

# Hastings Draft Local Plan Preferred Options (Regulation 18) Consultation 2026 – Response form

**Part B:** Complete this part for each comment you make (continue on a separate sheet if necessary)

**Which part of the Plan or evidence base are you commenting on** (enter policy number, paragraph or section)?

Strategic Policy 1  
Strategic Policy 2  
HS2, HS4, HS5, HS11, HS12, HS15, HS17, HS20, HSS3

Do you support or object to the policy, paragraph or section?

X Support            X Object      X Comment

If your response is over 100 words, please enter an optional summary here (up to 100 words)

The demands of central government do not take account of the reality in Hastings. More housing is needed, but it needs to be genuinely affordable, ie, social rents for many inhabitants.  
As a general rule private developers should not be involved, since they appear to expect excessive profits.  
Possible sites for housing within the neighbourhood area are also considered in the annexed table.

**Enter your comments here** (provide evidence/ references where possible, and tell us what changes you suggest that would address your concerns)

## 1. Government Demands and reality

- (a) The expectation of Central Government for the number of houses to be provided by Hastings BC appears to take no account of the geographical realities of the borough.
- (b) The boundaries of the borough are the sea to the south and countryside to the north including the High Weald and Combe Valley, where housing is not appropriate.
- (c) Within the borough development has been directly affected by the geography with steep sided valleys running down to the sea and limited shore land.
- (d) On the other hand there is potential for renovating and up-grading the energy efficiency of existing housing and more of such housing as it becomes available.

## 2. Housing provision

- (a) The LP indicates in paragraph 4.22 that new homes will be delivered primarily through private development and this mirrors the indications from Central Government that the main source of new housing will be the private developers, dominated by a few very large companies.
- (b) It has been reported that over the last 10 years or so whilst the basic costs of building housing,

which is made up of the acquisition of land and the actual build, have gone up in line with general inflation, the profits of developers have doubled. Reference for example <https://opusllp.com/housebuilders-profit-margins-finances-and-interest-rates/> referring to research by Brunel University

The core suggestions from these two hard hitting pieces are:

- Land prices have remained static in real terms since 1998.
- The return on capital employed for buying land for housebuilding is currently 30% for investors.
- Build costs (allowing for inflation) have been constant for the past twenty years.
- In the past fifteen years, the profit on the average new build house has risen from £6k to £63k.

(c) In addition developers can acquire land and bank it for the future, freezing it from development until they can be assured of a sufficient profit.

(d) Since the need for housing is a basic human right, this model of development for housing is not acceptable and the LP should encourage alternative models through cooperatives and community led housing provision.

### 3. **Affordability of Housing and tenure**

(a) The housing needs assessment prepared by Aecom for the forum found that house prices in the neighbourhood area are higher than in the surrounding areas. In addition local households on average income are unable to access even entry-level homes without a very large deposit and private renting although slightly more affordable is generally only accessible to those on or above average incomes. This can be found on the West St Leonards website:

[https://www.weststleonards.org.uk/images/pdfs/planning%20documents/West St Leonards Housing Needs Assessment FINAL.pdf](https://www.weststleonards.org.uk/images/pdfs/planning%20documents/West%20St%20Leonards%20Housing%20Needs%20Assessment%20FINAL.pdf)

(b) For this reason it is welcomed that there is reference to social rents in the Local Plan, but this needs to be made part of every large development and it reinforces the need for housing to be provided through the Local Authority or not for profit housing associations or other community based organisations

### 4. **Housing need**

(a) The need for good housing for residents on or below average incomes is clear and the council's work towards acquiring housing to provide long term accommodation for homeless people is applauded.

(b) More work may need to be done to ensure that homeless people are rehoused, without conditions and then provided with appropriate help and support to meet their specific problems.

### 5. **Development Potential Area Policy 1 (D1): Land at Breadsell HL156**

(a) This site is outside the area of West St Leonards, to the north of Queensway in open countryside. If it is accepted as a site for housing, its development should include provision to improve services:

- i. connectivity by buses and cycles
- ii. necessary services for domestic life – shopping, health care services, schools,
- iii. leisure activities.

These requirements are noted in the assessment of the site along with environmental considerations

(b) These provisions should also take into account the needs of the Darwell Close / Porters Grove Developments and along the north end of Harley Shute Road as well as Hollington where development has taken place over a number of years without apparent thought being given to the wider needs of the communities.

(c) This would be a substantial development which if done properly and with regard to the needs of the new community and the existing neighbouring communities could be valuable for the whole of this area.

**6. Policy HA1: Applications for Housing and Mixed-Use proposals**

- (a) The policy lists the matters to be considered, including transport, but this needs to be more specific. Transport needs to include public transport, (buses and trains) as well as bicycles and pedestrians.
- (b) The policy does not mention other local services in particular
- i. Health Services
  - ii. Local Shops
  - iii. Education
- all of these need to be easily accessible ideally within 15 minutes
- (c) There is also no reference to leisure activities and this includes the need for community centres and sports activities. At the moment there is no public house north of the Comet in Harley Shute Road or West of London Road / Sedlescombe Road. The only community centre in the area is the Robsack Centre in Bodiam Drive and then the TileKiln and Hollington Centres to the East.

7. The sites proposed for housing are on

<https://storymaps.arcgis.com/stories/9134e09bd6824829a9e7b9dd13c4e793>

The map includes sites which were in the previous plan, with a different reference number. The current number is given in the first column and the second number is with the site address

8. Attached is a schedule of the housing sites within West St Leonards Neighbourhood Area, with comments as necessary on the proposed sites already set out in the Local Plan and adding some additional possible sites.

All comments will be taken into account ahead of the next stage, the Proposed Submission (Regulation 19) version of the Plan, due to be published later in 2026.