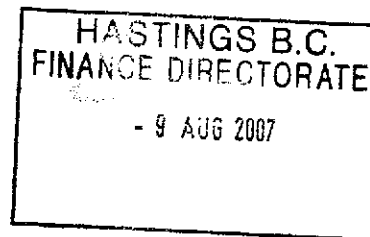




HOUSE OF COMMONS

LONDON SW1A 0AA
020 - 7219 - 3000



Simon Hubbard
Executive Director, Regeneration and Planning
Hastings Borough Council
Aquila House
Breeds Place
Hastings

Our Ref: AS/ 01071096

07 August 2007

Dear Simon Hubbard

RE: Hastings College Archery Road Site: Burton St Leonards Society

I have been approached by the Burton St Leonards Society who are concerned for the future of the Archery Rd college site once HCAT move to their new surroundings in the town centre.

I understand that the land has been transferred to Langs the contractors and it is likely that the tower block will be demolished but that no plans have been made for how the land will be used subsequently.

What Burton St Leonards have asked is whether the Town Planners would on this occasion be prepared to act pro-actively in advance of proposals being made, to ensure that there is at the very least a "set of principles" to guide development. I am sure the Department would agree the need to ensure a development that is in keeping with the architectural standards in Burton St Leonards and such a brief would prevent inappropriate planning applications and the local objections that would no doubt ensue.

I would welcome your views on this issue and hope you are able to reassure the Society and other interested parties that the Planners will take a precautionary stance in this instance.

Yours sincerely



MICHAEL FOSTER DL MP

Regulation 10

9 AUG 2007

Please quote: AR50050T//LM
Your reference:
Date: 15 August 2007
Please ask for: Tim Cookson
Telephone direct: (01424) 783201
Fax: (01424) 783208
E-mail: tcookson@hastings.gov.uk

Tim Cookson
BSc(Econ) CIM DipTP DipArchCons IHBC MRTPI
Borough Planning Officer
Century House, 100 Menzies Road
St. Leonards-on-Sea
E. Sussex. TN38 9BB

Michael Foster DL MP,
Ellen Draper Centre,
84 Bohemia Road,
ST. LEONARDS-ON-SEA,
E. Sussex. TN37 6RN.

Dear Mr. Foster,

**Hastings College, Archery Road Site:
Burton St. Leonards Society**

Thank you for your letter dated 7th August concerning the above matter. Simon Hubbard is on leave at present and I am responding on his behalf.

The Council have been working closely with the site owner, prospective developer and relevant agents in order to achieve an acceptable form of development on the site. I can assure you that we will be seeking a development of high quality architecture within this designated conservation area.

The Council will expect the development to meet the relevant policies set out in the adopted Hastings Local Plan (2004). In particular, Policy C1 concerning development within conservation areas which sets out our requirements as follows:-

Planning permission for development proposals within and adjacent to conservation areas will not be granted unless:-

- a) The proposal would preserve or enhance the buildings, related spaces, the streetscene and other features that contribute to the character or appearance of the area;
- b) There is a high standard of design and detailing which reflects the surrounding architectural style, scale, massing, boundary treatment and site coverage;
- c) Trees, gardens, spaces between buildings and other open spaces (and particularly parks and gardens in conservation areas) which contribute to the character of the area should not be lost;
- d) High quality/traditional materials and finishes that are sensitive to neighbouring properties must be employed;
- e) The layout and arrangements of the building(s) should follow the pattern of existing development and plot widths; and
- f) The character and amenity of the area would be safeguarded following the accordance of the development with suitable car parking and access requirements.

Continued/.....

The Council will expect all planning applications to be accompanied by sufficient information to allow a full assessment of the proposal to be made and will refuse planning permission if such information is not provided.

I hope you are reassured with the approach we intend to adopt but do not hesitate to contact me if you require further guidance on the matter.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tim Cookson', written in a cursive style.

Tim Cookson
Borough Planning Officer

cc: Simon Hubbard
Ray Crawford
Andy Robinson

Please quote:
Your reference: AS/01071096
Date: 9th August 2007
Please ask for: Simon Hubbard
Telephone direct: 01424-451753
Fax: 01424-451515
E-mail: shubbard@hastings.gov.uk



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minicom: 01424 781755

Dear Mr Foster,

Hastings College Archery Road Site : Burton St. Leonards Society

Thank you for your letter regarding the Hastings College Archery Road site. The matter you raise is of obvious interest and I will get back to you as quickly as possible.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Simon Hubbard", written over a horizontal line.

SIMON HUBBARD
Executive Director Regeneration & Planning

