

**Report to:** Cabinet

**Date of Meeting:** 7 December 2015

**Report Title:** Hastings Local Plan - Visitor Accommodation Supplementary Planning Document

**Report By:** Monica Adams Acton  
Assistant Director – Regeneration and Culture

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### **Purpose of Report**

To adopt the Visitor Accommodation Supplementary Planning Document following formal public consultation

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### **Recommendation(s)**

**1. That the draft Supplementary Planning Document is formally adopted**

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### **Reasons for Recommendations**

To conform to Regulation 14 of the Town & Country Planning (Local Planning) (England) Regulations 2012, and enable the Supplementary Planning Document to hold full weight as a material consideration in the determination of planning applications.

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## Introduction

1. Visitor Accommodation is an important part of the tourist offer in Hastings. Statistics show that staying visitors spend much more in the town than day visitors. In order to support jobs growth and promote visitor spend, visitor accommodation will be protected wherever it is viable. Under Policy E4 of the adopted Hastings Planning Strategy, any proposed change away from visitor accommodation requires compelling evidence to be submitted to demonstrate that the premises is no longer viable as visitor accommodation. The details of what evidence required is set out in the Visitor Accommodation Supplementary Planning Document (SPD).
2. SPDs provide additional details as to how planning policies will be implemented. They carry weight in the planning system and are a material consideration in the determination of planning applications.
3. An earlier version of the Visitor Accommodation SPD was adopted in March 2011 to support Policy T4 of the Hastings Local Plan 2004. The Hastings Local Plan 2004 has now been superseded in its entirety by the Hastings Planning Strategy (adopted 2014) and the Development Management Plan (adopted 2015), which provides an opportunity to re-asses the contents of the SPD, to make sure it is fit for purpose, and to formally link it to the most up to date Local Plan policy.
4. A copy of the SPD is contained in Appendix A.

## Consultation

5. The Town & Country Planning (Local Planning) (England) Regulations 2012 require Local Planning Authorities to undertake 2 distinct stages of consultation in preparing SPDs – Informal stakeholder engagement, followed by formal public consultation.
6. Given the very specialist nature of this SPD, early informal stakeholder engagement was limited to those with an interest in the tourism industry only, and those who had been involved in the SPD before. Those contacted were invited to attend an informal focus group, or to submit any comments or queries in writing. A consultation statement setting out who was consulted, the main issues raised, and how they were addressed in the drafting of the SPD was published alongside the consultation draft, and will be updated and published alongside the final SPD at the time of adoption.
7. The second stage of consultation involved a formal 4 week period where the wider public were invited to submit formal representations under Regulation 13 of the Town & Country Planning (Local Planning) (England) Regulations 2012. This consultation took place between 5 October and 2 November 2015. The consultation was advertised through our Local Plan newsletter (circulated to nearly 4,000 people and organisations on our Local Plan database), with statutory consultees and those involved in the process already being written to directly. The word was also spread by writing to the Tourism Association directly, asking them to disseminate the information to their contacts.

8. No representations were received as a result of this formal consultation.

## What has changed?

9. Only minor amendments were made to the SPD as a result of both stages of consultation. This included factual updates, as well as the re-organisation of the document to make it as concise and easy to read as possible. The information requirements in relation to profit and loss accounts (7a and 7b of Appendix A) has been rationalised as this was previously very detailed and deemed unnecessary. Other amendments relate to updating of statistics and the planning policy background.

## Policy implications

10. This revised SPD is an update of an earlier document and is necessary to bring the SPD in to line with and support newly adopted Local Plan policy. The wider policy implications in terms of for example, equalities & community cohesiveness and environmental issues, have already been examined through the development and adoption of the new Local Plan.

## Conclusion

11. It is important that this SPD is adopted as a supporting Local Development Document for the new Local Plan, in order for it to carry sufficient weight in the planning application process. All elements of the Town & Country Planning (Local Planning) (England) Regulations 2012 have been followed and complied in so far as they relate to the production of Supplementary Planning Documents, and the views of the community have been addressed as far as possible. It is therefore recommended that this document is taken forward to Cabinet and Full Council for adoption.

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## Wards Affected

All wards – applies Borough wide

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## Policy Implications

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

Equalities and Community Cohesiveness	Yes
Crime and Fear of Crime (Section 17)	No
Risk Management	No
Environmental Issues	Yes
Economic/Financial Implications	Yes
Human Rights Act	No
Organisational Consequences	No
Local People's Views	Yes
Anti-Poverty	No

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## **Additional Information**

Appendix A – Visitor Accommodation Supplementary Planning Document

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### **Officer to Contact**

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