

# 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)?

Policy HS2: Seaside Road, West St Leonards

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

Support       Object       **Comment**

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

An overview of the problems relating to the Old Bathing Pool site and the need for the Council to try and take back control and then work with the local community as well as the MOD and the owners of the HS11 site both in Cinque Ports Way.

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

As noted in the introductory response, <Reg18\_PO\_Response\_Form\_WSLNF\_intro.doc >, none of the plans for redevelopment of the Old Bathing Pool Site have been fulfilled and currently the council is tied into a lease for 250 years with West Marina St Leonards Limited, which is a subsidiary of Generator Group Ltd. (the exact relationship has not been checked, but their registered offices are at the same address and they share directors). From the mid sixties the Bathing Pool deteriorated although there are still people who recall it with great affection and nostalgia. In the nineties it was demolished and at a latter date the concrete chalets which were very popular were also demolished on the promise of immediate development. 30 years on nothing has advanced and the council, who initially promised that the site would be re-developed as a destination site to attract visitors to the area, have committed the site to be largely used for housing, although in the current local plan this is reduced to 120 units, plus commercial and leisure activities.

The copy of the lease available at the Land Registry is missing three pages, but it does contain a break clause if planning permission for development has not been received within 5 years, with that deadline being extended if the planning application has been refused and is subject to an appeal.

This is the result of the failure of previous administrations of the council to engage seriously and constructively with the community. It has wider results in the run down appearance of the shops along Bexhill Road and the unwelcoming access from West St Leonards Station. The ideal solution would be to end the relationship with Generator Group either by agreeing the termination of the lease or activating the break clause if possible in 2029. In the meantime active discussions need to be held with the local community as well as the MOD and the owners of the Stamco site to enable a plan for the whole area to be

considered.

Whilst that is being advanced, the eastern end of the bathing pool site could be used for pop-up activities following the model used for the front at Brighton.

Referring to the sections of HS2 in detail -

**Policy HS2 Seaside Road West St. Leonards -**

**HS2 (a)** 25% affordable homes is proposed, but the local residents who need housing cannot afford the proposed affordable housing and the need is for social housing with much lower rents; this is discussed in the Forum's response on housing file <Reg18\_PO\_Response\_Form\_housing.doc>. In addition all too often the promise of affordable housing is watered down as the development advances.

The other issue is the control of sales so that 100% are sold as primary residencies rather than ending up as second homes either rarely used or let for holiday lets..

The Forum's estimate is that the location can only accommodate the development of up to 76 homes consisting of 2 storeys and one 6 storey block all built safely away from the beach where climate change would make them increasingly vulnerable to storm damage. See suggested plan at the end.

**HS2 (b) (leisure)** The Old Bathing Pool site is considered to be, and is used as, the most natural location for the social heart of West St. Leonards. It is at the western end of Hastings' promenade, on the cycle path NCN2, directly connected to the beach and has two pubs, a parade of shops, West St. Leonards Station and a cluster of schools within one to ten minutes' walk.

The comments received in surveys and meetings is that residents would like the site to be developed with a social and economic centre occupying the area east of the tank lids including a playground, a garden, possibly a lido/tidal pool, a cafe and pop-up sport (particularly watersports), markets and retail outlets with a direct connection to the beach forming an enticing destination for residents and visitors. This would be a relatively light burden on the rubble and services substrate.

Development plans should consider flood defences within the project and also look at ways of capitalising on energy on-site, through solar panels and heat pumps.

**HS2 (c) (co-ordinated development)** This proposal is welcomed, but it should be extended to include the MOD site, HL11 in the 2015 plan, but not referenced in the current local plan as well as the HS11 site (the Stamco Site). The MOD site could potentially accommodate up to 50 new homes. HS11 is proposed for 27 – 45 houses, but it could potentially be built higher and so have a greater density so overall there could be more houses.

**HS2 (d) (walking & Cycling)** These proposals are also welcome: walking and cycling can only be made more possible and useful with reduction of cars moving and parked, adequate crossings, continuous dedicated traffic-free networks to walk and ride on. The proposed development on Seaside Road should be internally car-free with vehicle access to homes but parking only on the western boundary to maximise space for living and help minimise the local traffic burden.

There could be a mobility hub on the eastern edge with club hire cars, electric bikes and limited paid for private parking.

**HS2 (e) (Southern water)** Southern Water's tank lids and the electricity substation in the middle of the site should be made as inviting and useable as the area's primary use allows but cannot accommodate a playground or seating and should not be considered useful public space.

**HS2 (f) (Sewage system)** This is clearly necessary – the need though emphasises the complexity of the site, and suggests that it is simply not appropriate for private development

**HS2 (g) (protect Grosvenor Gardens)** This policy is clearly acceptable, and it reinforces the need for the renovation and restoration of the whole site to be done in conjunction with the local community

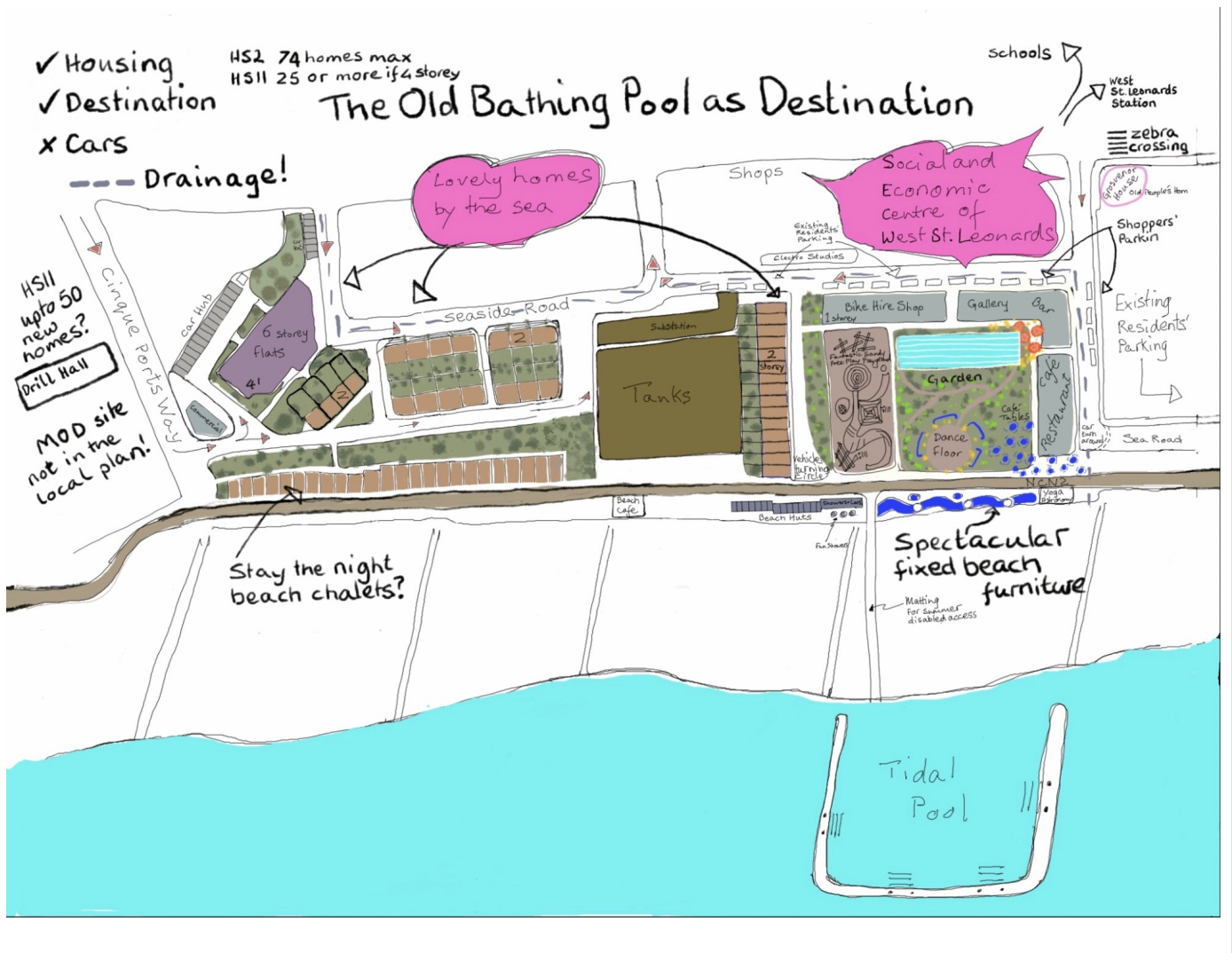
**HS2 (h) (Protect beach)** It is right to minimise harm to the vegetated beach and this could be helped with a beach garden.

**HS2 (i) (Improve access)** Both ends of the bathing pool site need to be made attractive and inviting. The green to the east of the tanks at the end of the formal promenade from Hastings is perhaps the most important, since this area will be the main destination and meeting place for locals and visitors open to the sea

**HS2 (j) (New open space)** The possibility of redesigning the covers of the tanks should be considered to make them more attractive and discrete,

**HS2 (k to n)** Care and engineering will be needed to prevent the higher area to be developed becoming impermeable to rain which would run straight into Seaside Road and Grosvenor Gardens turning them into a moat and overall these points emphasise further the need for serious consultation with the local community.

This is one proposed plan for the area – it includes more houses than we have thought appropriate, but it could help develop more discussion:



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.