

Report to: Cabinet

Date of Meeting: 04 June 2018

Report Title: Hastings Town Centre & Bohemia Area Action Plan Preferred Approaches

Report By: Victoria Conheady, Assistant Director Regeneration & Culture

Purpose of Report

To provide an update on the development of the Hastings Town Centre & Bohemia Area Action Plan (AAP) and to recommend to Cabinet that the Preferred Approaches version of the draft AAP is published for consultation purposes.

Recommendation(s) that

- 1. the Preferred Approaches version of the Hastings Town Centre & Bohemia Area Action Plan, as presented at Appendix 1, be approved in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012;**
- 2. the document, together with the supporting Sustainability Appraisal (Appendix 2), be published for public consultation, subject to any presentational and other non-substantive changes to be authorised by the Director of Operational Services or his deputy in consultation with the Lead Member;**
- 3. public engagement be undertaken in accordance with the Council's Statement of Community Involvement to include a 12 week consultation period.**

Reasons for Recommendations

To proceed with the preparation process of the Area Action Plan in accordance with agreed timescales.

Introduction

1. The development of an Area Action Plan (AAP) covering Hastings Town Centre and Bohemia will form the third and final part of the Local Plan. The Hastings Planning Strategy (HPS) and the Development Management Plan (DMP), both cover the whole of the Borough. The HPS sets out the high level strategic vision, policies and overall development numbers, whilst the DMP sets out site allocations and development management policies. The AAP, once adopted, will take forward the objectives and aspirations of the HPS and will provide a framework for development and investment in the town centre and Bohemia. The delivery of Action Plan is dependent on a high level of partnership working, financial viability, funding availability and with the Council having a pivotal role to play in the transformation of the area as facilitator and planning authority and crucially as a significant landowner.
2. The AAP covers the period to 2033. This reflects the latest retail needs assessment which run to 2030 and the fact that the development aspirations for certain areas of the AAP are likely to be long term and will need to be considered against a time horizon of at least 15 years before they might be fully realised.
3. This is the first version of the AAP, attached at Appendix A (albeit not in a final presentational form) and it is being presented as a draft document in order to enable local residents, business and other stakeholders the opportunity to comment on what is at this stage, a set of approaches before a final Plan is put forward.

The Draft Document

4. Central to the Action Plan is the creation and promotion of:
 - new employment and business opportunities
 - new and improved leisure and cultural facilities
 - new high quality homes
 - higher visitor numbers
 - a positive perception of Hastings as a place to visit and invest in
5. The document essentially falls into 2 parts. Sections 1-4 set out the vision and objectives for the AAP together with the issues and opportunities within the area. Sections 5-8 set out how the Council wishes to direct and manage change within the area. This includes general development management policies that will apply across the AAP and a series of opportunity areas and opportunity sites which provide details on the types of development the Council wants to actively encourage.

Development Policies

6. A number of development management type policies are proposed specifically for application within the Action Plan area. These will be applied alongside the policies contained within the Hastings Planning Strategy (2014) and Hastings Development Management Plan (2015) in the consideration of new development proposals.

Opportunity Areas & Opportunity Sites

7. The Plan proposes eight Opportunity Areas (OAs). The aim is to enhance the distinctiveness of these areas and to create zones of activity which will add to the diversity of the town centre and Bohemia and create new destinations. These areas will provide a range of new types of development, facilities and activities and proposals will be required to be sensitive to and enhance existing character. The areas are interlinked and contain complementary facilities and land uses. A number of Opportunity Sites have been identified within each Opportunity Area. These sites are illustrated on the Key Diagram and will accommodate the following uses:
- in the region of 12,500m² net of comparison goods floorspace within or adjoining the Primary Shopping Area;
 - in the region of 3,500m² net of convenience goods floorspace within or adjoining the Primary Shopping Area;
 - new housing providing a range of housing types and tenures as part of mixed use development schemes;
 - new and improved leisure and cultural facilities;
 - new and improved public spaces and pedestrian/cycle links;
 - hotels and visitor facilities;
 - employment and education space including workspace for creative industries;
 - opportunities for cafés and restaurants adjoining the Primary Shopping Area and wider seafront/Bohemia area;

Supporting Documents

8. In accordance with the legal requirements of the plan making process, the policies proposed within the draft document have been tested through Sustainability Appraisal (SA). This is also put forward for approval for public consultation.
9. An Equalities Impact Assessment is also in preparation and will be published when public consultation begins.
10. New supporting evidence studies have or are being prepared including:
- a retail & leisure assessment & urban design analysis document;
 - a Masterplan for the Bohemia area;
 - traffic modelling;
 - a Flood Risk Assessment;
 - a housing needs assessment;
 - Conservation Areas appraisals

11. Further work is being or will be undertaken to inform the submission version of the Plan, including viability appraisal, a 'duty to co-operate statement' and an updated Infrastructure Delivery Plan to take account of the final development proposals.

Consultation Arrangements

12. The Council's Statement of Community Involvement (SCI) provides a framework for consultation in relation to planning policy documents.
13. This stage of consultation is required under regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended and a minimum 6 weeks of consultation is required.
14. In view of the level of interest that is anticipated, and to accord with the compact for East Sussex the period of consultation will run for 12 weeks. Public consultation will therefore begin in late June with the precise date to be agreed with the Lead Member.
15. Public engagement will be encouraged both online and through the press, as well as by direct notification to a wide range of consultation bodies. There will be an opportunity for people to view and discuss the proposals with Council officers before they submit their comments.

Next Steps

16. Following this public engagement exercise, having regard to the comments and feedback received, the AAP will be redrafted and prepared for submission (under Regulation 22). Cabinet and Full Council approval required for the submission draft of the plan.
17. Before submission there will have to be a six week (minimum) publicity period (under Regulation 19), with representations received in response to that collated and forwarded to the Secretary of State through the Planning Inspectorate. A public examination by an independent planning inspector will follow. The examination will test the plan against national tests of 'soundness' and determine if the Council can proceed to adopt the AAP.
18. The Local Development Scheme (LDS) sets out the type and scope of local plan documents the Council intends to prepare over the coming 3 years, and has recently been updated and approved by Cabinet. This stage of consultation, which is scheduled to begin in late June, is in line with the Council's stated timetable (LDS) for progression of the AAP.

Conclusion

19. Cabinet is asked to agree the Hastings Town Centre & Bohemia Area Action Plan Preferred Approaches document and, subject to any presentational or other non-substantive changes being authorised by the Director of Operational Services in consultation with the Lead Member undertake consultation over a 12-week period starting in late June 2018.

Policy Implications

20. The production of local plan documents which are land-use planning documents, will give rise to the need to consider environmental issues. Financial implications arise both from the cost of producing and consulting on such documents, this has been factored in to the 2018/19 Planning Policy budget. Further costs will need to be planned for and factored in to the 2019/20 budget. Local people's views will be sought as part of the process of developing Local Plan documents.

Timetable of Next Steps

21. List of key actions and the scheduled dates:

Action	Key milestone	Due date (provisional)	Responsible
AAP - Public Consultation (Reg 18)	Cabinet Approval	4 th June 2018	Planning Policy
AAP – Publication of the Proposed Submission AAP (Reg 19)	Full Council approval	Jan-Feb 2019	Planning Policy
AAP – Adoption	Full Council	December 2019	Planning Policy

Wards Affected

All

Implications

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	N
Environmental Issues	Y
Economic/Financial Implications	Y
Human Rights Act	N
Organisational Consequences	N
Local People's Views	Y
Anti-Poverty	N

Additional Information

Appendix 1 – Hastings Town Centre & Bohemia Area Action Plan Preferred Approaches

Appendix 2 - Hastings Town Centre & Bohemia Area Action Plan Sustainability Appraisal (SA), May 2018

Officer to Contact

Officer Name Kerry Culbert

Officer Email kculbert@hastings.gov.uk

Officer Telephone Number 01424 783304
