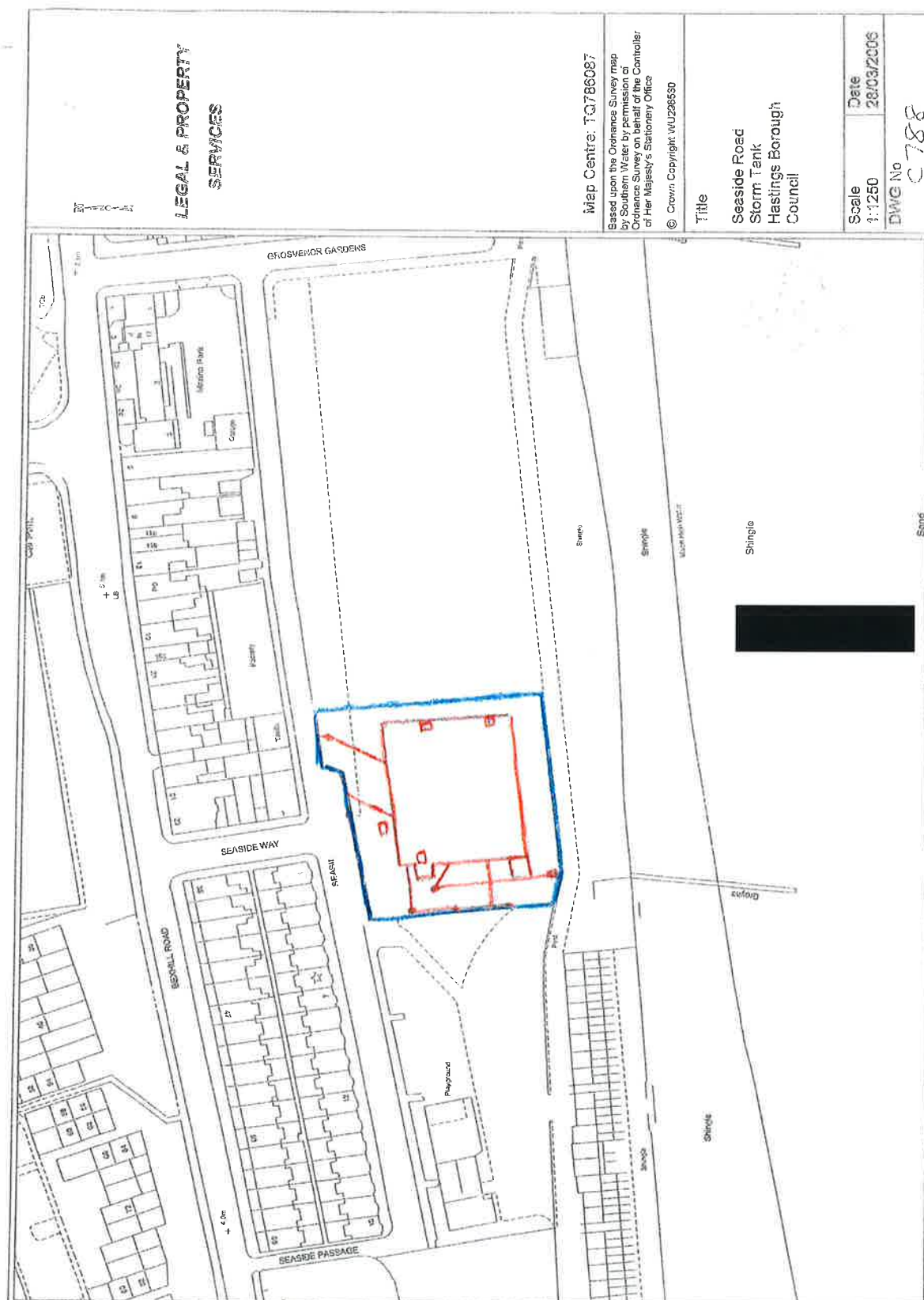
I apologise for the length of my objections but hope that they will be helpful in taking the matter forward in a more appropriate manner.

Yours sincerely



FB3





[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 13:39
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Objection to HM/001082 - NOTICE OF INTENDED DISPOSAL OF OPEN SPACE LAND IN ST LEONARDS-ON-SEA, EAST SUSSEX

From: [REDACTED]
Sent: 27 February 2019 12:49
To: [REDACTED]
Subject: Objection to HM/001082 - NOTICE OF INTENDED DISPOSAL OF OPEN SPACE LAND IN ST LEONARDS-ON-SEA, EAST SUSSEX

Ref.: HM/001082 - NOTICE OF INTENDED DISPOSAL OF OPEN SPACE LAND
IN ST LEONARDS-ON-SEA, EAST SUSSEX

[REDACTED]

I write to formally object to the disposal of the former bathing pool open space land to be used for approx. 152 dwellings amongst other buildings, the details of which have been shrouded in mystery by Hastings Borough Council in a completely opaque way.

This is a treasured bit of open land used year round by both locals and visitors. Dog-walking, picnics and a place for children to run around in safety on grass seem to me to be important uses, particularly in this very built up area. There is a very well used children's playground at the Western end and car parking that is already being presented as overflow for the newly approved Health hub to be built at the junction of Filsham and Bexhill roads.

I am concerned that this sale and development may interfere with the much used cycle and walking route NC2, which passes near the Southern boundary of the site. This connects continuously from the far Eastern end of Hastings promenade all the way to and along Bexhill's prom to Little Common. This is a precious walking and cycling resource separate from any roads all along its length. Has Sustrans been consulted about this?

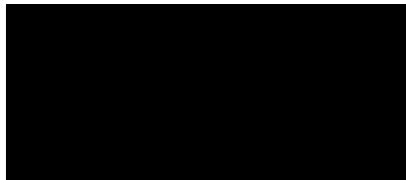
The green area in the Eastern part of the site is grassed over rubble infill to the old bathing pool and has services criss-crossing it. Has this been fully disclosed to the developer? This ground may not be entirely stable; costs arising may be much greater than at first supposed to make this suitable for buildings of any size. In the West of this area and just about in the middle of the site are Southern Water's balancing/overflow tanks, often the source of considerable hydrogen sulphide gas, making the whole area from Cinque Ports Way (colloquially often known as Stink Ports Way) to Wilton House regularly stink of rotten eggs.

The Environment Agency has recently upgraded the flood risk level of this site and any development will need to be cognisant of this factor which may raise costs significantly.

There has been consistent local opposition to housing development of any kind on this site, let alone over one hundred dwellings! Now that the Western Stamco site is up for sale and the old

MOD site may soon be, why does the council not wait until all these very nearly adjacent opportunities may be considered in a more connected and holistic way? Surely this will present far more scope for a varied development, and finally perhaps generate the 'destination', that the council keeps mentioning as being the goal for this part of West St Leonards.

Sincerely



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[REDACTED]

From: [REDACTED]
Sent: 27 February 2019 11:07
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Ref HM001082
Attachments: info.vcf

From: [REDACTED]
Sent: 27 February 2019 10:45
To: [REDACTED]
Subject: Ref HM001082

Hi

I am writing to object to the current proposals for the old bathing pool site ref HM001082.

The site should remain for all the community to enjoy, with potential shops, cafe's, leisure facilities and not for 150 apartments and potentially a hotel, which will have a detrimental effect on all who live there.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 00:10
To: Democratic Services
Subject: HM/001082

Dear Sir or Madam

I wish to strongly object to HBC selling off the land known as the old bathing pool site for development.

Kind regards
[REDACTED]

[REDACTED]

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[REDACTED]

From:

Sent:

[REDACTED]
01 March 2019 07:58

To:

Democratic Services

Subject:

Ref: HM/001082

[REDACTED]

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

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I, [REDACTED] wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this is as following:
the space is more beneficial remaining as a Public Open Space and that is what this space has always been intended for, using it for housing would be going against its intended use.
I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.
Yours faithfully

[REDACTED]

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To the council, I don't want the old bathing pool to become 150 houses, because we have plenty amount of houses in Hastings. All the entertainers are up in the old town, and around there, and we have no entertainment in West St Leonards. Lobby people are disagreeing with your plan, and you don't listen, and I thought you councils were meant to listen to other people's ideas...

In H, and there is not much space for entertainers, around West St Leonards, so if you want our culture to be successful, then leave space for people to enjoy, especially on the sea front and in build houses elsewhere in land! Will be attending your meeting on Monday, when I hope you make the right decision...

Yours Sincerely

REF HM/001082

To The Chief Local Officer

I wish to object to the land at Seaside Rd, known as "The Old Bathing Site" losing its status as Public Open Space.

It is a complete travesty that the proposal is to develop to predominantly housing when the Council has a duty to protect these areas for community use. The area could and should remain entirely used for leisure while the sites that are available for housing are utilized. There are available sites at Queensway, which is an example of where the much needed family homes could be built.

By retaining this site there is a real opportunity to regenerate the area. It needs imagination and engagement with the community to make this a success, not just take the easy option.

[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 08:52
To: Democratic Services
Subject: HM/001082

I would like to outline my objections to the site of the old bathing pool being disposed of as a public open space.

Having had a beach hut on the site for 9 years I have spent a lot of time there. A beautiful beach and prom busy with cyclist/dog walkers/ fishermen/ children playing football or at the park/ water sports- the only place along the front where you can park almost on the beach. Everyone enjoying the open space together- this is something that should be grown and developed.

By taking this space away and not using it to its full potential HBC I feel would be seriously letting the town and its children down. Local children in the surrounding areas need somewhere to play and be outside and how lucky are they to be able to do this at the beach. As it is at the moment parking is free and easy to access as is the beach grass area and playpark this puts no financial barriers in the way to families - especially low income/struggling families- wanting to take there children out in fact it encourages it.

The area is perfect to develop into a leisure site making it a destination for people to go for lunch before embarking on a bike ride along the cycle path to bexhill- or along to the pier/old town. Keep the parking free and encourage people to do this and it will ease the parking issues in the old town in the summer.

It is not suitable for housing. The developer in question has no experience of a working in a town like ours or the leisure area. The drainage problems alone should curtail any building on the site- the summer stench is unbearable at times.

Being outside and active has so many benefits to peoples physical and mental health. In turn improving lives.

Kind Regards

[REDACTED]

Sent from my iPhone

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[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 09:20
To: Democratic Services
Subject: QUOTE ref: HM/001082

Chief Legal Officer
Hastings Council
Murial Matters House
1th March 2019

Ref: HM/001082
Objection to the selling of the lease of The Bathing Pool Site, West St Leonards

No housing estate on our seafront!!! We don't want housing estate ghetto on our last public green area. We don't wanna become Margate. It's sickening that HBC think to just please government with their cuts and housing targets and not considering our community as priority. Look at Bexhill what they have achieved for their residence!! If nothing else 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. Our only green space in West St. Leonards. Our children will have no space to play! It will not add to the area, it will detract significantly especially as there are no facilities, shops, services around the site. Parking would be huge issue and no matter how you look at it, just a sickening for profit idea which will deeply crypl our community.

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 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.

[REDACTED]

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[REDACTED]

From:

Sent:

[REDACTED]
01 March 2019 09:25

To:

Democratic Services

Subject:

Ref: HM/001082 Objection to the selling of the lease of The Bathing Pool Site, West St Leonards

Sent from Yahoo Mail on Android

Chief Legal Officer
Hastings Council
Murial Matters House
1th March 2019

Ref: HM/001082

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

No housing estate on our seafront!!! We don't want housing estate ghetto on our last public green area. We don't wanna become Margate. It's sickening that HBC think to just please government with their cuts and housing targets and not considering our community as priority. Look at Bexhill what they have achieved for their residence!! If nothing else 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. Our only green space in West St. Leonards. Our children will have no space to play! It will not add to the area, it will detract significantly especially as there are no facilities, shops, services around the site. Parking would be huge issue and no matter how you look at it, just a sickening for profit idea which will deeply crypl our community.

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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.

[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 09:25
To: Democratic Services
Subject: HM/001082

Dear Hastings Borough Council,

I object to this parcel of land having a change of use for housing. It should remain either an open space and/or further developed to have free activities for children and/or activity based leisure facilities eg play park, pool or just landscaped useable lawns for local people & tourists to use and enjoy forever.

Regards,

[REDACTED]

Sent from my iPhone

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[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 09:32
To: Democratic Services
Subject: REFERENCE: HM/001082

[REDACTED]

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

1 March 2019

REFERENCE: HM/001082

Dear Chief Legal Officer

Re: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I, [REDACTED] wish to oppose the planned disposal of the current status held by the above site of Open Public Land.

I have lived in St Leonard's on Sea my whole life and through the years I have seen open green spaces disappear.

Although I am not directly affected by any potential building on this site as I live in the north of St Leonard's, this is an area that I visit regularly with my family and I feel that this will be a great loss to the local area.

I understand that the councils budget is tight and selling land off, provides a quick injection of funds but this is not sustainable. Soon there will be no more land to sell and nowhere for future generations to enjoy outside open space.

I feel that this area would be better used as a social space, bringing not only family's but providing facilities for all to use. This could be developed with facilities that could provide an income to the council and jobs for the local community.

I am proud to be part of St Leonard's and Hastings. It's an amazing area, with some fantastic, quirky events that bring tourists/income to the town. Unfortunately I feel that this area of St Leonard's does get forgotten, which is such a shame, as there is so much potential.

I do hope everyones comments are looked at and listened to. Unfortunately I will be unable to attend the cabinet meeting on the 4th March. However, I look forward to viewing the minutes or report of the meeting.

Yours faithfully

[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 09:44
To: Democratic Services
Subject: Bathing pool site

Chief Legal Officer
Hastings Council
Murial Matters House
1th March 2019

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

We don't want housing estate ghetto on our last public green area. We don't wanna become Margate. It's sickening that HBC think to just please government with their cuts and housing targets and not considering our community as priority. Look at Bexhill what they have achieved for their residence!! If nothing else 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. Our only green space in West St. Leonards. Our children will have no space to play! It will not add to the area, it will detract significantly especially as there are no facilities, shops, services around the site. Parking would be huge issue and no matter how you look at it, just a sickening for profit idea which will deeply cryl our community.

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.

[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 09:53
To: Democratic Services
Subject: West marina bathing pool

1st March 2019

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

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I, [REDACTED]
wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this is as follows: It should be used for recreational use. To meet the needs of all age groups with parkland, lido/indoor water facility , climbing wall, cafe and an adventure park for children/ youths or free outdoor gym facilities/ as per Bexhill's Egerton park. Things like table tennis outdoors is very popular in London, why not here? It is important to have free / affordable facilities for the local community and to bring more choice for tourists all year round. It is very important to get the next generation of children out in the fesh air and be active. Instead of staying at home watching tv and playing computer games, and getting obese. So adults and children can be active and healthy.

There are so many benefits to providing all weather facilities and investing in the potential of our children and bringing more tourism to the area, to boost employment and bring more finance to the town.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,

[REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
01 March 2019 10:08

To:

Democratic Services

Subject:

HM/001082

As a resident of [REDACTED] I don't agree with the huge amount of housing being proposed at the West Marina site.

Apart from spoiling this pleasant area for locals, the parking here is already at a premium with people dumping mobile homes and making it impossible for disabled people like myself (Council tax payers) to have access to their property .

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[REDACTED]

From:

Sent:

[REDACTED]
01 March 2019 10:10

To:

Democratic Services

Subject:

Ref HM/001082

Dear sirs

I am emailing at this late date to register my objections to the planned development at the West Marina and surrounding site. I have been renting a beach hut at West Marina since 2010, yet the first I knew about these proposals was on Wednesday this week, two days ago. Due to the unusual weather for February, I was sitting outside my hut when a man came along with information about these proposals.

I think it is completely unreasonable of the council to pursue this course of action without consulting people who will be affected. They are quick enough to email beach hut tenants with invoices for payment why didn't we receive emailed information about the proposed destruction of this public open space, enjoyed by so many people?

I believe there was a meeting a few weeks ago, and that there will be one on Monday. But I wasn't informed about them by the council. As objections have to be received by today, I assume a decision will be made on Monday without the people of Hastings and St Leonards having a chance to know what is proposed. This hardly constitutes a public consultation.

Please note my objection, and that I will be attending the meeting on Monday, now that I have found out about it.

Yours

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 10:12
To: Democratic Services
Subject: Ref: HM/001082 - bathing pool site 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.

With several friends I lease one of the council beach huts in front of the old lido site. I called the council last week for an update on what might happen to these huts if a development went ahead and was told that, as far as the person I was talking to knew, there were no plans to move or demolish the huts. This is contrary to other rumours circulating at the current time. I am not aware of any consultation with beach hut tenants on the use of the old lido site, indeed I only became aware of these proposals when the petition against them were raised.

A true development of this area that would benefit the whole town would be something that local residents and tourists alike would want to visit, look what the Source park has done to the regeneration of the centre of Hastings, cramming in housing in this area will do nothing for the town. This area is a lovely part of Hastings and historically important as the site of the old lido.

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. 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?"

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 instead continue to retain the land for public Open Space land use, for the reasons stated above, and to consult properly with the local population on how best to use this site.

Yours sincerely



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Chief Legal Officer
Hastings Council
Muriel Matters House
Hastings
East Sussex



28th February 2019

Dear Sir or Madam

Ref: HM/001082

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

We wish to object to the building of houses on the above site. We have not been consulted regarding the future of our remaining open space. Legally, the council should have sought views from us before trying to dispose of our public space in a secretive manner. We are unhappy that the council intends to sell the lease as quickly as possible without any intentions of doing so which is illegal.

This beautiful spot is the only remaining open space which leads directly onto the beach with no road between it and the seafront. For over 30 years this site has been used for leisure purposes; indeed this area has been host to Hastings Marathon for many years, as well as being an open space for people in the community to come together for mental and physical health.

This seaside location has wonderful potential for leisure facilities for young and old if developed sympathetically by skilled leisure developers in consultation with the community. Grants are being made available for the development of green spaces for community use to encourage healthy recreational activities. The Council must engage with the community fairly and these options looked into.

Yours faithfully



From: [REDACTED]
Sent: 01 March 2019 10:26
To: Democratic Services
Subject: : REFERENCE: HM/001082

Subject: REFERENCE: HM/001082

Attn Chief Legal Officer,

Please do not sell off public land!

I wish to oppose the planned development of the Old Bathing Pool Open Space site for the following reasons.

- Flood Risk - 5.23 on Hastings Online [click here](#) clearly identifies that 'Flood zones 2 and 3 encompass areas at Glyne Gap, Bulverhythe Recreation Grounds, along Combe Haven between Pebsham and the Combe Haven Holiday Park, the Combe Haven Valley, to the South of Bulverhythe Road to Cinque Ports Way'. Situating property on this site will force those residing to be uninsured for flood risk.
- Cycle Path – Hastings Development Management Plan, 2014 – Section Three [click here](#) 'Walking and cycling routes to be maintained to preserve the public right of way to the south of the Cinque Ports Way and Stamco' building on this land will impede the use of the cycle lane on this part of the seafront.
- Community Open Space – The Old Bathing Pool is the only open green space on the seafront that is not separated by a road, making it safe for children to play without danger of traffic. The HBC Parks Open Space Strategy Plan, 2006, states a need to focus on making 'Hastings a good place to work, relax and visit' and in addition 'promote healthy active communities.' Keeping this space open supports this goal.
- Storm Drains – Hastings Development Management Plan, 2014 – Section 3 6.103 [click here](#) 'There is an underground tank in the northern part of the site that cannot be built over and must remain as open land.' Highlighting the need to keep this space entirely open.

I look forward to hearing more at the cabinet meeting [on 4th March](#) and meeting other local residents who hold the same strong feels regarding HBC planning intentions for this Open Space

Yours Sincerely

[REDACTED]

From:

Sent:

To:

Subject:

[REDACTED]
01 March 2019 10:28

Democratic Services

REFERENCE: HM/001082

1st March 2019

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

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site

I, [REDACTED] wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this are as follows:

It should be used for recreational use. A Lido with an adventure park for children. To get the next generation of children out in the fresh air and be active. Instead of staying at home watching tv and playing computer games, and getting obese. So adults and children can be active and healthy.

To be used as an artistic attraction studios and or the swimming pool! Why not resurrect it in its original splendour to be enjoyed by residents and tourists alike who would be attracted to the area and help boost the local economy.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,

[REDACTED]

--
Sent in haste from my iPhone.

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[REDACTED]

From:

Sent:

01 March 2019 10:38

To:

Democratic Services

Subject:

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

Chief Legal Officer
Hastings Council
Murial Matters House
1th March 2019

Ref: HM/001082

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

This is a public space and a wonderful location for the public
to enjoy.

It should be developed as an amenity. For example. Play
park. Sailing club. Marina.

Sent from [REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 10:54
To: Democratic Services
Subject: Bathing Site West St Leonards Objection

To whom it may concern,

I object to the disposal of the West St Leonards site as a public area. To sell this land and create more than 150 homes is short-sighted in my opinion.

This prime space could be an area to be proud of in the local area. Look at the development of Brighton seafront - areas with water spouts, climbing frames, sandy areas for kids along with cafes and leisure zones. Also see somewhere ambitious in an otherwise underused park - Priory park in Reigate. This is now a destination with a large play area/skate park and the pavilion café which hosts events and provides toilets/refreshments/a location to hire etc. which people travel from far and wide to enjoy.

The bathing site is next to arguably the best stretch of beach in St Leonards. There are many plots locally that could be used for housing but to build on this prime seafront location would be a disaster in my opinion as well as a fantastic opportunity lost

Please re-think this decision and allow this space to truly benefit the local area .

Regards,
[REDACTED]

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[REDACTED]

From:

Sent:

[REDACTED]
01 March 2019 11:03

To:

Democratic Services

Subject:

ref: HM/001082 Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site

I, [REDACTED] wish to object to the planned disposal of public space at The Old Bathing Pool Site on Seaside Road for the following reasons.

Public open space is a rare commodity in these times with proven positive benefits for the community and for the physical and mental health of those who use the space, as the Council acknowledged in their Open Space Strategy Document. This space in particular is in a unique location, situated so close to the seafront, with no road in between the space and the beach.

Myself and my family regularly use the space as it is and enjoy the benefits of having the area for use by the public.

I am a local resident and have not had any communication from the council about this disposal order, which should be carried out in order to make this disposal. I would like to see a much greater level of transparency from the Council on this issue.

This end of town is very much forgotten about by the Council, however there is so much potential to develop this space into a real attraction, with options including watersports clubs, paddling pools and mixed use leisure and cafes and restaurants. Other attractions along the seafront have proven to be a great hit, from the play areas near Rock a Nore, to the park and cafes at Warrior Square. Uniting the entire stretch of the seafront would add further much needed regeneration to the area and ensure families had a reason to get outside and exercise and enjoy all the benefits of the seafront.

I strongly urge the Council to keep hold of this space and to use it to its full potential.

Yours,

[REDACTED] proud West St Leonards community member.

[REDACTED]

--

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 11:07
To: Democratic Services
Subject: The Old Bathing Pool Site

Muriel Matters House
Breeds Place
Hastings
Sussex TN38 0PG
East Sussex TN34 3UY

[REDACTED]

1 March

2019

Chief Legal Officer

Reference: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Road, also known as The Old Bathing Pool Site

I, [REDACTED] wish to oppose the planned disposal of the current status held by the above site of Open Public Land, my reasons for this are as follows:

Your plan uses the definition of "open space" as 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" We need to promote healthy, active communities through the use of and access to open space.

We do not need further housing and car parking on this open space, we need to attract the people of Hastings to visit this end of the town and bring further revenue to the area.

I look forward to hearing more at the cabinet meeting on the 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 11:11
To: Democratic Services
Subject: FW: Objection to the plans to build houses on the old bathing pool site

From: [REDACTED]
Sent: 01 March 2019 11:01
To: Democraticservices@Hastings.go.uk
Subject: Objection to the plans to build houses on the old bathing pool site HM/001082

- I [REDACTED] objects to proposals to build housing on this open green space. Because I believe there is plenty of other pieces of wasteland in the area that could be built on. The old Stamco site as one example. This land should be left only for recreational purposes only. Example... put a Lido and a good adventure park on this site for the children to be active and not be at home playing computer games and watching tv and getting obese. As there is no proper play area at this end of St Leonards. Once you have your tram system up and running along the seafront I'm sure it will be a very popular place to go. So think of the future for the next generation of children. I have a two year old son and I would use it. As I take my son out to the park opposite my house now. But nothing for him to do there except run and play on his bike. So please leave this space alone and not sell it for a huge profit for housing. Many other sites around to sell and develop for new housing.

-
-
- Yours Sincerely

- [REDACTED]
- [REDACTED]
- [REDACTED]

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[REDACTED]

From:

Sent:

[REDACTED]
01 March 2019 11:17

To:

Democratic Services

Subject:

Ref HM/001082

[REDACTED]

I, [REDACTED] strongly object to the proposed development of the site.

I know and love the area well as my mother lived in Bulverhythe Road.

It is the only 'breathable' place where families can walk/play and have access to the beach.

Instead of crowding it with more buildings and taking away the potential of improving the area why not resurrect the old Lido in its original style with nearby tea rooms / facilities so that tourists and families alike can bring more finance to the local community as well as a healthy option for the next generation.

I look forward to a satisfactory conclusion to this matter.

Sincerely

[REDACTED]

Sent from my Samsung device

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[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 11:18
To: Democratic Services
Subject: Fw: Bathing Pool site

Sent: Friday, March 01, 2019 at 11:14 AM
From: [REDACTED]
To: [REDACTED]
Subject: Bathing Pool site

Bathing Pool site: proposed disposal

Ref: HM/001082

aka Site FB3, Hastings Local Plan

Dear [REDACTED] the Bathing Pool site can be better served than by 'disposal' and building 152 units, with some commercial development.

This is among the sunniest places in the whole UK — so some special treatment is warranted.

Here is a perfect opportunity to rebalance the Borough, to get away from the Old Town's domination of it. Have design possibilities in that direction been considered? Wouldn't this site make, for instance, a good bathing pool? Or a seaside park?

The very first thing Hastings (through HBC) proclaims about its Vision is its 'unique heritage, natural environment and seaside location'. Why turn it into a bad copy of somewhere else?

Open space – especially on the coast – should be treasured. (Has HBC learnt nothing from its misadventures in the Country Park?) Whatever happened to the late Cllr Birch's string-of-pearls? He showed a civic pride which is not easily seen in the present Council.

Please have a rethink. There's a clue in the name 'Seaside Road'. The site is suited to leisure and recreational use, not high-density housing. You could also think ahead and address possible future uses of the T K Maxx site, at present dominated by a building Jeremy acknowledged was a mistake. The Stamco site and West St Leonards railway station are also of relevance.

HBC's planning record is full of mistakes: bad decisions, and marked cravenness towards developers. The Bunker, the Stade and the Pier are examples (among many).

Let this not be another one.

Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 11:22
To: Democratic Services
Subject: redevelopment of the old bathing pool site

Dear Sir or Madam,

I am writing to express my deep concern about the proposals for this site. I feel it may be unsuitable for housing being so close to the sea shore. Once this open space is lost it will remain so for an indefinite period in the future.

That end of the seafront should be focused on a visitor attraction, perhaps focused on the marine conservation of the area and make this informative. Even a water area or boating facility, certainly something to attract visitors to the end of the seafront.

ideally a new bathing pool with an all weather roof. I would suggest creating national publicity to attract ideas from interested parties and allowing local people to make representation on any proposals

Yours Faithfully

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 11:24
To: Democratic Services
Subject: HM/001082 - Disposal of Old Bathing Pool site

Dear Sirs,

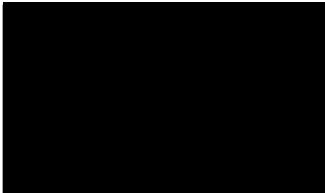
Ref: HM/001082 - Disposal of Old Bathing Pool site

I would like to register my objection to the planned disposal of the Old Bathing Pool site in West Marina.

There has been little consultation regarding the current development proposal for the site and a sale would be premature. The plan for housing units and leisure facilities has not been made available to the public but will undoubtedly cause major issues with parking, which is already at a premium and almost impossible spring to autumn.

Yours faithfully,
[REDACTED]

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

1st March 2019

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site.

I am writing to oppose the planned disposal of the current status held by the above site of Open Public Land on the grounds that it does not represent good value for public money. As the Council own this site, they have the opportunity to take the lead in developing a master plan approach to the area working closely with the local community to ensure that a framework for development is created which sets the bar in terms of quality for this unique seafront site. This approach has been taken for the White Rock area, so why not for West St Leonards which has so much potential for economic and social development. A masterplan approach could consider the site in relation to the two adjoining potential development sites (MoD land and former Stamco site) to ensure this significant piece of the St Leonards townscape is designed comprehensively and not in a piecemeal, low quality fashion. More specifically I oppose the selling off of this open space due to:

- Selling the land on a long lease to one developer without a more defined planning brief agreed with the local community will not ensure the high quality development this unique seafront site and the West St Leonards community deserves.
- The chosen developer does not have the experience of leisure development and so this key aspect will not be maximised or of high quality.
- The chosen developer appears to have no experience of developing seafront sites and from past developments seems to specialise in suburban homes completely inappropriate for this site.
- Community consultation in this important decision has been absolutely minimal relying on local paper adverts which is a huge missed opportunity to harness the huge amount of community interest, enthusiasm and ideas for the site.

It is extremely disappointing that the council has chosen to close down its options on this important site by selling it to an unsuitable developer, and failing to properly engage local people in maximising value for the town's economy and for the community. I urge the

Council to delay any disposal of the land and develop a process of working with the community to create a positive framework for the site's development.

Yours faithfully,

A solid black rectangular box used to redact a signature.

From:
Sent:
To:
Subject:

01 March 2019 11:25
Democratic Services
Ref: HM001/082

1st March 2019

Muriel Matters House,

Breeds Place,

Hastings

East Sussex

TN34 3UY

Chief Legal Officer,

REFERENCE: HM/001082

Ref: Opposition to Disposal of Public Open Space, located at Seaside Rd, also known as The Old Bathing Pool Site

I, [REDACTED] wish to oppose the planned disposal of the current status held by the above site of Open Public Land. My reasons for this are as follows:

It should be used for recreational use. A Lido with an adventure park for children. To encourage the next generation of children out into the fresh air and be active.

To be used as an artistic attraction studios and or the swimming pool! Why not resurrect it in its original splendour to be enjoyed by residents and tourists alike who would be attracted to the area and help boost the local economy

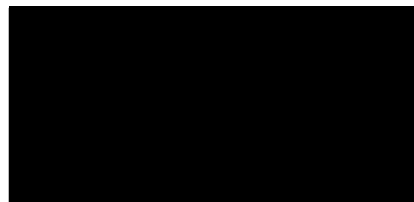
I look forward to hearing more at the cabinet meeting on 4th March and meeting other local residents who hold the same strong views as this.

Yours faithfully,

[REDACTED]

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



Chief Legal Officer,

**REFERENCE: HM/001082 Ref: Opposition to Disposal of Public Open Space,
located at Seaside Rd, also known as The Old Bathing Pool Site.**

I  wish to oppose the planned disposal of the current status held by the
apove site of Open Public Land.

My reasons for this is as follows:

The disposal of this publicly owned land is clearly against local public will, does the
council not exist to serve the public?

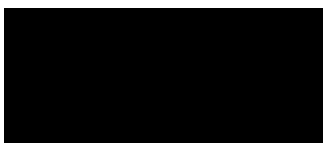
The change of this site from 'Brown field' to an open green space used by residents and
tourists alike I see as a success for an area where open green spaces are severely lacking.

The area is already very built up, Bexhill road is already very congested, these green
spaces provide much needed respite from pollution, tarmac and concrete.

Peter Chowney has written articles stressing the importance of protecting our
environment – the disposal of this green area contradicts this view entirely.

I look forward to hearing more at the cabinet meeting on 4th March and meeting other
local residents who hold the same strong views as this.

Yours faithfully,



REF HM/001082

To The Chief Council and Members of the Council.

I wish to object most strongly to the proposal to 'Dispose of the Public Open Space' located at Seaside Rd, West St Leonards also widely known as The Old Bathing pool' site.

This space is unique and I feel it would be complete false economy to sacrifice its potential for the short term gain of a slight reduction in outstanding housing quota which will be the intention if the disposal goes ahead. We are extremely privileged to have space such as this to help in the regeneration of this area and this opportunity should not be squandered. For this reason it is essential that it remains in Public ownership, retaining future benefits for the many and not for the few.

The benefits of having access to open space for both physical and mental health is widely recognised and features heavily in your Open Plan Strategy. In this document you state that there is a need for 'Enhanced Provision in West St Leonards' so I question how this proposal fits into that? The area has been neglected for over thirty years, it has received minimal investment in that time and it seems the council is now citing the underuse as a reason for disposal. Had they attempted even the most basic of improvements to the area, provision of seating and shade with easy access to the grassed area this would be a completely different story. There is very little provision of recreational activities appealing to older children, so while it is recognised that our young people are struggling with poor mental health and the benefits of access to outdoor space are well documented, the council are prepared to waste this opportunity to take positive action.

There would be huge economic benefits from regenerating the area that could be achieved without resorting to selling off the lease for permanent development. If there was something to bring tourists here it will boost local businesses and employment. It would also offer a financial incentive to the developers holding the West Hill Rd and Grove School sites to progress the residential developments they have on hold, if the area is improved, property prices would increase giving them a more profitable return on their investment and therefore a reason to progress.

It seems that HBC are going against the tide in comparison to other emerging seaside towns who have a similar need to regenerate areas to encourage and still provide housing to fulfil quotas. They have recognised the importance of maximising the potential of the open space and are increasing their recreational offering. They are not opting for the short sighted, instant gratification solution that HBC are steering towards. The outdated suggestions put forward lack any long term appeal for either local communities or visitors and with minimal financial benefits to encourage private investors and developers to the area. Disposing of the lease on this prime seafront location will give a once only outcome. Leaving the Space wholly publically owned and free from permanent structure will allow it to evolve to meet the needs of future generations.

Are we really to believe that the intention of this disposal is to create a vibrant destination and is not just an exercise to fulfil some of the required housing quota? The intention to sell the lease to the preferred developer, Countygate / Sunley, who has no experience in any form of leisure destination would not demonstrate this.? To do justice to this site any developer should have a proven track record of the type of development required to meet the needs of the modern family and tourist.

Regarding the desire to encourage tourism along to West St Leonards, if you consider the space and offering in Hastings, including East & West Hills, everything between Rock A Nore and up to

the roundabout there is going to have to be something very special at this end of town to entice people to come. The Bathing Pool Site, even in its entirety, is a fraction of the size of the seafront area in Hastings. If only a small proportion is to be allocated to leisure use how can they ever imagine they would fit anything in that can compete. Only by allowing the site to remain wholly a Public Open Space can we ensure that West St Leonards will ever be given the opportunity to become the vibrant destination it can, and deserves to be.

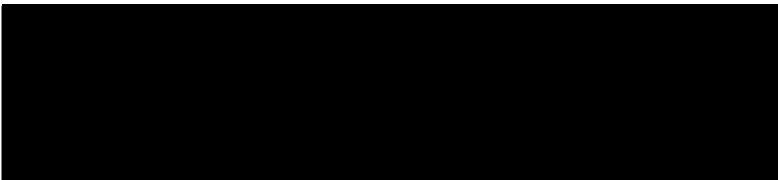
It is evident that there are a number of grants and methods of funding that is available for the development of Green Spaces, for community use and to encourage healthy recreational activities. Working in collaboration with the Community all these opportunities need to be exhausted before progressing with the contentious housing option purely to finance the regeneration.

Although the site has been neglected by the council for many years it is still very important to the people of St Leonards, not just those living in the immediate area. I am passionate that this site should be the catalyst for regeneration in this area and I know I am not alone when I have witnessed the strong feelings and energy that has been shown by others. Despite assurances being given at the Victoria Hotel Meeting 2 years ago, no formal consultation has taken place and concerns raised through the West Marina Group have remained unheard. For that reason, any decision should be delayed until full consultation takes place.

While I recognise the increasing demands made upon the Council I feel further consideration must be given to the immediate disposal and long term proposal of Mixed Development of this site. The council has been elected to represent the wishes of the community that it serves and yet it seems, little regard is being given to their concerns.

I look forward to hearing your response to the objections at the Cabinet Meeting on Monday.

Best regards



[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 11:39
To: Democratic Services
Subject: re HM/001082

Dear Sir & Madam,

I feel it is credibly shortsighted and selfish of you to dispose of land that should be kept for public use and kept for future generations. You cannot sell off the precious resources of an area and still expect long term prosperity.

Rethink this proposal and react to the community you have been elected by.

Regards

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: 01 March 2019 11:58
To: Democratic Services
Subject: HM/001082 -

Sirs

I am writing to lodge my objection regarding the property development of West Marina Bathing Pool site.

My reasons for this are as follows:

It should never be used for high density housing which is what this proposal sets out. It was great as a Lido the space should be used for recreational use. With 152 extra houses, high density housing crammed in to that area is totally insensitive to the people who already live in that area, block their light and the impact will be devastating. It will significantly increase traffic density and pollution and create parking problems.

The beach will become even more polluted with with rubbish strewn around. The area is a hub for runners hosting the half marathon and weekly park run. This proposed development will ruin that.

It seems there has been little transparency in the process I attended the meeting at the Royal Victoria the the other year and then it we had radio silence.

The whole idea is badly thought through, and will destroy the beautiful quiet space at that part of St Leonards.

Regards

[REDACTED]

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25 February 2019

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

Dear Sir,

Objection to proposed disposal of the old bathing pool site
Ref: HM/001082

I object to the proposed disposal for the following reasons:

1. Contrary to it's description in your notice, the site is a green space, rather than an open space. An open space is any open piece of land that is undeveloped. A green space is land that is partly or completely covered with grass, shrubs trees etc.
2. The old bathing pool site has been a green space for at least the the past 30 years.
3. As a green space is is protected under the Hastings Local Plan. This states that green spaces in the western area will be "protected and enhanced."
4. You do not protect and enhance a green space by creating a mixed residential and commercial development on the site.
5. The site is a prime amenity space, previously described by the Council as one it's "string of pearls." It should be used for amenity and recreational purposes only.
6. The land is held in trust by the Council for the benefit those who live in the town. The Council does not have the right to deprive the community of this amenity space or to exploit this site for commercial gain.

Yours faithfully,



24th February 2019

Chief Legal Officer, Hastings Borough Council,

Muriel Matters House, Breeds Place, Hastings, TN34 3UY.

Ref: HM/001082

Dear Sir / Madam,

We attended a meeting which had been arranged by HBC at the Royal Victoria Hotel some time ago and were assured nothing further would happen to the bathing pool site without further consultation with local residents and we are now being told that HBC have published a notice of its intention to dispose of the land to developers by long lease.

Housing and commercial development (we presume this could even be industrial units) is not what we need. We need amenities to attract visitors / residents of Hastings and St. Leonards to this important West St. Leonards area and we won't be doing that with more housing.

And what is left for the children, the small play park in seaside road is the only dedicated area for children and this only caters for the very young. Where do our youngsters go to kick a ball or run around. It used to be Filsham Valley but that is another facility that has gone.

Hastings Old Town is more than adequately catered for with restaurants, bars, coffee shops and other entertainment but when it comes to West St. Leonards you want to build on the very important site of the old bathing pool. Again we feel abandoned by HBC.

We also appreciate you do not want to discuss wider development plans, but what about the old Stamco Site, Car Wash Area, West Hill Road and the ex St. Leonards Motors site is now also earmarked for housing development. These have to be discussed as you need to be looking at the bigger picture. These are just some of our objections to your plans for redevelopment of the Bathing Pool site.

Yours faithfully



25 February 2019

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

Ref - HM/001082

Dear Sir/Madam,

As a resident of Seaside Road, I wish to object to the recently published proposal by Hastings Borough Council to build 152 housing units on the Old Bathing Pool Site because of

1. The Classification of the site

Item 6.94 of the Development Management Plan (DMP): "Site FB3 – Seaside Road, West St Leonards" states that it is a vacant brownfield site. The council's own definition of a brownfield site specifically excludes;

Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

I believe that this exclusion more correctly defines the Old Bathing Pool site, especially given that it is now 27 years since the demolition of the Bathing Pool. On the basis of the council's definition, I believe that the Old Bathing Pool should be defined as greenfield, which based on the council's Local Plan under the Strategy for Western Area (sect 5.8) indicates that this site should not be developed at all.

5.8 The strategy for Western Area is to focus on its potential for employment and housing development, whilst protecting and enhancing existing areas of greenspace.

2. Proposed Density of development

The local Development Management Plan (DMP) sets housing density on the following basis:

8.2 Densities should generally be set at 30 dwellings per hectare (dph) across the town and potentially higher densities of 40dph and above in sustainable locations including Hastings Town Centre, where access to a good range of services and public transport, warrant a higher density development. It is recognised however, that there may be instances where particular environmental or historic issues may justify a lower density.

As the Old Bathing Pool site measures 2.22 hectares the plan for 152 homes is 2.3 times the council's defined density target for this size of site outside the town centre.

3. Hastings Council stated objective of supporting sustainable communities

Under the council Objective 5: Supporting sustainable communities, item f. states: (This will be achieved by) enabling an increased take-up of sports, leisure and cultural activities by residents and visitors through the provision of accessible and affordable facilities and programmes.

The Old Bathing Pool site is used by the locality for exercising, in particular for Tai Chi, personal training, fun runners, dog walkers and by the Sea Cadets and we would strongly contend that, with the provision of suitable facilities, it could be used for more. Taking the space away acts against this stated objective in the Local Plan.

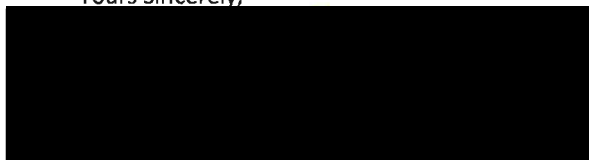
4. Current proposal is not consistent with the published Council Development Management Plan

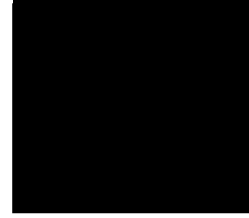
The Site Allocations element of the DMP refers specifically to this site, and states in item 6.97 "The location, scale and massing of housing units should have regard to the outlook of adjacent properties in Seaside Road and Grosvenor Gardens". Policy FB3 also states that the development should "protect important views along the seafront".

Whilst we haven't seen the plans, it is extremely difficult to see how a development of any height and density can meet these requirements.

We would add that it is clearly in the interests of West St Leonards residents to see sympathetic development of the broader area, and we would urge you to engage with residents in order to ensure broad agreement to plans, encourage creative contributions to your thinking on land usage, and engender support from those that would be impacted the greatest.

Yours Sincerely,





25 February 2019

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

Ref - HM/001082

Dear Sir/Madam,

As a resident of Seaside Road, I wish to object to the recently published proposal by Hastings Borough Council to build 152 housing units on the Old Bathing Pool Site because of

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5.8 The strategy for Western Area is to focus on its potential for employment and housing development, whilst protecting and enhancing existing areas of greenspace.

3. Hastings Council stated objective of supporting sustainable communities

Under the council Objective 5: Supporting sustainable communities, item f. states: (This will be achieved by) enabling an increased take-up of sports, leisure and cultural activities by residents and visitors through the provision of accessible and affordable facilities and programmes.

The Old Bathing Pool site is used by the locality for exercising, in particular for Tai Chi, personal training, fun runners, dog walkers and by the Sea Cadets and we would strongly contend that, with the provision of suitable facilities, it could be used for more. Taking the space away acts against this stated objective in the Local Plan.

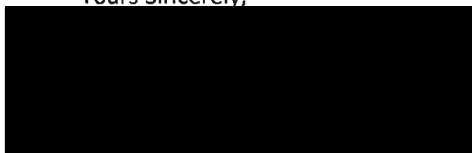
4. Current proposal is not consistent with the published Council Development Management Plan

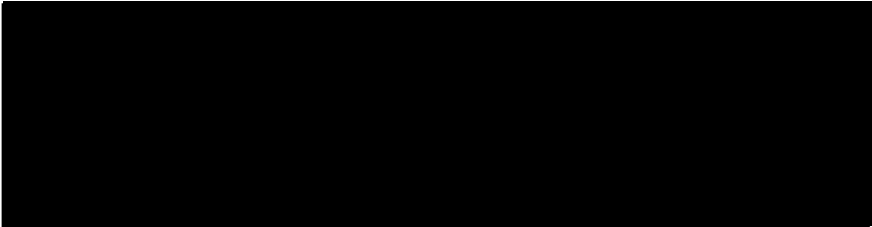
The Site Allocations element of the DMP refers specifically to this site, and states in item 6.97 "The location, scale and massing of housing units should have regard to the outlook of adjacent properties in Seaside Road and Grosvenor Gardens". Policy FB3 also states that the development should "protect important views along the seafront".

Whilst we haven't seen the plans, it is extremely difficult to see how a development of any height and density can meet these requirements.

We would add that it is clearly in the interests of West St Leonards residents to see sympathetic development of the broader area, and we would urge you to engage with residents in order to ensure broad agreement to plans, encourage creative contributions to your thinking on land usage, and engender support from those that would be impacted the greatest.

Yours Sincerely,

A large black rectangular redaction box covering the signature and name of the sender.



The Chief Legal Officer, Hastings Boro Council,
Muriel Matters House,
Breeds Place,
HASTINGS TN34 3UY

27-2-2019

Yr Ref: HM/001082

Dear Madam or Sir,

Lido Bathing Pool Site

You have offered the Lido Site for sale.

I attended the Council's Consultation Meeting on 26-1-2016, & my sense of that meeting was an overwhelming majority in favour of letting the site continue as a valuable recreational open space. Your Chairman said several times that 'locals' had asked for development, but not a single one seemed to have attended the meeting or were strangely shy to speak.

As someone who lives overlooking the site, I see it in constant use. The Military School train there almost every day. Kids play soccer of frisby or just run about. It is great for kite flying because it offers safer foothold than the pebbled beach. In summer when the tide is high, it becomes a picnic space. I have seen extended families make it headquarters for their seaside rendezvous. After dark, I have seen impromptu parties. It is in daily, almost hourly use by dog walkers with their throwing sticks. In general it is a place of fun & as one participant said, if it is built over, where shall all these activities go?

One argument was that development would attract more trippers to West St Leonards. Losing this open space might well have the opposite effect. Hastings proper has its many attractions, but its grassy open space is high on the cliffs. The Lido site is in contrast a valuable lung for families close to the water. The fairground atmosphere of Hastings proper is wonderful for some families, but many prefer the quieter, informal open atmosphere of the Lido space, & of course the local cafés, fast food shops & pub benefit accordingly.

Given the acknowledged difficulties of building on the site, why not just let it be? As was suggested at the meeting, a few benches & a picnic table or two & possibly a set of goal posts is all the development it needs.

If your aim is to re-vitalise West St Leonards, the quickest way would be to re-open the old West Marina railway station behind TK Max. The platforms still exist. That would make West St Leonards a 'place' again & much easier to visit on a coastal axis. CONT.

I fully understand the financial pressures upon HBC as a result of 10 years of harsh austerity. The Council has had to face terrible & possibly improper choices. But the time of Austerity may soon be over. Please hold out a bit longer! The Lido site is unique. Where else on the South Coast does a green field offer recreation beside the beach? Once this piece of family silver is sold off, it can never be recovered. And what will be gained?

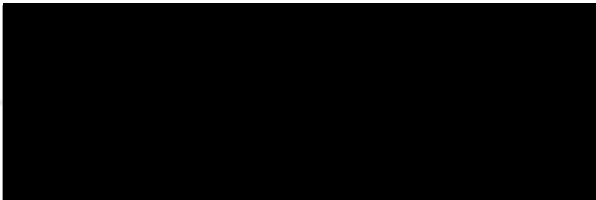
Consider the nature of the site. The professional survey pointed to a Right of Way, reducing its apparent size, & storm tanks which cannot be built on. Add the recent official declaration that the site is a flood risk area. Given these limitations, the proposal to build 152 (?) housing units will inevitably determine that accommodation on the site will be maximal in number & minimal in size, designed & acquired as weekend second homes or holiday lets, giving no benefit to the housing needs of Hastings.

Such development will exacerbate the parking problems of the immediate area. In particular it will spell the demise of the Hastings Half-marathon, which uses the site as a temporary car park. Last year I counted over 300 cars parked there for the Marathon.

A cost-neutral solution to the Lido site is to make it more attractive for recreation & thus a place trippers will want to visit.

I urge you, please do not allow it to become yet another pretentious estate aimed as an investment for speculative & foreign capital.

Yours sincerely,



26.2.2018

Dear Sirs.

Please note my objection to the plans ref: - HM / 001082. To develop the green open space at the Old Bathing Pool Site. This is the only open green space along the seafront.

When council money is more available I would like to see it landscaped as a 'park' type of area with seating and either existing grass, 'seaside' style planting perhaps toilets and a cafe to compliment this end of the St Leonards Seafront.

An existing, open, seafront green area is more valuable long term than a housing development.

Plenty of brown field sites to develop in the Hastings / Silverhill / St Leonards area with already existing mains utilities.

Thank you.

To the Chief Legal Officer, Hastings Borough Council, Muriel Matters House

Ref HM/001082

Dear Sir/Madam,

I am writing about my concern that you are proposing to sell off an open space close to the sea at the old swimming pool site.

I do want to ask you to reconsider this proposal. I feel strongly that green space close to the sea and held in trust for the community should remain so.

In the past it seems so many decisions have been made that are not in the interests of the community and environment please don't let this happen once again.

One of the sad things about Hastings and St Leonards is the majority of the walk between the Stade and West St Leonards is by a busy road and it is always a relief to reach the quiet and green areas of Grosvenor gardens and the swimming pool site. This area is a welcome green space that could be developed so much more imaginatively than a dense housing project. Once the housing is up, the open green space is lost forever, please do think in the long term about what is best to do with this site.

I do realise the pressure to build housing. I would like to draw your attention to the land in the vicinity that has been allocated for housing but nothing has happened. The land bought by developers in West Hill Road, these sites have become an eye sore, old and beautiful buildings have been left to go to ruin. Please pursue these sites before building on the swimming pool site.

Thank you for carefully considering the implications of your plan and I do hope that you will be able to come to the conclusion that this is an important unique green space in Hastings having direct access to the sea.

Many Thanks

[Redacted signature]

[Redacted address]

H/M/001082

26th February 2019.

Dear Sir / Madam,

In response of plans to develop
land south of Seaside Road.

We feel very strongly that this site should
be kept as an open site, a space, for the
pleasure of people who reside or visit Hastings
& St. Leonards. There is little to entice
people past the pier, Grosvenor Gardens gives
little respite from the promenade and there is
certainly no open area of grass past
Alexandra Park.

This large stretch of green entices families
and even older generations to ramble along
the coast further. Good exercise for all,
importantly away from the pollution of
traffic on the main road.

DEAR SIR/MADAM RE: HM/001082

I JUST WANT TO REGISTER MY OBJECTION TO THE DISPOSAL OF THE OPEN SPACE AT THE BATHING POOL SITE.

WE PURCHASED OUR FLAT OVER THREE YEARS AGO BECAUSE ALTHOUGH IT IS A BASEMENT FLAT IT IS VERY BRIGHT. THIS IS BECAUSE THERE ARE NO OBSTRUCTIONS BLOCKING THE LIGHT COMING INTO OUR FLAT WHICH MAY BE NOT THE CASE IN THE FUTURE.

MY MAIN CONCERN IS THE STRESS THAT MAYBE CAUSED TO MY WIFE DURING THE CONSTRUCTION AS SHE HAS BEEN DIAGNOSED WITH TERMINAL CANCER. IT IS VERY IMPORTANT WITH THE CONDITION TO AVOID ANY SORT OF STRESS. ANOTHER CONCERN WOULD BE PARKING & ACCESS TO OUR ROAD ONCE DEVELOPMENT

COMMENCES AS SHE HAS LIMITED MOBILITY.

THE OPEN SPACE IS USED ALL YEAR AROUND
FOR WALKING DOGS & IN THE SUMMER FOR
FAMILIES HAVING PICNICS SO SELFISHLY WE WOULD
LIKE TO KEEP IT THAT WAY.

WE ARE NOT ANTI DEVELOPMENT BUT ARE VERY
CONCERNED AS ANY PLANS FOR THE SITE ARE
CURRENTLY NOT ACCESSIBLE TO THE PUBLIC.
WILL YOU KINDLY TAKE INTO CONSIDERATION
MY CONCERNS BEFORE SELLING THE LAND.

REGARDS

[REDACTED]

[A CONCERNED RESIDENT OF THE AREA]

Ref:
HM/001082



Dear Sir,

I wish to object to the Council's proposal to dispose of the open space at the bathing pool site.

The sea front is a precious place, and it is the duty of the Council to safeguard it for now and the future. This space offers so many opportunities for leisure and pleasure; even to leave it as it is at present would be preferable to entrusting it to a developer, with only financial interest in mind.

Please, please, do the right thing and take responsibility for an

important part of our town.
Bexhill and Eastbourne sea-fronts
are beautiful - and valued - from
one end to the other, and it is
the duty of the Council to make
sure ours is too.

I trust the conscience of the
Council will lead it to do the
right thing.

Yours faithfully,





28 Feb 2019

To The Chief Legal Officer,

I am writing to send my strong objection towards Hastings Borough Council's intention to dispose of a parcel of land, the Lido site in St. Leonards-On-Sea (ref: HM/001082)

Firstly, I have only been informed by local residents who are privy to this information and I feel that all residents should be informed by letter as many are currently unaware – if you informed the local residents I would guess that you could easily double or triple the number of objections you'd receive (call me a pessimist but I believe you would rather not inform people and receive less objections and not provide all the relevant information so people can make an informed decision). If they don't know then how can they object and if they can't object then surely that shows the residents support your proposal. Sadly that's not the case.

From my understanding HBC plans to dispose (which I guess means sell, unless you plan to give it away) this land and I cannot understand why anyone in their right mind would do this. The only possible benefit would be financial however I believe this would be to the huge detriment to the locals who currently live here. As well as this there are quite a few areas locally that could be used for residential development – namely the parcels of land on West Hill Road opposite West St Leonards Train Station and the former Eversfield Chest Hospital site.

Here are some of my concerns, there are plenty more:

1. Lack of parking already especially when the weather is nice and in the evenings when people come down to exercise and walk their dogs etc.
2. Loss of Green Space.
3. Loss of natural sunlight.
4. Loss of sea views.
5. Huge devaluation of properties in the local area, especially those whose views will be impaired. Are you going to compensate people for this as you could easily take £50,000 off each property impacted by any bad development.
6. Residential development would be better situated in other locations such as those previously mentioned – if in those locations it which would assist with gentrifying run down, dilapidated and unused areas which currently detract from the local community, not enhance it, which the lido site currently does.

I am genuinely not averse to development and regularly find myself debating for the benefit of sensible, sustainable and thoughtful development that enhances the local area, not detracts from it. I simply cannot understand why HBC would dispose of it, surely that would give any developer more power to push through their proposals. If you go to a negotiation with more power surely you can demand more of the developers – quite a few of the local developers are whacking up absolute monstrosities which are solely focused on generating as much profit as possible – go to Tunbridge Wells Town Centre and see some of the homes created by Berkley Homes and you'll see the difference – they look amazing and make the area even better rather than, say, Gem Select who seem to smash together a few planks of wood and call it a house; its more like a block of concrete you'd see in Soviet Russia.

If HBC kept the land then it would give them, and us, more power to develop some of these areas in a way that benefits everyone and surely that can only be in the best interests of everyone involved. I feel that other areas locally such as the army barracks site and maybe just the far end of the lido site could be used for residential development with a hub in the middle for something which benefits the local

community – but we need to keep the lido site under our control. If we're so short sighted to just look at the money on the table and sell our soul for a quick buck then I feel sorry for everyone involved.





Dear 

Ref: **HM/001082**

Land at West Marina, south of Seaside Road, St Leonards-on-sea

We are writing to express our objection to the proposal to sell the land on this site.

By selling the land without any consultation, the council is leaving the site open to over development that would have detrimental effect on local residents and on the exceptional character of the area.

It seems that the council has given up on its responsibility to develop a plan for this site that will meet the needs and desires of the local community. This is a precious and well loved space and makes a unique contribution to the life of Hastings and St Leonards. It has a long history of use for public leisure and recreation. It is an open space that supports communities' health, social and cultural well-being.

Hastings' best asset is its seafront and selling the land to housing developers is a missed opportunity to enhance and re energise the area. This site, with its exhilarating openness and magnificent sunsets, is far too important an asset to deliver to private hands. Once the land is sold, developers will naturally seek the greatest return on their money and the council will have less power to control the development and to ensure that the best result is achieved. The commercial needs of the developers will take priority over the needs of the local community and the wider area. A rare potential asset will be lost.

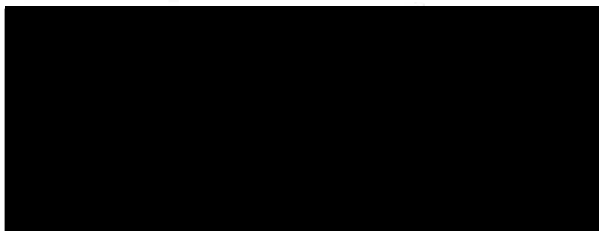
The concerns of local residents have been well documented: as well as the loss of a well used open space, a physical and visual amenity, we fear inappropriate and dense development, creating a strain on the existing infrastructure. This site includes the footpath towards Bexhill, as well as the more recent bathing huts and we have concerns about the preservation of these amenities. This area is bounded on one side by a particularly narrow road and the increase in traffic caused by housing development on the site would be considerable and difficult to handle with existing roads. There will be a significant increase in noise levels. The site is less than 2 hectares but much less than this can actually be built on. The positioning and use of the Southern Water storm water overflow tank will have a bearing on the site design since building on or very close to this area is prohibited. Thus the net developable area is restricted and this will have an effect on the dwellings per hectare figure. In order to achieve a commercially viable development the dwellings would have to

be small, high density or high rise, failing to improve the area. These constraints would have an impact on the overall quality of the design and make it incompatible with the requirement to enhance the seafront and retain space for residents and visitors alike. There is also a concern that the type of land (geological make up of soil) will require deep foundations that may affect the stability of the surrounding listed buildings. The area is also potentially liable to flooding.

All these factors indicate the importance of informed and sensitive regulation of any development; this brief summary of potential objections to the development of the site serves to show just how vital it is for the council to have a strong and robust plan in place before selling the land. The council should be developing its plan for best use of the site, involving local consultation, rather than ceding power to the developers, who will be able to appeal against any subsequent council planning decisions. Use and development of the site should be part of an integrated plan for the whole area, rather than just a piecemeal residential development; it should be part of the council's Local Plan, which is still in the process of being revised and has not yet involved public participation.

We urge the council not to abandon its responsibilities and in doing so fail to protect and support the community.

Yours sincerely,

A large black rectangular redaction box covering the signature and name of the sender.



27 February 2019

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

Ref: HM/001082 - Notice of intended disposal of open space land in St Leonards-on-sea

Dear Sir / Madam,

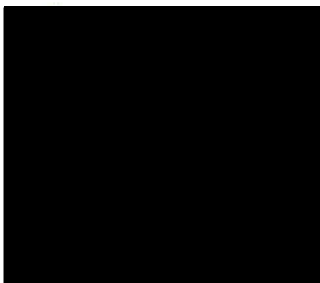
We live adjacent to the proposed site and are writing to ask that you reconsider your decision to allow development on it.

Herein are my comments and objections relating to this;

- The proposed building would block the views for all the properties surrounding the site (which was the reason many of the current residents moved there in the first place), lead to a loss of privacy, and most certainly impact on the peaceful enjoyment of our homes.
- The green space, as it currently is, is used and enjoyed by many locals every day, and would be sorely missed.
- Parking spaces in the area are already in short supply, and this can only make things worse.
- The area doesn't need more development - flats close by have been on the market for years, and are not selling.

Therefore, we ask that Hastings Borough Council reconsider disposal of this land, and leave it for the community to enjoy, as they have been doing for years.

Yours Sincerely,



28th February 2019.

Dear Sir / Madam,

Re. REF: HM/001082

I am writing to strongly object to your intentions to dispose of "a parcel of land", more accurately described as the site of the former bathing pool, Tor Lido, in West St. Leonards.

Although I understand and sympathise with the Council's need for extra capital in these austere times (though some day we're on the other side of those), I would ~~not~~ urge you to reconsider giving up this land. It is in an area of historical importance, and is overlooked by the iconic landmark Wilton House, where I have the privilege of living.

Undoubtedly the land will be used to build property on, and undoubtedly the developers will maximise the opportunity that this stunning location provides, by cramming in as much as possible, and as high as possible. Undoubtedly, as is wont in this day and age, their sole aim would be to make as much money as possible, to line their own pockets.

My fear is that the local community will get little if not nothing back, apart from years of disruption, an increase in population and thus draining local resources and infrastructure (- rather, putting a strain on them -)

no more parking, more pollution / waste / rubbish, and so forth. The area itself is also very close to the Bulwerthe Nature Reserve, which is likely to be compromised, along with the cycle and footpath.

The land that you're selling used to serve the public in the way of a world V-Jammy's Lido. Now it is one of the few remaining green spaces with such close proximity to the sea. Perhaps the spirit of the space, as a community commodity, can be saved - won't the council consider giving something back to its tax-paying residents? Perhaps an area for recreational use - a tennis court, a football net - something to keep the population active and healthy? Which, in turn, will save the council money in the long run (healthier boroughs, less residents claiming the council's valuable resources). It can be cost effective.

I beg you not to fall into the trap that defines everything that is wrong with this age - to enable a very few to become rich, whilst many become poorer.

And on a selfish and individualist level, that includes me, and my lovely neighbors in Wilton House - our properties will be devalued, and our wonderful views of the sunset on Beachy Head will be gone forever.

Yours faithfully,



P.S. I would also be grateful for more transparency on the council's part - I found out about this from a local newspaper article, the plans appear to be shrouded in secrecy!

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