

10/2/19

REF: HM/001082

Dear Sir / Madam

I am writing with strong objections to the proposed development at the old lido, West Marine, directly in front of our beautiful historic building, to build 152 dwellings.

My partner and I only moved here last July and we were so thrilled to find a corner of England unspoilt from developers & concrete monstrosities. It is beautiful, peaceful and charming.

We own a ground floor and basement apartment (maisonette). Consequently our main source of light is the ground floor. This will be blocked. As to noise, we currently hear trains going over the sleepers half a mile away at night (bedrooms are in the basement) so imagine what months of drilling down will sound like, starting early in the morning and carrying on all day. It will be intolerable. Our flat will become impossible to sell and could devalue a lot!

Aside from this, the land was left
for recreational purposes originally and I
believe you should morally maintain
that spirit.

Why can't you develop better alternative
sites like TK Max (a hideous blot on
the landscape, or a couple of other sites
off Berdill Rd. I am sure there are
alternatives.

The people who live here value the
peace and beauty of their surroundings.
I find it hard to believe you are
prepared to ruin that and for such a
large scale plan, 5 floors high which
blocks all light to upper floors as
well.

I am devastated and pray this proposal
goes no further,



[REDACTED]
Hastings Borough Council
Muriel Matters House

Breeds Place
Hastings TN34 3UY

Your reference HM/001082

[REDACTED]
St. Leonards
[REDACTED]

15 February 2019

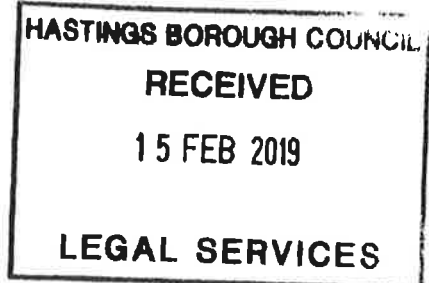
Dear [REDACTED]

In response to the notification in the Hastings Observer regarding the intention to dispose of open space land at Seaside Road St. Leonards. I would like to register my concerns about the secretive procedures undertaken by HBC and the lack of public consultation regarding proposals for this greenfield site.

I strongly object to this proposed land disposal.

Yours sincerely //

[REDACTED]



[REDACTED]

From: [REDACTED]
Sent: 13 February 2019 10:05
To: [REDACTED]
Subject: FW: Notice of intended disposal of open space land....

From: [REDACTED]
Sent: 13 February 2019 10:04
To: [REDACTED]
Cc: [REDACTED]
Subject: Fwd: Notice of intended disposal of open space land.....

**PLEASE NOTE THE EMAIL BELOW, LODGING MY OBJECTION SHOULD HAVE
REFERENCE NO. HM/001082 - please attach. Thank you -** [REDACTED]

----- Original Message -----
From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Sent: Wednesday, 13 Feb, 2019 At 09:53
Subject: Notice of intended disposal of open space land.....

FAO [REDACTED]

I hereby give notice that I object to the councils intention to dispose of this land known as the Old Bathing Pool site. The proposals for this large site have not been presented to the public for consultation and this is unacceptable.

[REDACTED]
[REDACTED]
St. Leonard's on Sea. [REDACTED]

HASTINGS HALF MARATHON

organised by
HASTINGS LIONS CLUB
Charitable Trust No. 293745

Tel/Fax: [REDACTED]
Mobile: [REDACTED]
e-mail: [REDACTED]
www.hastings-half.co.uk



"WE SERVE"

14th February 2019
to Chief Legal Officer,
Hastings Borough Council,
Breeds Place,
Hastings,
East Sussex. TN34 3UY

Dear Chief,
Ref. Notice of intended disposal of open space land in St. Leonards on Sea, East Sussex.
Ref. Quote HM/001082

I have just read in Hastings Observer about the above proposal.
I wish to protest about the way this has been given the go ahead without prior Public Notification, and object to the Proposal.
Are we not able to attend a Council meeting and make a case against this, and the way it has been handled.
I do not believe that the Bathing Pool site will ever be suitable for building houses on, otherwise it would have been in the last Town Plan.
I do not wish to be negative, but would propose instead that the area be concreted, and turned into a base for a park and ride operation, that would link with a bus service going along to the Old Town and back, stopping off at the Theatre/Pier town Centre etc.
This would be far more useful for our Town, and perhaps there would be room for a suitable eating place on site.
I admit we have a vested interest also as the existing site is used for Parking for the Town's Biggest event, the Hastings Half Marathon. With no other parking available the Event could not continue.

I look forward to hearing further from you.

Yours sincerely

[REDACTED]

[REDACTED]

Ref HM/001082 18/2/19

Dear Sir / Madam.

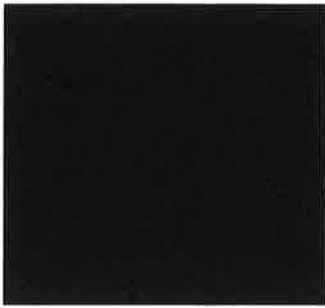
I wish to register my objection to the proposal by Hastings Borough Council to build 152 housing units on the old bathing pool site.

I live in Seaside Road having moved here a few months ago, it was a pleasant surprise to have the green space in front of the house being used by residents and locals and other people from different areas. I think the reason people are attracted to the area is that it is a unique space to be enjoyed at a quiet end of the town.

If the development were to go ahead it would cause major disruption for the residents and shop owners for months and possibly years. The local roads are narrow, there is limited parking here for residents as it is. How would construction lorries, diggers etc access the site, where would construction workers park? The constant flow of vehicles, the noise, dust, vibration from digging would cause huge inconvenience to the local residents and businesses.

I understand the need for more housing, could the site on Bexhill Road be used for housing instead of building more stores/supermarkets?

Yours sincerely.



St. Leonards-on-Sea
East Sussex



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

18th February 2019

Ref - HM/001082

Dear Sir/Madam,

I wish to object to the proposal by Hastings Borough Council to build 152 housing units on the Old Bathing Pool Site. HBC has woefully neglected this land in the past. Now the council is only interested in filling this area with high density housing. As a sop HBC has agreed to provide leisure facilities. These facilities will be insignificant (if actually developed) and will be dwarfed by the mass of housing. The HBC has had secret meetings, and kept its plans hidden from the public, to prevent us from becoming aware of the high density housing proposed.

HBC state that it is unable to fund the proposed recreational facilities unless housing is built as well. It is interesting that HBC managed to fund the recreational facilities in Alexandra Park (and other leisure areas) without the necessity to put up housing. HBC have saved millions of pounds in the past by ignoring this piece of land. Now is the time to allocate funding and make amends to local residents for this sadly neglected but desirable area of open recreational land.

Yours sincerely,





St. Leonards-on-Sea
East Sussex



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

19th February 2019

Ref - HM/001082

Dear Sir/Madam,

I wish to register my objection to the proposal by Hastings Borough Council to build 152 housing units on the Old Bathing Pool Site. For over 30 years this area has been in all but name a village green, used by local residents for leisure purposes, such as dog-walking, kite-flying, keep-fit, school events and, of course, as essential car parking for the very popular Hastings Half Marathon. The proposed housing development will block the view of many residents in the immediate area and will be severely impacted by sea-related erosion. If this sites does need to be developed then the council should be developing it for leisure purposes only, and any housing development should be centred around the vacant and brownfield sites on Cinque Ports Way.

Yours sincerely,



[REDACTED]
**St. Leonards on Sea,
East Sussex.**
[REDACTED]

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

18th February 2019

Dear Sir,

Ref: - HM/001082

Whilst we agree that housing is needed in Hastings, we feel the old bathing pool site is not ideal for 152 new dwellings. The plan must be for very small dwellings to fit into the space there., unless the plan is to give no space between each home.

We object to this plan for we feel that the area needs the open space for the local residents. Living as we do, opposite the area, we see how popular the green is for all kinds of activities throughout the year. We feel it would be more beneficial to enhance the area by having a café and some seating on the green, also to make it more attractive by putting in a few beds with shrubs and flowers in, in general, make it a very pleasant space for the community.

We also object to the scheme because of the amount of traffic 152 dwellings will bring to the restricted area. 152 homes crammed into the small space will leave very little space for a car and in this day and age, many families own two or more vehicles.

Yours truly
[REDACTED]
[REDACTED]
[REDACTED]



St. Leonards-on-Sea
East Sussex



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

18th February 2019

Ref - HM/001082

Dear Sir/Madam,

I wish to register my objection to the proposal by Hastings Borough Council to build 152 housing units on the Old Bathing Pool Site. This is a unique site in that it is the only surviving grassed area that fronts onto the sea. For over 30 years this greenfield site has been both open to local residents (and visitors) and enjoyed by them for a variety of leisure pursuits. To replace this valuable resource with high density housing, as HBC proposes, is to lose this resource forever and is totally unacceptable. The only development on this site should be for leisure purposes, including those to support the viability of the proposed slipway. So a chandlers or fishing store and a café would be regarded as a progressive measure, whilst the eastern end would be maintained as an open green space still.

Furthermore, the proposed 4-storey housing development at the eastern end of the site would deny many existing residents their current view and light. It would also result in even greater traffic density and parking congestion along roads that are already saturated. This proposed development is ill-conceived and lacks genuine support from local residents, as was proved at the last open meeting, held in the Royal Victoria Hotel, where there was vociferous opposition the previous plan (which this one closely resembles).

The brownfield and vacant sites around Cinque Ports Way offer far better alternatives for medium or even high-rise developments; and this would centre development near the proposed slipway.

Yours sincerely,



[REDACTED]
Hastings
East Sussex
[REDACTED]

15/2/ 2019

[REDACTED]

Dear Chief Legal Officer,

QUOTE ref: HM/001082

NOTICE OF INTENDED DISPOSAL OF OPEN SPACE LAND
ST.LEONARDS ON SEA, EAST SUSSEX
LOCAL GOVERNMENT ACT 1972 SECTION 123(1)(2a)

This former bathing pool site has been vacant for 30 years and used by many local residents as a recreation area will suddenly be changed into a huge housing development. Has anyone from the Borough Council approached the local residents to explain what is going to happen. The residents of Seaside Road will loose their sea views, the children's play area, car park, the small cafe and the beach hut owners some of whom have owned former bathing pool beach chalets and now the present beach huts will loose everything. Have any local residents been informed or involved in the planning of this housing development. Will walkers, cyclists, the Hastings Marathon runners have access through the site and all those who loved the beach beyond. Thousands of local people and visitors have enjoyed this small recreational area. Please re-consider carefully what you are going to do before you loose this area for ever.

For comparatively little investment it could make a fantastic garden area, with a paddling pool for the kids, a little café, with imaginative tree planting around.

Your sincerely,

[REDACTED]

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

[REDACTED]
St Leonard's-on-Sea
East Sussex
[REDACTED]

14th February 2019

Ref. HM/001082

Dear Sir or Madam

We write to object to the plans to sell off the site and surroundings of the former bathing pool at West Marina.

This will involve the loss of a sizeable stretch of seaside promenade, requiring a detour along the busy Bexhill Road. The current promenade is a unique, calming, green space and resource for the local community as it is the only section not impinged on by houses, roads or the railway. The development will completely destroy that. This short-sighted privatising and selling-off of the sea view will deprive the existing residents of our enjoyment of a precious resource.

The development itself seems completely out of scale for this suburban area and will be an alien and unsympathetic blot on the landscape. The area also lacks the infrastructure to support the number of homes and householders envisaged.

The detrimental environmental impact from this project will be immense and prolonged.

We are not aware of any demand for the further facilities mentioned and feel they are merely window-dressing by the developers.

This is absolutely no merit in the pretence that this site can sustain the development proposed for it. We urge the council to reconsider its position.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]



St. Leonards-on-Sea
East Sussex



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

19th February 2019

Ref - HM/001082

Dear Sir/Madam,

I wish to formally object to the proposal by Hastings Borough Council to build 152 housing units on the Old Bathing Pool Site. For over 30 years, since it was grassed over, this site has been a well-loved and much used open area for leisure purposes by the local community. It must be retained as such, not just for us but for future generations. The Old bathing pool site is a unique area in that it is the last green, open space in the area fronting directly onto the sea. We should be celebrating this – not destroying it!

Yours sincerely,



CHIEF. LEGAL OFF.,
HASTINGS. B.C.
TN34 30Y

[REDACTED]
ST LEONARDS IS
[REDACTED]

18.2.19

Dear Sir.

BUILDING ON BATHING POOL SITE

WE wish to object to this proposal. because
for 30 odd years this has been for recreation etc,
It has been quite secretive, very hard to get
information with small notices in Observer &
the Sale of land. With very vague ideas
of exact location, this also applied to the
small concreted area which was I believe,
not so much sold but seemingly transferred
to have to go to the Information Office to view
plans is wrong 4 or 5 yrs ago - VICTORIA HOTEL
with 152 units to be built. What about
the Traffic problems Seaside Rd is very narrow
& the road to get onto Box Hill Rd is not
very friendly to get ~~in~~ out of it

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 21 February 2019 09:48
To: Democratic Services
Subject: Save our Bathing Pool "Open Space". Sent 21st February 2019.

I strongly object to HBC disposing the Bathing Pool site to developers to build over 100 houses etc. This "Open Space" is for recreation use. Build houses on land elsewhere NOT ON OUR SEA FRONT.
Why are you even considering such a thing????
[REDACTED]

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<http://www.star.net.uk>

19 February 2019

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

Dear Sir/Madam

Re: Old Bathing Pool Site – Ref: HM/001082

I am writing to object to the sale of the of bathing pool site land for potentially high density (and if past developments in our town have shown, potentially low quality unattractive housing).

What our town needs are more good quality leisure activities on the seafront or leisure accommodation that reflect the seafront location and bring real improvements and benefits to that part of our town.

Some time ago, I read that Peter Chowney was saying that Hastings and St Leonards didn't have enough hotel bedrooms in this town compared to say Eastbourne. So surely the focus for our seafront should be leisure or accommodation.

Peter Chowney made assurances during a council meeting on 17th October 2018 that the focus for the old bathing pool site will indeed be primarily as a seafront 'destination'. However, I cannot see that if there are 152 housing units there, then there would be much room for any leisure destinations. Although I do understand that housing would possibly be needed to fund any leisure investment, the density and aesthetics of the housing needs to be carefully planned and designed to reflect the fantastic location.

However, I have great concerns about what Hastings Borough Council consider acceptable design and pleasant places to live, considering the recent hideous developments near Summerfields Woods. I believe it is called Bohemy Fields, which are far from field like and are just brown boxes with very small windows. Hardly the inspiring, modern and eco-design that the council often fanfare in their various consultations.

If anything other than a high quality mix of leisure and residential is considered for the old bathing pool site, that reflects the seafront location and other architecture in the area, it would be a catastrophe for our town and seafront that we are left with for generations to come. (Like the hideous stain that the horrendous and mostly empty Ocean House has left on our town).

Yours faithfully



19 February 2019

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

Dear Sir/Madam

Re: Old Bathing Pool Site – Ref: HM/001082

I am writing to express dismay and concern about the potential sale of the old bathing pool site for a high density housing development of 152 homes.

This land has potentially great value for our town as a leisure destination due to its seafront location and I am concerned that such a large development for purely housing will be more detrimental than beneficial to the town and its residents.

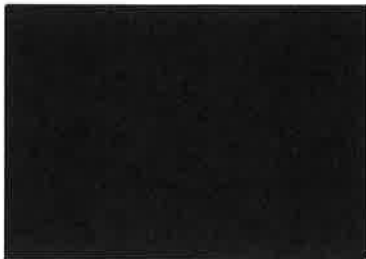
Such large scale housing developments may be more appropriate for development further in land, but not for a key seafront destination.

Peter Chowney made assurances during the council meeting on 17th October 2018 that it is intended that the focus will indeed be on the leisure aspect of the site but some housing would be needed to fund this. However, recent developments such as Bohemy Fields near Summerfields Woods, leave me very sceptical about any new developments that could be planned for our town. This housing is a far cry from the design led eco-housing that Hastings Borough Council talk about in their various consultations.

It is imperative that the Council get the right developers with a true vision for this potentially fantastic location at the old bathing pool site, otherwise our town and its residents will be left with a terrible legacy for years and generations to come.

Yours faithfully





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

Ref - HM/001082

19th February 2019

Dear Sir or Madam,

I understand that , during the recent past, there have been collective objections put forward by the West St Leonards community to the above referenced proposal by Hastings Borough Council to build 152 housing units on the Old Bathing Pool Site.

However, I further understand that individuals must also write to you with their personal objections to the proposal and I am pleased to provide you with mine.

In no particular order, should this proposal go ahead, my prime objections are as follows:

- Overall negative environmental impact on the area ;
- Increased pollution (possibly an additional 300 private vehicles wending their way through the already busy and congested Grosvenor Gardens and Seaside Road);
- Personally, I deliberately chose to buy here because of my suffering from chronic asthma and medical recommendation to live in a "cleaner air" environment;
- Loss of large, open space that has been and continues to be enjoyed by local residents and visitors such as parents with their children, dog walkers, cadets' training, surfers etc. These activities are a joy to watch from the balconies of Marina Park, an award winning development;
- The person who originally bequeathed the site to the Council did so on the understanding that it would be used for leisure purposes only (albeit this caveat has now expired);
- Throughout the actual development, there would be dreadful noise, disruption to daily lives and pollution for all local residents alike;
- The developer would need to undertake a deep clean / potential refurbishment of the properties adjacent to the project as a result;
- The local community will lose the wonderful views they currently enjoy;
- The development will have a negative impact on the value of all properties in Seaside Road and Grosvenor Gardens; the Council Tax of each would need to be reviewed and probably reduced;
- Potential for further flooding to neighbouring properties owing to the actual sea level being low and, of course, due to become even lower, (Marina Park has experienced flooding) .

Thank you for your consideration of the above and trust the right decision will be made to prevent such a large residential development being approved by the Council. An alternative, more imaginative plan should be considered that results in maintaining and even enhancing the quality & enjoyment of life in the area for all local residents and visitors alike.

Yours sincerely



[REDACTED]

From: [REDACTED]

Sent:

08 February 2019 11:16

To: [REDACTED]

Cc: [REDACTED]

Subject:

Old Bathing Pool site and proposed development

[REDACTED]

I would like to draw to your attention contextual statements made by Council Leader Peter Chowney in an interview to the Hastings & St Leonards Observer on 23rd October 2015 regarding the 'old bathing pool' site, and my observations:

"This is the last large vacant seafront site in Hastings, and we've been keen to regenerate this area for some time. "We want to develop the site for mixed housing and leisure uses, with the housing paying for development of the rest of the site. "Because of the large surface water holding tank in the centre of the site, and flood risk, there are constraints on how the site can be developed."

"Housing would have to go at the eastern end, and the centre part left as open space. "But we are determined to improve this area, making it a place that people will want to visit, to help improve the local economy. "

1. My understanding is that this area was left to HBC on trust with the condition that it was only used for social and leisure use. Would you comment on this and how that aligns with your proposed development?

2. Local residents already visit this area in good numbers. These are local people who are already ratepayers. They use this area to walk their dogs; train on it; fly model planes & kites from it; sunbathe on it and kick balls on it; the marines train regularly on it; the Hastings Half Marathon parks on it; and local schools use it for activity days out. They are utilising a grassed area that is special because it is flat, free of trees, safe at night, and in a lovely setting. What are you offering them as a substitute?

3. How are you improving the area for its residents by denying them this?

"We do understand that the site is important, and sensitive, and will ensure that any development is appropriate, and built to the quality and standard of design that such a prominent and sensitive site deserves. "

4. This site is heavily exposed to salt corrosion and, currently, experiences flooding. As it is now proven that sea levels are rising, how will you guarantee that the development will be of a quality that lasts the test of time?

5. How will you overcome the reduction in daylight for existing residents in Grosvenor Gardens & Seaside Road and the subsequent light pollution at night from the proposed development?

6. How will you overcome the removal of a view from existing residents in Grosvenor Gardens and Seaside Road?

7. How will you cater for the extra parking required for the (realistic) 2 cars per new dwelling when the immediate area is already saturated?

"So we won't just be selling the site to a developer. Rather, we will be working with a developer to make sure we have control over what gets built there, and what it looks like. That will mean involving the local community in developing detailed proposals, but meaningful consultation can really only take place as plans are developed and brought forward. So, if cabinet agrees, we will be marketing the site to look for a developer who can work with us in the way we want, and come up with proposals for how the site could be developed to achieve our plans. Clearly we are only at the very start of the process at the moment. It may take two or three years before development begins. But by starting now, we can take advantage of a grant provided by East Sussex County Council which will help to reduce our cost and risk, and ensure that this long-empty site is developed to the benefit of the local community, and to visitors."

8. What controls are you planning to put in place to control the developer? For example, will you enforce the requirement for a high percentage of social housing, or will you let the developer renege on this when they are already financially committed to the development?

9. At which point will you seriously involve the local community in the proposed development?

a. From our side of the council benches residents, including myself, believe there is a deliberate aim to not engage with residents until it is too late to make a difference. To date, there has been an open meeting with interested parties at a local hotel to discuss the plans of the previous strategy (which are very similar to the latest); but otherwise there have been no formal open meetings in the early stages that could influence the plans. Is this because on that occasion there was a united and vociferous opposition?

b. Since then I have read of closed council meetings and restricted access to development plans for non-Labour councillors. Is this an example of local democracy or rather an example of an abuse of power in a local authority? I wonder whether Labour's actions have crossed local authority guidelines that the Ombudsman would object to.

10. If our village green already provides a unique purpose and major benefit in providing leisure use for local residents, why are you ignoring their wishes?

11. As already indicated, this development will not benefit the existing residents who are ratepayers, voters, car parkers, and currently enjoying what has been since 1993, for all of us in West Marina, our village green. This seems to be more about fulfilling a government quota. Can I point out that the UK government itself admits there is less need than they thought for additional housing?

I wish to stress that this development is not wanted by local residents and wish to register my strong objection to the proposed desecration of what is a well-used and well-loved green area situated in a unique position by the sea. Like others, I expect HBC and its elected representatives to protect this grassed area – not destroy it!

I am assuming that the views attributed to Peter Chowney in 2015 are still held and are representative of the controlling Labour party. Therefore I think it is reasonable to request full responses to what I believe are fair and constructive points. I await replies from each of those to whom this email is addressed. I will follow this email up with printed copies and hand-deliver these if required.



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<http://www.star.net.uk>

[REDACTED]
Muriel Matters House
Breeds Place
Hastings
East Sussex
TN34 3UY

[REDACTED]
[REDACTED]
[REDACTED]
St. Leonards
[REDACTED]

10 January 2019

Dear [REDACTED]

We are residents at Marina Park, overlooking the West Marina bathing pool site on Seaside Road, and have been advised of the council's plans to redevelop the site. Whilst we are very happy to see the council giving attention to the general area of West St Leonards, we are naturally concerned about any specific development of the old bathing pool site and keen to be updated on your plans.

Unfortunately we have been unable to find any details of your plans online – if you could kindly point us in the right direction, we would be most appreciative.

In the absence of publicly available information, we have been examining the council's broader documents, starting with the "Hastings Local Plan" and the "Development Management Plan" ('DMP' below) and we have some observations and questions as below:

1. **The Classification of the site**

Item 6.94 of the 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 is:

Brownfield sites/previously developed land)

'Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.' The definition includes defence buildings, but excludes:

- *Land that is or has been occupied by agricultural or forestry buildings.*
- *Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.*
- *Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.*
- *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).*

It would seem to us that the last exclusion in this definition (4th bullet point, underlined) more correctly defines the old lido site, especially given the length of time (more than 25 years) since the demolition of the lido. On the basis of the council's definition, we would suggest that the specific site of the lido should be defined as greenfield, which impacts the percentage of housing that will be expected to make provision for affordable housing, increasing the requirement from 25% for developments greater than 15 dwellings or 0.50 ha to 40% (POLICY H3: Provision of Affordable Housing).

Having said that, the council's Local Plan under the Strategy for Western Area states the following:

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.

This would suggest that, as an existing area of greenspace, it would seem that the specific site of the lido should not be developed at all.

2. Housing mix

This is potentially a highly attractive location – right next to the sea, with a good part of the potential site having a sea view. Indeed, the DMP for the broader site states that *"Opportunities should be taken where possible to exploit the sea views that the site offers"*. The council clearly has a target for affordable housing, but we find it quite baffling how this could be considered a target site for cheaper accommodation.

We have noted that the council is talking about lower rents or special schemes, and is not referring to properties that could be sold at lower market prices, however we would suggest that you should be giving local residents clarification as to how property in this proposed development could fit under that classification. There are far more suitable sites in the area for such accommodation.

3. Density

The local plan 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.

By our rough calculations, the full site measures between 1.60 and 1.70 hectares, so anything above 65 dwellings would put it into a high density classification. I believe the plan is for considerably more than this.

In addition to these three main points, there are some elements that we would seek clarification on, as follows:

4. Supporting sustainable communities

Under your 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 space has been used a fair amount 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.

Finally, and of particular importance to us, the Site Allocations element of the DPM 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,

[Redacted signature]

[Redacted name]

[Redacted signature]

[Redacted name]

[Redacted line]