



Planning Committee

Members of the public are welcome to attend and listen to the discussion of items in the "open" part of the meeting. Please see notes at end of agenda concerning public rights to speak and ask questions.



The Planning Committee meets in the Court Room of the Town Hall which is located on the ground floor. Entrance is via the main door or access ramp at the front of the Town Hall. Parking bays for blue badge holders are available in front of the Town Hall and in the car park at the rear of the Town Hall.



An induction loop operates to enhance sound for deaf people who use a hearing aid or loop listener.

If you require further information or assistance please contact the Local Democracy team – contact details at end of this agenda.

This agenda and accompanying reports are published on the Council's website in PDF format which means you can use the "read out loud" facility of Adobe Acrobat Reader.

Please ask if you would like this agenda and/or any of the reports in an alternative format.

MEMBERS: Councillor Ungar (Chairman); Councillor Harris (Deputy-Chairman); Councillors Hearn, Jenkins, Liddiard, Miah, Murray and Taylor

Agenda

- 1 Minutes of the meeting held on 29 October 2013.**
Previously circulated.
- 2 Apologies for absence.**
- 3 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct (please see note at end of agenda).**

4 Urgent items of business.

The Chairman to notify the Committee of any items of urgent business to be added to the agenda.

5 Right to address the meeting/order of business.

The Chairman to report any requests received to address the Committee from a member of the public or from a Councillor in respect of planning applications/items listed and that these applications/items are taken at the commencement of the meeting.

6 2 - 4 Moy Avenue. Application ID: 130708 (PPP) (Pages 1 - 14)**7 6 Linkway. Application ID: 130753 (HHH) (Pages 15 - 20)****8 18 Lottbridge Drove. Application ID: 130707 (ADV) (Pages 21 - 26)****9 5 Wessex Place. Application ID: 130664 (PPP) (Pages 27 - 32)****10 11 Park Place. Application ID: 130673 (HHH) and 130674 (CA Consent) (Pages 33 - 40)****11 Employment Land Local Plan. Report of Senior Head of Development. (Pages 41 - 88)****12 South Downs National Park Authority Planning Applications.**

Verbal report.

Inspection of Background Papers – Please see contact details listed in each report.

Councillor Right of Address - Councillors wishing to address the meeting who are not members of the Committee must notify the Chairman in advance.

Disclosure of interests - Members should declare their interest in a matter at the beginning of the meeting, and again, at the point at which that agenda item is introduced.

Members must declare the existence and nature of any interest.

In the case of a DPI, if the interest is not registered (nor the subject of a pending notification) details of the nature of the interest must be reported to the meeting by the member and subsequently notified in writing to the Monitoring Officer within 28 days.

If a member has a DPI or other prejudicial interest he/she must leave the room when the matter is being considered (unless he/she has obtained a dispensation).

Public Right of Address – Requests by members of the public to speak on a matter which is listed in this agenda must be received in writing by no later than 12 Noon, 2 working days before the meeting e.g. if the meeting is on a Tuesday, received by 12

Noon on the preceding Friday). The request should be made to Local Democracy at the address listed below. The request may be made by letter, fax or electronic mail. For further details on the rules about speaking at meetings please contact Local Democracy.

Registering to speak – Planning Applications - If you wish to address the committee regarding a planning application you need to register your interest with the Development Control Section of the Planning Division or Local Democracy within **21 days** of the date of the site notice or neighbour notification letters (detail of dates available on the Council's website at www.eastbourne.gov.uk/planningapplications).

Requests made beyond this date cannot normally be accepted. This can be done by telephone, letter, fax, e-mail or by completing the local democracy or planning contact forms on the Council's website.

Please note: Objectors will only be allowed to speak where they have already submitted objections in writing, new objections must not be introduced when speaking.

Further Information

Councillor contact details, committee membership lists and other related information is also available from Local Democracy.

Local Democracy, 1 Grove Road, Eastbourne, BN21 4TW

Tel: (01323) 415023/415021 Text Relay: 18001 01323 410000, Fax: (01323) 410322

E Mail: localdemocracy@eastbourne.gov.uk

Website at www.eastbourne.gov.uk

For general Council enquiries, please telephone (01323) 410000 or E-mail: enquiries@eastbourne.gov.uk

This page is intentionally left blank

Agenda Item 6

App.No: 130708 (PPP)	Decision Due Date: 27 December 2013	Ward: St Anthonys
Officer: Richard Elder	Site visit date: 6 November 2013	Type: Full Planning Permission
Site Notice(s) Expiry date: 24 October 2013 Neigh. Con Expiry: 24 October 2013 Weekly list Expiry: 27 October 2013 Press Notice(s): Submitted 03/10/13		
Over 8/13 week reason: Within date		
Location: 2-4 Moy Avenue, Eastbourne		
Proposal: Demolition and redevelopment to provide 36 (Class C3) residential units, with associated car parking access and landscaping.		
Applicant: Telereal Trillium		
Recommendation: Recommendation A: Subject to formal agreement of a S106 to cover affordable housing and ESCC obligations, then Chief Officer be delegated to grant full planning permission for demolition and redevelopment to provide 36 (Class C3) residential units, with associated car parking access and landscaping. Recommendation B: In the event that the S.106 is not signed by 4 th April 2014 that delegated authority be given to the Chief Officer to refuse planning permission, or if discussions are ongoing, to agree a reasonable extension of time for the S.106 to be signed.		

Planning Status:

- Predominantly residential area
- Archaeological Notification Area
- Flood Zone 3a
- Source Protection Zone 1
- Willingdon Levels Catchment Area
- Covenants - Trustees of The Chatsworth Settlement

Relevant Planning Policies:

National Planning Policy Framework (April 2012):

With the adoption of the NPPF, greater weight should be given to sustainable developments, having regard to the environmental, economic and social impact of the proposal. Where a proposal is acceptable in principle, every effort should be made to work up a scheme that addresses any outstanding planning issues, and that addresses the longterm needs of a place, as identified in the Local Plan / Core Strategy.

The following policies are relevant to the application at Moy Avenue:

- Core planning policies:
Para 17 - Local Planning Authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- Delivering a wide choice of high quality homes:
Para 49 - Housing applications should be considered in the context of the presumption in favour of sustainable development.
Para 51 - planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area should be approved provided that there are not strong economic reasons why such development would be inappropriate.
- Requiring good design:
Para 58 - Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks.

Eastbourne Core Strategy Local Plan 2006-2027

B1:	Spatial Development Strategy and Distribution
B2:	Creating Sustainable Neighbourhoods
C6:	Roselands & Bridgemere Neighbourhood Policy
D1:	Sustainable Development
D5:	Housing

Eastbourne Borough Plan (Saed polices, 2007):

UHT1:	Design of New Development
UHT4:	Visual Amenity
UHT6:	Tree Planting
UHT7:	Landscaping
HO1:	Residential Development Within the Existing Built-up Area
HO2:	Predominantly Residential Areas
HO6:	Infill Development
H07:	Redevelopment
H09:	Conversions and Change of Use
HO20:	Residential Amenity
TR1:	Locations for Major Development Proposals
TR2:	Travel Demands
TR5:	Contributions to the Cycle Network
TR8:	Contributions to the Pedestrian Network

TR11: Car Parking
BI1: Retention of Class B1, B2 and B8 Sites and Premises
BI4: Retention of Employment Commitments
NE4: Sustainable Drainage Systems
NE23: Nature Conservation of Other Sites
US4: Flood Protection and Surface Water
US5: Tidal Flood Risk

Eastbourne Supplementary Planning Documents:
Sustainable Building Design SPD
Trees and Development SPG

Site Description:

The application site comprises a part 3, part 4 storey commercial building built in the 1970s, currently in use for storage purposes. It is situated within a large level site of 0.69 hectares located on the south east side of Moy Avenue. To the rear of the building is a large hardstanding used as a yard and car parking area, accessed from the south west corner of the site.

The western end of Moy Avenue into Waterworks Road is a mixed commercial and residential area containing mainly 2 storey semi-detached houses and the Southbourne Business Park. The site is bounded by residential houses to the south east along Whitley Road, north east along Moy Avenue and south west along Waterworks Road. 'Walkers' building merchants are located directly opposite.

The site is within a 4 minute walk of the Town Centre and 900m to Eastbourne mainline train station.

Relevant Planning History:

EB/1996/0350

Change of use of ground, mezzanine and first floors from a telephone engineering centre (mixed use of Class B1, B2 and B8 uses) to storage with ancillary office accommodation.

Approved

11-09-1996

EB/1994/0196

Redevelopment for residential purposes.

Outline permission granted conditionally.

27-06-1994

Proposed development:

The application involves the demolition of the part 3, part 4 storey commercial building along the Moy Avenue frontage to facilitate the construction of 36 x 2 and 3 storey houses providing a mix of 2, 3 and 4 bedroom houses.

The frontage to Moy Avenue contains a mix of 2 and 3 storey houses with off-street parking spaces situated within the front gardens. Vehicular access into the site is gained

from a new 7 metre wide entrance road from Moy Avenue approximately 10 metres to the north of the vehicular entrance to the builders merchants site opposite.

Into the site is a row of 9 x 2.5 and 3 storey houses to the south west side of the site with private rear gardens backing onto the rear of houses along Waterworks Road. Opposite these houses are a terrace of 4 x 2.5 storey houses facing the entrance road and partly facing onto an open landscaped area. To the east corner of the site is a terrace of 4 x 2 storey houses and 2 x 3 storey semi-detached houses with private gardens backing onto the rear of houses along Whitley Road. Opposite these houses to the north west is a terrace of 2.5 storey terrace houses centrally located close to the north east boundary of the site.

A detailed financial viability statement has been submitted in support of the proposal to justify the provision of only 5 affordable housing units amounting to a 14% provision of the total to include 2 x 4 bed houses, 2 x 2 bed houses and 1 x 3 bed house and a financial contribution. The viability report has been comprehensively independently appraised by the District Valuation Service (South East) who consider that that this level of affordable housing (after all development costs and values assessed) results in a surplus profit which allows for further contributions/affordable housing. The DVS have, therefore, recommended an alternative proposal of 7 shared ownership units and full S106 contributions of £223,920 is more appropriate. This would be made up of 2 x 2 bed houses, 3 x 3 bed houses and 2 x 4 bed houses, locations for which would be agreed within the S106 legal agreement. The applicants have been informed of this provision.

The proposed houses are of a modern design incorporating a mix of roof shapes and some with dormer windows within the roof slopes to create bedroom accommodation within the roof and others incorporating gable end frontages. First floor rear balconies are provided to all house types incorporating a glass balustrade. A total of 59 car parking spaces would be provided mostly situated within the front gardens up to the edge of the pavement.

Altogether, all 9 trees on site would be removed but would be replaced within a comprehensive landscape scheme.

Consultations:

Planning Policy Manager – Support proposal subject to the amended affordable housing provision and developer contributions recommended by DVS.

Housing Strategy – No objection.

Arboricultural Officer – No objection subject to conditions.

Cleansing Contracts Manager – No comments received.

Highways Dept. – No objection subject to conditions.

Environment Agency – No objection.

County Archaeologist – No objection.

Police – No comments received.

Southern Water – No comments received.

Neighbour Representations:

2 objections and 4 general observations have been received and cover the following points:

- Overdevelopment of the site.
- No sufficient infrastructure to support such a large scheme with local schools and doctors oversubscribed.
- Insufficient parking and lack of visitor spaces would impact on parking on Moy Avenue which is already heavily parked.
- Traffic would increase down Moy Avenue causing more noise, highway safety issues, risk of accidents and congestion.
- Design of houses out of keeping with the character of the surrounding area.
- Position of access may cause undue problems, congestion and conflict with commercial vehicles from the business park. Entrance should be positioned further down Moy Avenue opposite Courtlands Road entrance to create a mini roundabout.
- Asbestos report and demolition plan should be requested prior to demolition.
- Construction traffic to use Waterworks Road only.
- Contamination to be removed prior to construction.

Appraisal:

The main considerations in the determination of this application are the acceptability of the change of use from employment uses to residential, the acceptability of the layout, siting and design, the impact of the proposal on surrounding residential amenity, its impact on the character and appearance of the area, highway safety considerations and the provision of sufficient car parking spaces for residents and visitors.

Principle of Development

Policies BI1 and BI4 of the Eastbourne Local plan aim to prevent the loss of land or buildings currently or last in class B1, B2 or B8 use for non-employment use will not be granted unless the site or premises is genuinely redundant and is unlikely to be re-used or redeveloped for industrial or commercial use.

However, the principle of residential development of the site has effectively been established by the grant of outline planning permission (EB/1994/0196) in June 1994. In addition Policy C6 of the Eastbourne Core Strategy has allocated 2 - 4 Moy Avenue as a 'key area of change' and indicates that there is an opportunity for residential development on this site. This policy also states that the vision for 'Roselands and Bridgemere' will be promoted by delivering additional housing through making more efficient use of land. The site is also included in the Council's 5 Year Housing Land supply.

Paragraph 51 of the National Planning Policy Framework states that planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area should be approved provided that there are not strong economic reasons why such development would be inappropriate.

Paragraph 17 of The National Planning Policy Framework 2012 states that Local Planning Authorities should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Bringing forward development on this site is therefore of critical importance to the Council's spatial development strategy (Policy B2), in order to meet local housing need

and housing targets. The development conforms with the Neighbourhood Policy (Policy C6: Roselands and Bridgemere) in that it 'delivers additional housing through making more efficient use of land'.

The site was identified in the Strategic Housing Land Availability Assessment (SHLAA) and the accompanying schedule of development sites for the Eastbourne Core Strategy Local Plan as having the potential to accommodate 42 net dwellings. Although the application proposes 6 dwellings less than this target, the proposal provides in majority family housing units (ranging from 2 bed houses to 4 bed houses) with private gardens which is beneficial for local housing need, and is in character with the immediate surrounding residential area. Opportunities to create a range in size of family housing units are supported in the Council's Strategic Housing Market Assessment.

As such, it is considered that given the previous permission for residential development in 1994, the site being an identified housing site, the efficient use of the site for an identified housing need, it is considered that the redevelopment of the site for housing is acceptable in principle in accordance with Policy C6 of the Eastbourne Core Strategy and the aims of National Planning Policy Framework 2012.

Layout, Siting and Design

Policy UHT1 of the Eastbourne Local Plan states that proposals will be required to harmonise with the appearance and character of the local area and be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout.

Policy B2 of the Eastbourne Core Strategy seeks to create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character.

The existing building on site has a rundown appearance run with some boarded up windows and has no significant architectural merit or adds any aesthetic value to the appearance of the local area. Its relationship to no.6 Moy Avenue to the north in terms of siting and scale is somewhat dominating and unneighbourly. As such, it is considered that the demolition of the existing building is acceptable and its replacement with lower level housing would create a distinct improvement to the appearance of the street scene, visual amenity and neighbouring residential amenity.

The design approach of the houses is of a modern variety of similar styles incorporating a more standard traditional approach to the 2 storey, 2 bed houses and a more quirky stylised design to the 2.5 and 3 storey houses where the fenestration takes on an irregular fenestration pattern and window size to the front elevations and large windows, doors and balconies to the rear elevations. It is considered that the overall house design is original and aesthetically pleasing subject to an appropriate palette of materials.

The number and layout of the houses within the site appears to be well structured with reasonably good sized rear gardens and spacing between the housing clusters and terraces. The houses have been grouped into terraces of 3, 4 and 5 houses and 2 sets of semi-detached houses which break up the expanse of development into more aesthetically pleasing sections and provide relief and views through the site. Separation distances between the first floors of the proposed houses within the site are at a minimum of 20 metres which is an acceptable distance without appearing cramped. A small area of landscaped communal open space would be provided centrally within the

site outside units 15 – 17 providing a small amenity area and welcome relief from the repetitive provision of off-street parking spaces at the fronts of the houses. An objection on the grounds of overdevelopment has been received from 2 local residents, however, it is considered that the proposed layout constitutes an efficient use of the space in accordance with the aims of the National Planning Policy Framework.

The houses fronting Moy Avenue continue the building line, at a lower height than the existing building, through to the rear boundaries with nos. 23-27 Waterworks Road, retaining approximately 18.5 metres between the rear of these houses and the flank elevation of the 2 storey, unit 1 house. The 2 houses at each end are lower 2 storey houses which would reduce the visual impact of the development on neighbouring houses.

Details of tree planting and hard and soft landscaping indicated on the submitted layout plans would be secured by condition.

As such, it is considered that the layout, siting and design of the proposal are acceptable in accordance with Policies UHT1 of the Eastbourne Local Plan and B2 of the Eastbourne Core Strategy.

Residential Amenity Impact

Policies HO20 of the Eastbourne Local Plan requires new development proposals and extensions to existing buildings to respect residential amenity. Policy UHT4 states that proposals which have an unacceptable detrimental impact on visual amenity will be refused.

Policy B2 of the Eastbourne Core Strategy seeks to protect the residential and environmental amenity of existing and future residents.

It is considered that the redevelopment of the site to provide new housing would significantly improve the visual appearance of this section of Moy Avenue as well as visual amenity when viewed from surrounding residential properties. The reduced height, bulk and scale of the proposal in relation to nos. 6 and 8 Moy Avenue would be considerable and would significantly increase levels of sunlight, daylight to these properties and southern outlook from the rear windows. In addition, the provision of neighbouring houses to a similar height and depth would significantly improve upon the dominating nature of the existing building.

The separation distance between unit 21 (to the north east boundary with no.6 Moy Avenue) and the rear of no.6 Moy Avenue would be approximately 20 metres which is in general an acceptable separating distance. The rear garden of no.6 Moy Avenue would be overlooked from the first floor of unit 21 but at an obscure angle of around 45 degrees. As such, it is considered that any overlooking and loss of privacy would not be significantly harmful in this instance to justify refusal or removal of this unit from the scheme.

Separation distances between the rear of units 28 – 36 and the rear of houses on Waterworks Road would be approximately 31 metres which is more than adequate to avoid any direct overlooking or loss of privacy to these properties. A 1.8 metre high

frosted glass privacy screen between the first floor balconies would prevent any overlooking to the adjacent private balconies.

With regards refuse provision, due to the provision of housing units only, it is assumed that each house would have use of individual wheelie bins and recycling facilities which would be stored at the front or rear of each house. No communal facilities have been provided and it is considered they are unnecessary in the circumstances. The internal road network has been designed to accommodate a refuse truck and turning capability.

Several observations have been received concerning the control of construction traffic, demolition, asbestos removal, contamination of the land, piling and associated vibration. It is considered that due to the scale of this proposal, a Construction Environmental Management Plan is required to address the impact of the demolition and potentially intrusive impacts of the construction phase/s on local residents and the surrounding road network and secured by condition.

As such, it is considered that subject to conditions, the proposal would not significantly impact adversely on surrounding residential amenity in accordance with Policies HO20 of the Eastbourne Local Plan and Policy B2 of the Eastbourne Core Strategy.

Access, Car Parking and Highway Considerations

Policy TR1 states that major development proposals should be located on sites within the town centre or edge of town centre and accessible by a variety of means of transport.

Policy TR11 of the Eastbourne Local plan states that new development must comply with approved maximum car parking standards as set out in the East Sussex County Council Highways SPG parking standards.

The applicants have provided a Transport Assessment in accordance with Policy TR2 of the Eastbourne Local Plan to support the proposed scheme including a justification of the proposed parking provision, internal road layout, trip generation and parking surveys of surrounding streets and has been considered by East Sussex Highways.

Access to the site would be moved north of its current position to a more central point between Waterworks Road and Courtlands Road. This allows appropriate visibility splays (2.4m x 43m) to be provided in either direction and the tighter radius will also ensure vehicle speeds when entering and exiting the site are kept low. At the pre application stage the applicant did suggest providing the access at a number of different points along this frontage but this location was finally used as it allows appropriate visibility as previously mentioned and keeps fairly central between the two main junctions to allow visibility between them and the site access as well as not being directly opposite the site access on the other side of the road which could have caused conflict.

The proposal involves the provision of 59 car parking spaces (of which 5 are visitor parking spaces) which is within the range indicated by the ESCC Parking Guidelines calculator at the lower end of these figures and has been significantly increased from that submitted at pre-application stage. In addition, the site is within an acceptable distance (less than 400m) from a bus stop which links the site to the town centre, the hospital, colleges and within walking distance of the town centre and Eastbourne mainline train station which makes the site accessible to public transport in accordance with Policy TR1.

This development will create a greater demand for public transport and in order to encourage its use, ESCC Highways recommend that the two closest bus stops to the site in Ringwood Road should be upgraded to include high level kerbs, new bus stop flags and poles for both stops and a new shelter on the southern side, secured by Section 106 legal agreement. The costs for these off-site improvements would be included within the recommended financial contribution of £223,920 which is also to be secured by legal agreement.

The site layout has used the shared space concept which encourages low speeds and creates a more pedestrian friendly environment and is shown to work well in short lengths and in low traffic volume sites and is bringing to be used in far busier areas which so far appear to be working as expected. The proposal to use shared space is therefore acceptable. Tracking has also been included to show that a large (11.2m) refuse vehicle can turn successfully within the site at the 't junction' as well as for cars using the parking bays at the end of the road. Details of the construction, drainage, lighting, etc will be required by condition especially if the streets are to be offered for adoption as public highway.

Objections have been received concerning insufficient parking provided for such a large proposal and that overspill would be accommodated within the surrounding residential streets. In order to ensure that any potential overspill parking can be accommodated, the applicant has undertaken parking surveys to assess the current level of on street parking in the surrounding streets. This is partly on the basis that the national highway guidance (Manual for Streets) states that it is suitable for some developments to cater for all anticipated demand on street, in areas where adjacent streets are easily able to accommodate the increase. Therefore it would also be acceptable for a development to at times rely on on- street parking for any overspill parking which occurs.

Another ground for objection relates to inappropriate parking around the site on yellow lines by lorries, delivery trucks and vans associated with the surrounding commercial uses, especially at peak times even though there are waiting restrictions in the form of double and single yellow lines in place. This is an unfortunate consequence of the mix of uses in the area, however, this is mainly a matter for traffic enforcement officers as the presence of the lines allows tickets to be issued during the times of operation. The development should also help to prevent this practice as currently there is only one access point from the site. The residential development would add a number of vehicle accesses along the site frontage and therefore there any parking in front of these would cause an obstruction which is an added deterrent.

It is noted that cycle parking is to be provided for each dwelling in accordance with ESCC standards. Details of cycle storage facilities are not shown on the plans, however, the Transport Assessment indicates that covered and secure cycle storage facilities would be stored in the rear gardens of each house. As such, a condition is recommended requiring details of the facilities prior to occupation of the development.

Therefore, it is considered that the proposal accords with Policy TR11 of the Eastbourne Local Plan and Policy C6 of the Eastbourne Core Strategy.

Affordable Housing

Policy D5 seeks to deliver housing within the sustainable centres and sustainable neighbourhoods and must take appropriate account of the need identified in the most up-to-date strategic housing market assessment with particular regard to size, type and tenure of dwellings. All development will be required to contribute towards affordable housing where there is a resultant net gain of 1 or more residential units (C3 Use Class).

Policy D5 of the Eastbourne Core Strategy expects at a starting point that 30% of the housing provision to be affordable housing which would equate to 10 housing units on site and 0.8 units as financial contribution.

The viability report submitted by the applicants has been comprehensively independently appraised by the District Valuation Service (South East) who consider that that this level of affordable housing (after all development costs and values assessed) results in a surplus profit which allows for further contributions/affordable housing. The DVS, therefore, recommend the provision of 7 shared ownership units and full S106 contributions of £223,920. This would be made up of 2 x 2 bed houses, 3 x 3 bed houses and 2 x 4 bed houses, locations for which would be agreed within the S106 legal agreement.

The affordable housing tenure is 100% shared ownership (40% ownership) with no affordable rented housing. It is considered that the provision of affordable rented housing would not be viable in this instance and would lower the number of affordable units in total. As such, the preferred 70% affordable rented, 30% shared ownership split cannot be achieved in this instance in the interests of a viable proposal.

As such, the proposal would, in most part, meet the requirements of Policy D5 of the Eastbourne Core Strategy in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as possible.

Sustainable Development

Policy D1 of the Eastbourne Core Strategy requires all new development to be sustainable and be well designed and constructed and demonstrate that it has taken account of the principles of sustainable development. All new residential developments should demonstrate that they meet the minimum requirement of Code Level 4 for all new homes from April 2013.

The applicants have submitted an Environmental Statement incorporating SAP calculations to demonstrate that the proposed development has been designed to achieve a minimum of code level 3 of the Code for Sustainable Homes and go beyond the minimum requirements of the building regulations.

The applicants consider that the additional cost in providing 36 houses to meet code level 4 would be not be financially viable and would significantly reduce the numbers of affordable housing units and commuted developer contributions. The District Valuation Service, through a comprehensive appraisal of the submitted viability report, has accepted this in favour of the additional affordable housing units and contributions.

In addition, a material consideration in the evaluation of this issue is the recent Government consultation on the Housing Standards Review which is seeking views from

Local Authorities and the wider public on integrating the codes for sustainable homes into the Building Regulations rather than as a separate Planning Policy. The results of this consultation have not been made available at this early stage. However, the review has identified that the provision of higher codes than the existing building regulations set out may have an adverse impact on the viability of housing developments in certain areas of the country. This is particularly relevant to this proposal and is a material consideration in the determination of the proposal.

The standards proposed through the application align with current Building Regulations, however their Sustainability and Energy Statement does identify measures which can be introduced to reduce household waste, water consumption and energy. It purports that a combination of the proposed initiatives would result in the development achieving an improvement of 12% over the 2010 Building Regulations CO2 emissions standards which is considered acceptable in the circumstances.

As such, given the proposal would not meet the requirements of Policy D1 of the Eastbourne Core Strategy and the Sustainable Building Design Supplementary Planning Document, it is considered that on balance the provision of a lower code 3 level development in this instance is acceptable in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as the viability assessment prescribes.

Trees and Landscaping

Policy UHT6 requires new trees to be of a species that retains the distinctive character of Eastbourne and be of a size to make a significant visual impact to the locality.

Policy UHT7 requires development proposals to make improvements to the physical environment through site layout and landscaping and conditions will be imposed requiring landscape proposals to be approved before development commences.

An arboricultural report has been submitted to demonstrate that the existing trees on site are of low arboricultural and landscape value. Therefore, it is intended that all nine trees on site are to be removed to facilitate the development and would be replaced with a robust species which are well suited to urban planting in appropriate locations. The site layout plans show basic hard and soft landscaping details and new tree locations but appear to be indicative only.

The Council's Arboricultural officer has been consulted and raises no objections to the removal of the existing trees on site subject to a condition requiring the submission of comprehensive landscape details incorporating suitable replacement tree and planting species and their locations.

As such, the proposal would accord with Policies UHT6 and UHT7 of the Eastbourne Local Plan.

Biodiversity

Policy NE23 of the Eastbourne Local Plan states that planning permission will be refused for developments which would have a significant adverse effect, either directly or indirectly, on a habitat and/or species of flora and fauna of demonstrable nature conservation importance.

Paragraph 118 of the National Planning Policy Framework states that opportunities to incorporate biodiversity in and around developments should be encouraged.

A biodiversity survey and report has been submitted and concludes that the site offers low to insignificant ecological value. The report recommends some biodiversity enhancements to the development including the provision of bird boxes, bat roosting spaces, climbing plants, drought resistant wildflower gardens and integration of green/grey roofs. Due to the nature of the proposed development of houses with private gardens, it is considered that these recommendations would be difficult to implement, maintain and enforce. However, it is considered that the provision of 12cm holes to the bottom of garden fences/boundaries for hedgehog access to gardens is feasible and a condition is recommended to secure this initiative.

As such, the proposal would meet the requirements of Policy NE23 of the Eastbourne Local Plan and the National Planning Policy Framework 2012.

Other Considerations

The site is located within the Tidal Flood Zone 3a, and although this area is protected by coastal flood defences, consideration should be given to minimising flood risk. The applicant confirms that finished floor levels will be above 2.9m AOD and that proposed SUDS measures will alleviate surface water flooding and drainage issues. This is considered appropriate and conditions are recommended to secure the submission of surface water drainage details and any amendments to finished floor levels during the course of the development in accordance with Policy NE4 of the Eastbourne Local Plan.

With regard to land contamination, an Environmental Phase 1 Assessment report has been submitted and concludes that there is potential contamination to ground and underground water on site. The report recommends that a geotechnical assessment of the site be undertaken prior to development and a drainage survey is undertaken to confirm the presence of a culverted stream/ditch underlying the site. A condition is recommended to secure the submission of these details by way of a Phase II Soil Assessment report prior to commencement of development.

Human Rights, and Equality and Diversity Implications:

It is considered that the proposal would not have any adverse impact on the amenities of nearby residents, nor have any negative impact on human rights, equality and diversity.

Conclusion:

Given the previous permission for residential development in 1994, the site being an identified housing site, the efficient use of the site for an identified housing need, it is considered that the redevelopment of the site to provide 36 houses is acceptable in principle.

The overall design concept for the houses is considered to be original and aesthetically pleasing subject to an appropriate palette of materials. The number and layout of the houses within the site appears to be well structured with reasonably good sized rear gardens and spacing between the housing clusters and terraces.

With regard to the impact on surrounding residential amenity, it is considered that subject to conditions, the proposal is a significant improvement on the appearance of the existing building incorporating lower heights of development, acceptable separation distances and improved visual amenity. As such, it is considered that the proposal would not have an adverse impact on surrounding residential amenity.

The internal road layout, access, visibility splays and provision of 59 car parking spaces to serve the development are considered acceptable by ESCC Highways subject to conditions and off-site improvements to the bus stops on Ringwood Road.

Affordable Housing provision of 7 houses and financial contribution of £223,920 is considered appropriate given the submitted viability report in support of the submitted proposal and subsequent assessment by the District Valuation Office and this level of provision keeps the development financially viable.

With regard to Sustainability requirements, given the proposal would not meet the requirements of Policy D1 of the Eastbourne Core Strategy and the Sustainable Building Design Supplementary Planning Document, it is considered that on balance the provision of a lower code 3 level development in this instance is acceptable in bringing forward a viable housing scheme which would meet an identified housing need in the area with as much affordable housing as the viability assessment prescribes.

The site has low to insignificant ecological value and no objections are raised to the removal of trees, which are of low arboricultural and amenity value, and their replacement through a comprehensive landscape scheme for the site.

Overall, it is considered that the proposed redevelopment of the site is acceptable and accords with national and local planning policy.

Recommendation: Recommendation A: Subject to formal agreement of a S106 to cover affordable housing and ESCC obligations, then Chief Officer be delegated to grant full planning permission for demolition and redevelopment to provide 36 (Class C3) residential units, with associated car parking access and landscaping.

Recommendation B: In the event that the S.106 is not signed by 4th April 2014 that delegated authority be given to the Chief Officer to refuse planning permission, or if discussions are ongoing, to agree a reasonable extension of time for the S.106 to be signed.

Conditions:

(++ Prior to commencement)

(// Prior to occupation)

1. Time limit
2. In accordance with plans
3. Samples of materials (++)
4. Site Construction and Compound Management Plan (++)
5. Traffic Management Scheme (++)
6. Demolition statement (++)
7. No burning of any waste during demolition and construction phase

8. Phase II Soil Investigation (as recommended in the submitted Environmental Phase 1 Assessment report) (++)
9. Scheme for surface water drainage (++)
10. Reinstatement of redundant vehicle crossover (//)
11. Boundary treatment (//)
12. Parking areas provision (//)
13. Cycle parking provision (//)
14. Estate roads and Turning space for vehicles (//)
15. Lighting strategy (//)
16. Details of both hard and soft landscape works
17. Hedgehog access to gardens
18. Contamination, if identified during development
19. Vehicle wheel washing equipment
20. Hours of operation
21. All permitted development rights removed (extensions, windows & doors, gates, fences walls, structures, development in rear garden)
22. No contaminated material

Informatives

- Pre-commencement conditions to be discharged
- Pre-occupation conditions to be discharged
- Completion of S106

Appeal: Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

Agenda Item 7

App.No: 130753 (HHH)	Decision Due Date: 10 December 2013	Ward: Ratton
Officer: Katherine Gardner	Site visit date: 29 October 2013	Type: Householder
Site Notice(s) Expiry date: 5 November 2013 Neigh. Con Expiry: 5 November 2013 Weekly list Expiry: 8 November 2013 Press Notice(s): N/A		
Over 8/13 week reason: Brought to Planning Committee within statutory timeframe.		
Location: 6 Linkway, Eastbourne		
Proposal: Part Two Storey and Part Single Storey Extensions at Front and Rear.		
Applicant: Mr & Mrs A Stevens		
Recommendation: Approve conditionally		

Planning Status:

Primarily Residential Area
Curtailing the Downs National Park
Subject to TPO

Constraints:

TPO Trees:

1A Parkway, Melvill Lane, Marcia Dene, The Combe, Willingdon Road (Ratton Estate)
6 Linkway

Relevant Planning Policies:

Eastbourne Core Strategy Local Plan 2013 Policies:

B2 Creating Sustainable Neighbourhoods
C12 Ratton & Willingdon Village Neighbourhood Policy
D5 Housing High Value Neighbourhoods
D10 Design

Saved Borough Plan Policies 2007

HO2 Predominantly Residential Areas
NE7 Waste Minimisation Measures in Residential Areas
UHT1 Design of New Development

HO20 Residential Amenity

National Planning Policy Framework 2012

Site Description:

The application site is a large detached residential dwelling on the edge of the Willingdon Golf Club and boundary of the South Downs National Park. The site is subject to Tree Preservation Order number 22.

The dwellings within Linkway are on an incline and therefore the neighbours at number 8 and number 4 are on higher and lower ground respectively. The dwelling is adjacent to number 4 and set forward of the dwelling at number 8.

The site has a substantial driveway and rear garden which is screened from the rear of properties in The Combe by foliage. The dwelling itself is constructed in brickwork with an interlocking tile, hipped roof.

The site It is within the Ratton and Willingdon Village neighbourhood.

Relevant Planning History:

EB/1975/0213

ERECTION OF DET 2/ST 4 BED HOUSE WITH INTEG GARAGE

Approved Unconditional

1975-06-03

EB/1973/0412

ERECTION OF DET 2/ST HOUSE WITH INTEG DBLE GARAGE PERMISSION ALSO GIVEN FOR FELLING OF TREES ON GARAGE SITE

Approved Conditional

1973-07-12

EB/2000/0052

Erection of a conservatory at rear.

Approved

2000-03-17

Proposed development:

The applicant is proposing a part two storey, part single storey extension to both the front and the rear of the dwellinghouse.

The ground floor front extension is proposed at 2750mm in length, and 3.91m to the apex and 2.13m to the eaves. The increase in depth will create a new area for use as a garage and the rear of the existing garage will be converted to a playroom. There is to be a door and window installed on the single storey West elevation to serve the garage.

The first floor front extension is proposed at 7.34m in height to the apex and 5.31m to the eaves. The first floor extension projects 1.8m from the existing front elevation, and will be set back 3m from the proposed ground floor extension, and involves the removal of the right hand section of the balcony. The width is also in line with the existing garage.

The roof apex extends 4.44m from the front roof plane, laying 1.35m below the apex. This is to create a larger bedroom, there is to be a door on the West elevation to give access to the remaining balcony and first floor front elevation window matching the existing one to serve the extended bedroom. Both the ground and first floor elements have a gabled roof.

The single storey rear extension is proposed 3.8m in depth, 4.27m in height to the apex and 2.87m in height to the eaves. The single storey element is in line with the East elevation and the width of the extension as a whole (including 2 storey element) is 8.74m. This will form an enlarged kitchen and dining room and there are to be doors on both (single and 2 storey) ground floor elements on the West elevation.

The first floor rear extension is proposed to project 2m from the rear elevation reaching a height of 7.8m to the apex and 5.33m to the eaves. It is set back 2.2m from the East elevation. The extension is proposed to extend one bedroom and provide an ensuite, with the internal layout alterations associated with this.

The first floor rear windows are to remain the same, the two middle windows being relocated to the extension. The windows on the ground rear elevation are to be removed and replaced by 2 larger windows to serve the kitchen and dining room.

The single frame window on the East elevation is to be relocated 0.43m to the right, closer to the existing lean to, to serve the playroom.

The extensions will be formed in brickwork to match existing and have a plain interlocking tile roof to match existing.

Consultations:

Tree Advisor – no objections.

Neighbour Representations:

Objections have been received from both neighbouring properties, Nos. 4 and 8 Linkway and No.12 Linkway; objections cover the following points:

- Overshadowing to the side and rear of neighbouring properties.
- Amount of light reaching habitable rooms.
- Amount of light reaching kitchen and dining room.
- Effect on outlook.
- General objection as the proposal “appears to have a negative impact”.

Appraisal:

Design

The design of the development is acceptable in terms of materials used and thereby harmonises with the appearance and character of the local environment. The original roof style, gabled, is maintained on the front extension but hipped at the rear. Although this is not then in keeping with the rest of the house, this is necessary to go some way to ease the overshadowing of number 4, therefore it is deemed acceptable and the change

in character this causes is outweighed by this fact. The roof type and the extensions themselves do not detract from the overall distinctiveness of the area.

Rear Extension

The property itself and surrounding properties are large in size and the size of the addition is not unreasonable to a plot of this size. The concern lies in the impact that the rear extension has on the occupiers of number 4, as this property is set below and forward of the application site.

It should be noted that the Local Planning Authority suggested a different layout to the plans originally submitted which would have been considered more acceptable. For various reasons the amended plans did not reflect the suggestions fully but incorporated some measures to decrease the impact on number 4 Linkway. Therefore, the layout has given consideration to the Residential Amenity of adjoining neighbours.

The ground floor rear element is on the verge of adhering to permitted development and therefore if applied for on its own, we would not have had cause to refuse this element, therefore, although there is an impact on number 4, principally from the ground floor because of its proximity to the boundary, this is accepted as it could have been built without permission and the hipped roof causes little further detriment.

The first floor rear element is set back 2.2m from the East elevation and extends 2m from the rear elevation. This is only considered to have an impact on number 4. As discussed the bulk of the ground floor would be acceptable under permitted development and therefore, the impact of the first floor extension is the main concern. On balance, given the distance from the boundary and the set back, the proposed extension is deemed not to cause significant detrimental impact. There is no concern over decreased privacy at number 4 or any overlooking.

There is no detrimental impact in regard to overshadowing or overlooking number 8, as this property is set higher and further back than the application site. Privacy has been considered, but the additional doors facing this property are ground floor and considering the difference on height of the properties this is not a significant concern, also the side windows on this property are very small. There are no first floor windows on this side elevation, therefore the impact is acceptable to number 8.

Properties at the rear are screened by substantial foliage, therefore the rear first floor windows are acceptable.

Front extension

There are deemed to be no concerns for Residential Amenity or design for the front extension. This does not negatively impact the location or surrounding neighbours in anyway because the plot is large and screened from neighbouring properties, therefore there is no overshadowing or overlooking. The additional front windows and side facing doors/window (first and ground floor), do not adversely effect privacy towards number 8, any more than the existing balcony does, therefore there is no reason to refuse the

application on these grounds. The front extension will in fact increase privacy to number 4, due to the removal of the balcony.

There is no anticipated increase in noise, general disturbance or odour (HO20) as this will continue to be a residential, family dwelling.

The proposal does not contravene any of the visions for the Ratton and Willington Village Neighbourhood, as defined by the Eastbourne Core Strategy Local Plan.

Human Rights Implications:

The proposal is considered to have no negative Human Rights or Equality & Diversity Implications.

Conclusion:

By virtue of the design, in terms of style, bulk and materials, the proposal is deemed acceptable as it does not have a significant negative impact on Residential Amenity or the area as a whole.

This is subject to conditions but the proposal accords with Eastbourne Borough Local Plan (Saved policies, 2007), Eastbourne Core Strategy Local Plan (2007-2027) and the National Planning Policy Framework (2012).

Recommendation: Approve conditionally

Conditions:

1. Time Limit for Commencement of Development.
2. Approved Drawings Planning Permission.
3. Materials to match existing.

This page is intentionally left blank

Agenda Item 8

App.No: 130707 (ADV)	Decision Due Date: 23 November 2013	Ward: St Anthony's
Officer: Toby Balcikonis	Site visit date:	Type: Advertisement
Site Notice(s) Expiry date: N/A		
Neigh. Con Expiry: 25 October 2013		
Weekly list Expiry: 25 October 2013		
Press Notice(s): N/A		
Over 8/13 week reason: To align with Planning Committee Schedule		
Location: 18 Lottbridge Drive, Eastbourne		
Proposal: New internally illuminated fascia and pylon signs to Seat corporate image		
Applicant: Mr Matt Benns		
Recommendation: Approve with conditions.		

Relevant Planning Policies

Eastbourne Core Strategy Policies 2013

- B2 – Creating sustainable neighbourhoods
- C13 - St Anthony's & Langney Point Neighbourhood Policy
- D2 - Economy - Birch Road Industrial Estate
- D10 - Historic Environment - Archaeological Notification Area

Borough Plan Policies Saved Policies 2007

- BI 2 - Designated Industrial Areas
 - BI 7 - Design Criteria
 - HO2 - Predominantly Residential Areas
 - NE16 - Dev within 250m of former landfill site
 - US1 - Hazardous Installations
 - US4 - Flood Protection and Surface Water
 - US5 - Tidal Flood Risk
 - UHT4: Visual Amenity
 - UHT12: Advertisements
 - HO20: Residential Amenity
- National Planning Policy Framework 2012

Site Description:

The application site is situated on the Lottbridge Industrial estate on the North side of Lottbridge Drive set back from the main carriage way by over 27 metres across areas used as a pedestrian walkway, green amenity space and an unclassified access road.

Covering an area of over 1100 sqm, the site is currently used as a car dealership and is accessed via Birch Road, just off a busy roundabout serving the Admiral Retail Park sited on the South side of Lottbridge Drove.

Sited at the end of the access road (which also leads to 4 residential garage serving nearby properties) other nearby buildings include uses as car dealerships for nearly new and used cars, and the units for the servicing and repair of vehicles.

Adjacent to the site's South East corner and to the East, the application property's boundary borders on residential units (8 maisonette / flats in 2 separate blocks of equal number making up Anderida Court and blocks of 4 maisonettes to the East namely 1 - 14 Tollgate Gardens) either very close to or sharing a border with the the site.

Relevant Planning History:

EB/1969/0644 - C/U FROM BLDRS MERCHANTS STORAGE TO MOTOR VEHICLE REPAIR & MAINT W/SHOP & RETAIL CAR SALES
Approved Conditional - 1970-01-08

EB/2009/0507 – Adjacent Unit Display of 2 internally illuminated fascia signs and 1 internally illuminated pylon sign
Standard Advert Approval - 2009-09-11

EB/2009/0694 - Installation of new shopfront including new glazed openings to car showroom space.
APPROVED CONDITIONALLY - 2009-12-10

EB/2009/0723 - Lawful development certificate for Subdivision of unit to form motor showroom space in former parts store
BE ISSUED - 2009-12-23

EB/2010/0440 - Variation of conditions 2 of EB/2003/0295 & 3
EB/1969/0644 to alter the approved parking arrangement and condition 4 of permission EB/1969/0644 to extend operating hours of 18 Lottbridge Drove to 08:30-19:00 Monday to Friday; 08:30-18:00 Saturday and 10:00-16:00 Sunday and Bank Holidays
APPROVED CONDITIONALLY - 2010-09-17

EB/2012/0509 - Adjacent site Display of internally illuminated projecting sign and non-illuminated service sign
Approved conditionally - 2012-08-29

EB/1998/0448 - Change of use from highway verge to land for the display of motor vehicles for sale.
Refused - 1998-10-07

Proposed development:

The application relates to the erection of new signage following International corporate branding for the Seat range of vehicles.

No. 5 internally illuminated signs advertising name of dealership 'Lifestyle' and brand of cars being sold, namely 'Seat'. Description of proposed signage and position is as follows:

DESCRIPTION: A & B Attached at fascia level

SIGN A: Brand Clip - Seat branding red, on white back ground.

SIZE: 3940mm x 800mm H.

SIGN B: Dealer Clip - Lifestyle branding black lettering on white background

SIZE: 4000mm x 800mm H.

POSITIONING: A & B Low level entrance signs

Signage 'A' & 'B' to be affixed (either side of a 1.5m spacing inbetween the signage units) to a back panel of folded aluminium finished grey running the entire width of the 11m dealership frontage at a height of 3.35m.

DESCRIPTION: C & D

SIGN C: Entrance Panel - Seat branding red and grey, on white background.

SIZE: 760mm x 2050mm H.

SIGN D: Entrance Panel - Dealership branding (Lifestyle) black and red lettering, on white back ground.

SIZE: 760mm x 2050mm H.

POSITIONING: C & D

Signage 'C' & 'D' to be fixed to the ground either side of the main central entrance doorway at a distance of just over 3m apart.

DESCRIPTION: E Forecourt pylon sign

SIGN E: Pylon Type - Seat Branding red and grey on white background.

SIZE: 1500mm x 4500mm H.

POSITIONING: E

Pylon sign E to be affixed to the ground just inside the site's South West corner forward of the front elevation, adjacent to the access road off Birch Road.

Consultations:

External:

County Archaeologist – no comment as proposal will not have archaeological impact.

Local Highway Manager – sought to impose conditions to ensure the safety of persons using the highway.

Neighbour Representations:

Objections have been received and cover the following points:

3 Tollgate Gardens

Further light pollution at night

Properties form Anderida Court and lower numbers of Tollgate Gardens have rear elevations (containing bedrooms) facing the site, and already experience problems with light pollution from the site and beyond.

Suggest mitigation measures such as limited hours of use and or screening.

1,2,4,5,6,7 & 8 Tollgate Gardens (separate letters received with very similar content) Raised issues of concerns with an increase in light from proposed signs (pylon sign in particular) affecting residential amenity in addition to that which is already onsite at present.

Non-material considerations raised also, but cannot be considered in determining this application.

6 Anderida Court

No objections to more signage

Raised non-material considerations about current issues with parking, which cannot be considered in deciding this application.

Appraisal:

The main fascia signs (numbering two) will be located on the front elevation of the building facing out on to Lottbridge Drove, with the two fixed floor signs situated either side of the main entrance to the dealership. All of these internally illuminated signs are considered to be of an appropriate size in relation to the host building and are considered to be appropriate in terms of design, positioning and size, with the proposed materials also considered to be in-keeping with the parent building and wider area.

The larger pylon sign to be situated on the front (South West corner) of the forecourt (South West corner) at 4.5 metres high is also considered to be appropriate in terms of size, scale, positioning and materials in relation to the host 5.2 metre building and the adjacent car dealerships. Following consultations with Highways, the positioning will be conditioned to ensure that it is not a danger to persons using the highway.

Objections have been raised by residents bordering the site concerning elements of the proposed scheme, and in particular the illumination of the signage itself. There is already permitted use of illuminated in the locale, and the signage is in itself suitable for the intended use.

However, the proximity of the neighbouring units, in particular those at Anderida Court and the lower numbers of Tollgate Gardens whose rear elevations (containing bedrooms) are currently blighted by onsite use of lighting (in particular security lighting which brightly illuminates the forecourt, but also projects light into the windows of the neighbouring properties, to a lesser, but noticeable extent).

Although the proposed internally illuminated signage will give of less intrusive levels of lighting than current pylon mounted security lights, it is noted that they could affect the residential amenity of the nearby dwellings, and for this reason, it is proposed that a condition be imposed restricting the hours of use of the illuminated signs.

Subject to conditions regarding the siting of the pylon sign and the hours of active illumination to protect the residential amenity of the nearby dwellings, it is recommended that advertisement consent be granted.

Human Rights and Equality & Diversity Implications:

There are considered to be no detrimental Human Rights or Equality & Diversity issues as a result of this proposal.

Conclusion:

The proposed development is considered acceptable for the following reasons: The proposed signage, both illuminated and non-illuminated, by virtue of the size, location and design will be of no detriment to visual amenity of the streetscene or surrounding area, and subject to conditions, accord with Policies UHT1, UHT12 and HO20 of the Eastbourne Borough Plan (Saved policies, 2007).

Recommendation:

It is recommended that the advertisement consent be approved with the following conditions.

Conditions:

- 1-5. Standard advertising conditions
- 6. Limitation of hours of useage: 08:00 – 20:00 on any day
- 7. In accordance with plans

Summary of reasons for decision

The proposed development is considered acceptable for the following reasons: The proposed signage, both illuminated and non-illuminated, by virtue of the size, location and design will be of no detriment to visual amenity of the streetscene or surrounding area, and subject to conditions, accord with Policies UHT1, UHT12 and HO20 of the Eastbourne Borough Plan(Saved policies, 2007).

Appeal: Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

This page is intentionally left blank

Agenda Item 9

App.No: 130664 (PPP)	Decision Due Date: 16 November 2013	Ward: Old Town
Officer: Toby Balcikonis	Site visit date: 16 October 2013	Type: Planning Permission
Site Notice(s) Expiry date: N/A		
Neigh. Con Expiry: 25/10/2013		
Weekly list Expiry: 25/10/2013		
Press Notice(s): N/A		
Over 8/13 week reason: To align with Planning Committee schedule.		
Location: 5 Wessex Place, Eastbourne		
Proposal: Demolition of garage on adjacent land and erection of side extension		
Applicant: Mr L Botting		
Recommendation: Refuse planning permission		

Relevant Planning Policies:

Eastbourne Core Strategy Local Plan 2013 Policies

B1 - Spatial Development Strategy and Distribution
B2 - Creating Sustainable Neighbourhoods
C4 - Old Town Neighbourhood Policy
D5 - Housing High Value Neighbourhoods
D10A - Design

Saved Borough Plan Policies 2007

UHT1: Design of New Development
UHT4: Visual Amenity
HO20: Residential Amenity
BI6: Business and Industry in Residential and Tourist Areas

Site Description:

The application site is located in a service road which runs behind the shops fronting Victoria Drive (near the junction with Eldon Road). The road has a one way arrangement, due to its narrowness and function of servicing the shops, with access from Victoria Drive and the exit to Central Avenue.

The buildings in Wessex Place are made up of a variety of stores and garages, which were constructed to service the shops in Victoria Drive and nearby residential properties.

The application unit is a single storey building with a pitched roof, with its current use as storage of materials in conjunction with the existing business at 5 Wessex Place whose current premises gradually expanding with additions to the original building since the permission was granted for Change of Use from Class A1 (retail) to Class B1 (offices) for building contractor with ancillary storage, (including associated works to make building and site fit this purpose).

Currently the site comprises of 2 storey building for use as offices and stores, with an outside secure yard for use for storing and parking works vehicles and housing materials. The next door storage facility current separated by an access alley way between the units is used for further storage of building materials in conjunction with the main business.

Relevant Planning History:

EB/2002/0635 - Change of use from Class A1 (retail) to Class B1 (offices) for building contractor with ancillary storage. Alterations to building fenestration. erection of conservatory. demolition of existing garage and reduction of ground levels to form car parking
Approved - 2003-01-16

EB/2004/0463 - Erection of a single storey storage building.
Refused - 2004-09-08

EB/2004/0462 - Erection of single storey and first floor extensions to increase office accommodation.
Approved Conditionally - 2004-09-08

EB/2006/0156 - Single storey extension at rear to provide a store.
Approved - conditional - 2006-04-24

EB/2008/0568 - Provision of a first floor flat-roofed side extension to provide additional office space.
Approved - conditionally - 2008-09-25

Proposed development:

The applicant seeks permission to demolish the existing garage (1.5 metres from the main business premises) on adjacent land to the North of their business premises currently used for the storage of materials in conjunction with their builders business. A side extension comprising of two storeys is proposed in place of the existing single storey garage / storage unit.

The existing unit (to be replaced) measuring 3.8 metres wide, 2.5 metres to the apex of the roof and just over 15 metres in length. Opening onto Wessex Place and whose front elevation is in line with the adjacent building (owned by the applicant) and whose rear elevation comes to within 8 metres of the bordering properties to the rear (West) of the site situated on The Crescent (numbers 10 and 12).

The proposed unit would seek to infill the majority of the plot and come to within a metre of the boundary shared with the properties on The Crescent where a single storey

element of the proposed extension would sit adjoined to the rear of the two storey 5.3 metre high element.

The overall footprint of the the proposed side extension measures 5.2 metres wide x 5.3 metres high x 25 metres in length, increasing the storage capacity of the existing building (currently 58sqm) to over 220sqm.

The applicant proposes to build the extension in materials in keeping with the main business premises which consist of brick walls, tiles for the roof, and glazed in uPVC windows with a uPVC roller shutter proposed for the entrance to the proposed addition.

Glazing in the new extension is proposed to consist of a multiglazed opening 1.2 metres wide x 1.1 metre high centralised on the rear elevation at first floor level beneath the rear approximately 5 metres from the rear boundary shared with 10 The Crescent.

4 units of glazing will be installed to the North flank elevation at first floor level with an outlook over the exit by road to Wessex Place and a group of garages. 3 units of glazing are proposed for the front elevation (facing out on to Wessex Place and the rear of the properties along Victoria Drive).

Consultations:

Neighbour Representations:

Letters were sent to neighbouring residents, and objections have been received covering the following points:

14 The Crescent:

- Window on the rear elevation overlooking neighbouring properties.
- Ground floor extension built up to boundary line

8, 10, 12 & 14 The Crescent:

- Garden overlooked by rear window
- Waterlogged gardens with increased development
- Threat of overshadowing on to garden
- Use of gardens interrupted by noise and disturbance from application site
- Vans going to and from property day and night
- Security spot lights going on and off, causing disturbance
- Vans from application site creating congestion
- Blocking of alleged communal passageway to access rear of The Crescent

Appraisal:

In seeking to appraise this application, the main issues to consider relate to:-

- Residential amenity for adjoining occupiers
- Impacts upon the wider residential area
- Design and Appearance
- Employment Issues

Residential amenity for adjoining occupiers

Policy BI6 of the Borough Plan Saved Policies governing small scale extensions to existing businesses in residential areas will be permitted where it can be demonstrated that it will not be detrimental to local residential amenity.

In terms of the affect that the proposed extension has on residential amenity, one source of concern is the proposed window to rear elevation at first floor level. The outlook that this vantage point will result in a loss of privacy to the adjoining adjacent residents of The Crescent, and is considered unacceptable unless the unit were to be fitted with obscured glass to negate this (this could be controlled via planning condition).

The windows on the flank and front elevations are considered to be acceptable however.

It was also noted in an objection that the new building will lead to overshadowing of some of the gardens on The Crescent reducing the ability to dry through direct sunlight. It is considered that due to the orientation of the plot and the closest building to the adjacent residential boundary will be single storey and it is considered that there would be little impact in terms of overshadowing to the adjacent gardens.

Impacts upon the wider residential area

USE: The applicant has stated that the size of the business in terms of staff and turnover has reached a level whereby they would not be looking to increase the business much further, but that the current facilities do not provide the business with sufficient storage for its needs, having to resort to using offsite lock-up / garages. In terms of accessibility and storage, it makes sense for them to be housed in a central location.

It is accepted that the site has been operating as a building company with ancillary storage for a significant period of time, however it is considered that for the use to expand in the nature proposed by this application is wholly inappropriate for this backland location.

Notwithstanding the applicants points above it is considered that the expanded business is likely to increase the amount of site activity, noise and disturbance including a potential increase in vehicle movements and parking at and within the vicinity of the site. All of these issues are considered to be material to the determination of this application and supportable at appeal.

Members will note that in 2004 a planning permission for a single storey storage unit was refused permission on the grounds of intensification of usage, overturned on appeal. At this time, the land to the rear of the adjacent storage facility was proposed for development. The current proposal seeks to construct the similar single storey module close the shared boundary with The Crescent dwellings, and further increase the use of onsite storage.

DRAINAGE: To the rear of the existing unit is currently an unused area filled with vegetation including grass and trees. The proposal would see the majority of this area developed on, which is felt will affect natural drainage of rain water in close proximity to the site. It has been remarked by one neighbour that drainage of their property has worsened with increased development on and around the application site, although this cannot be quantified.

It is felt however, that if the extension were to be built, that a scheme for adequate drainage of rainwater be devised before development commenced to ensure there was no adverse effects caused to the adjacent properties as a direct result of the decrease in onsite permeable drainage surfaces, and vegetation.

Design and Appearance

The development in terms of visual amenity and design when assessed in isolation is considered appropriate in terms of its relationship with the host building in terms of scale, and the proposed use of matching materials will help ensure that the new extension would harmonise with the existing business premises.

Employment Issues

Members will note that where possible decisions are made favourably where there is the potential to create/retain employment opportunities. However in this instance it is considered that the on and off site impacts of this proposal outweigh the employment issues.

Members are reminded Policy BI6 of the Borough Plan Saved Policies governing small scale extensions to existing businesses in residential areas will be permitted only where it can be demonstrated that it will not be detrimental to local residential amenity.

Proposed Human Rights and Equality & Diversity Issues:

It is considered that the proposed glazed unit to the rear elevation contains an element of overlooking on to the bordering properties (and in particular the gardens) of the adjacent properties on The Crescent, and to offset this would propose that the unit be obscure glazed.

The increasing intensity of the site as a whole being used in conjunction with the main business is having an impact on the adjacent neighbour's ability to enjoy their property without undue disturbance, and is of concern.

Conclusion:

The proposed development would result in an undesirable intensification of an ancillary use, which would not be compatible with the surrounding residential properties, to the detriment of the amenities of the residents by reason of noise, disturbance and congestion. The proposal would therefore conflict with policies BI6 and HO20 of the Eastbourne Borough Plan saved Policies.

Recommendation: It is recommended to refuse the application.

Reason for refusal:

The proposed development would result in an undesirable intensification of an ancillary use, which would not be compatible with the surrounding residential properties, to the detriment of the amenities of the residents by reason of noise, disturbance and congestion. The proposal would therefore conflict with policies BI6 and HO20 of the Eastbourne Borough Plan saved Policies.

Informatives

For the avoidance of doubt, the following plans hereby recommended for refusal submitted on 12 September 2013 are:

Drawing Number WES/002 – Proposed Floor Layout

Drawing Number WES/003 – Existing and Proposed Elevations

Appeal: Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

Agenda Item 10

App.No: 130673 (HHH) & 130674 (CA Consent)	Decision Due Date: 15 November 2013	Ward: Upperton
Officer: Toby Balcikonis	Site visit date: 09 October 2013	Type: Householder
Site Notice(s) Expiry date: 16 October 2013 Neigh. Con Expiry: 16 October 2013 Weekly list Expiry: 23 September 2013 Press Notice(s): N/A		
Over 8/13 week reason: To align with Planning Committee schedule.		
Location: 11 Park Close, Eastbourne, BN20 8AG		
Proposal: Proposed two storey rear extension. Demolition of existing garage and erection of replacement garage (REF: 130673) Conservation Area Consent also applied for Demolition of existing garage and erection of replacement garage? (REF: 130674)		
Applicant: Mr & Mrs Williams		
Recommendation: Refuse planning permission and listed building consent.		

Planning Status:

Conservation Area

Park Close Conservation Area

Convenants

Trustees of The Chatsworth Settlement

Relevant Planning Policies

Eastbourne Core Strategy Local Plan Policies (2006-2027)

B2 Creating Sustainable Neighbourhoods
C10 Summerdown & Saffrons Neighbourhood Policy
D5 Housing - High Value Neighbourhoods
D10 Historic Environment - Conservation Area
D10A Design

Eastbourne Borough Plan Saved Policies (2007)

UHT1: Design of New Development

UHT4: Visual Amenity
UHT15: Protection of Conservation Areas
HO20: Residential Amenity

National Planning Policy Framework (2012)

Section 7: Requiring good design.

Section 12: Conserving and enhancing the historic environment

Site Description:

This large, detached Tudor-bethan dwelling is located on the South West corner of Park Close, a set of 20 similarly styled dwellings arranged around a large central grasses 'island' with roadway all around serving the close.

Between the application property and its neighbour to the East at number 10 is an existing tarmac covered driveway leading down between the properties to a private garage serving 11 Park Close, and some metres beyond that, the rear boundary backing onto the newly opened free school at Gildredge House.

Relevant Planning History:

EB/2006/0467 - Erection of a single storey extension and dormer window to the rear plus a car port to the side, demolition of the existing sun room and removal of chimney stack
Approved – conditional 2006-08-14

EB/2013/0098 - Single storey extension at rear (to replace existing conservatory).
APPROVED CONDITIONAL 2013-04-25

EB/1995/0160 - Construction of a footpath to upgrade the existing lower driveway.
Granted, subject to conditions. 1995-05-25

EB/1995/0432 - Installation of replacement windows (UPVC and aluminium).
Granted (Five years) 1995-10-25

EB/1999/0235 - Single-storey rear extension.
Approved 1999-08-16

Proposed development:

The applicant seeks to build a two-storey rear extension which projects from the rear (South West) elevation by a maximum of 5.5metres and a maximum height of just under 8.5 metres to ridge of the proposed addition to the property.

At ground floor level the new extension (excluding any roof overhangs)stretches almost the entirety of the existing property's 9.0 metre width, except a 215mm step in on either side which helps to differentiate the new part of the building from the older parts. Supporting a second floor, narrower in width, the Western side of the ground floor extension is capped with a roof sloping down from 4 metres at the ridge down to 2.75 metres at the eaves.

The upper floor of the proposed extension, at width of almost 4.9 metres is much more modest in comparison to its almost full-width lower floor component with an eaves height

of almost 5.5 metres with a roof sloping back up towards the parent building at an angle to match the existing roof slope to a ridge height 8.4 metres (some 0.8 metres lower than the highest part of the existing roof of the dwellinghouse).

The applicant proposes to glaze the extension with a 5.75 metre door and window combination centred at ground floor level and a multi glazed unit window opening measuring 2.35 metres x 1.15 metres high along the same plane as the existing rear second floor windows. The applicant does not propose the flank elevations of the new extended part of the existing dwellinghouse to be glazed.

Finishes to the brick built extension are proposed to be plain tiled roofs to match the existing finish, with tile hanging at second floor level and brick facing at ground floor level up to the lower floor eaves height.

In addition to the a new rear extension, the applicant seeks permission to demolish the existing brick built garage and rebuild 11 metres further back along a similar plane towards the rear boundary, also seeking to afford the applicant a greater degree of privacy from the closest school buildings nearing the properties boundary.

The new garage will be nearly 6 metres in length and 3.15 metres in width to accommodate a vehicle at a height of over 3.7 metres tall (2.16 metre to the eaves). The rebuilt garage is proposed to be clad with wood to finish, and will be accessed via a new gate for the driveway, positioned at the point of the entrance door to the existing garage which the applicant seeks to replace.

Consultations:

Internal:

Conservation Officer – 29th October (based on Amended Plans)

Site Visits on 2 April 2013 and again on 8th October 2013.

No. 11 is situated to the SE corner of The Park Close. The original layout of the 20 houses was planned by Architect Goulburn Lovell, which was approved in 1929 and completed by PD Stonham in the 1930s. The planned layout included the provision of a communal garage accessed between numbers 10 and 11, which are consequently well spaced, with a handed design. Number 11 is designed to be viewed from its principal and side elevations and is detailed accordingly.

The previously submitted plans have been amended to show a rebate equivalent to one brick (215mm) in the proposed extension. Although this breaks the line in mass of walling to this elevation of the building, it is considered that this amendment is minimal in the general mass and effect to loss of balance and proportion of the building and its relationship with the other buildings in the Conservation Area.

Therefore, It is still considered that the proposed two storey extension, while noted as a 'rear extension' represents a large mass visible to the side of the property, and alters the intended balance of façade and detail intended to be viewed from the public realm. It is considered that the proposed extension would compromise the intended spacing between

properties and adversely affect the roofscape of this part of the Park Close, encroaching on the planned effect of the buildings.

A previous application has been approved for a single storey extension to the rear (EB 2013 098), which would be the effective recommendation in relation to this application.

It is therefore recommended that this application be refused. The application also details the demolition of the existing garage and rebuild towards the rear of the plot. This element of the proposal has not been amended.

The existing garage is a modern, flat roofed brick and asphalt construction, and there is no objection to its removal. It is recommended that this element of the application be approved. The proposed construction is a simple plain construction of tiles pitched and hipped roof, with feather edged boarding to elevations. The finish of the boarding, window and gate details are not specified and should be subject to detail. It is preferred that the timber should be left to weather naturally, and not be painted or given any coloured finish.

The proposal notes 'gates to client spec' it is recommended that these are omitted from the scheme, as they would create a visual boundary on a site where none exist, and would necessitate the building of wall and/or piers which are not detailed in the application. The surface treatment to extended driveway is not specified in the application, and it is recommended that the surface be similar in appearance and texture to existing, as it is a characteristic feature of the Park Close.

NOTE: The Park Close Conservation Area Appraisal & Management Plan was formally adopted on 23rd October 2013, including recommendation of consideration of Article 4 Direction.

Conservation Area Advisory Group - Objections to the mass (height and bulk at first floor level) of the extension and the impact on the space between the pair (no.10).

Neighbour Representations:

No neighbour objections have been received.

Appraisal:

Design:

The extension is considered in the main to harmonise with the appearance and the character of the local environment; seeking to replicate the existing architectural style of the parent dwellinghouse, and use matching materials the proposed scheme ensures this criteria is achieved.

The extension is appropriate in terms of design to the parent building but the setting and site context mean the extension is detrimental visually and increases the bulk and scale of the property when viewed from the street scene and for these reasons does not fully accord to Policy UHT1: Design of New Development of the Eastbourne Borough Plan Saved Policies 2007.

Residential Amenity:

Due to the positioning of the neighbouring buildings from each other, with the primary elevations facing in to a single central area within the central grassed island within Park Close, it means that the flank elevations of neighbouring building increase in distance from each other the further to the rear elevation they get.

Even more significantly, the viewing angle from, an in-turn overlooking a rear elevation from / by neighbouring buildings becomes less enabled, helping to ensure good levels of privacy afforded from increasing obscure viewing angles in to neighbouring properties.

The major effect of the proposed extension at the application property on residential amenity would come from the second floor element, and its potential effect on the neighbouring property at 10 Park Close. However, due to the aforementioned obscured viewing angle there is no loss of outlook or privacy from overlooking in to habitable rooms caused to either neighbour as a result of the proposed extension.

It is considered that the layout and positioning of the buildings from each other also affords protection in that it negates any loss of light and or overshadowing on to the neighbouring properties and for these reasons accords to much of Policy HO20 governing Residential Amenity.

The Conservation Officer and CAAG have raised strong concerns over the rear extension when viewed between numbers 10 and 11 Park Close having an effect of closing up the gap between the buildings, which due to the layout of the Park Close, is particular prominent from certain viewing angles from the public realm as well as other properties in the locale, critically when viewed from the Southern part of Park Close.

In a circular layout such as is evident here, the spacing between the buildings can severely upset the rhythm of the area if not controlled, and it is felt that the second floor element particularly, has the effect of closing up the visual gap between the buildings to an unacceptable degree, negatively impacting the special character of the Park Close Conservation Area. For this reason, it is considered that the development does not accord with Borough Plan Saved Policies UHT15 and HO20 part E), Policies D10 and D10a of the Eastbourne Core Strategy and Chapter 12 (Conserving and Enhancing the historic environment) of the NPPF in that as a result of the development, there will be loss of character to the Conservation Area.

A characteristic of the Close are the 2 driveways on the South East Corner of the Close (leading to communal garages) and the driveway on the South West leading down to the existing garage of 11 Park Close. It is considered that the gaps afforded by these two driveways are as a deliberate result of a considered design, and thus seeking to close the gap, would harm the character and visual amenity of the area. For this reason the proposal does not fully accord with Policy HO20 concerning the loss of character to conservation areas.

Saved Policy UHT 4 of the Eastbourne Borough Plan 2007 concerning Visual Amenity states that proposals that have an unacceptable detrimental impact on visual amenity will be refused, citing erosion of local distinctiveness and effect on an important vista as key components of the Policy. It is considered that in impacting on the natural spacing between 10 and 11 Park Close to a

level considered unacceptable the proposal does not accord with this policy, and should be refused on these grounds.

The Conservation Officer states in her feedback that 'Number 11 Park Close is designed to be viewed from its principal and side elevations and is detailed accordingly' and goes on to say 'the two storey extension, while noted as a 'rear extension' represents a large mass visible to the side of the property, and alters the intended balance of facade and detail intended to be viewed from the public realm'.

Saved Policy UHT 15 of the Borough Plan 2007 concerning the 'Protection of Conservation Areas' and policy D10 of the Core Strategy 2013 state that a planning application in a conservation area, or affecting the setting of a conservation area, will be required to preserve or enhance the character or appearance of the area. Given the concerns raised by the Conservation Officer it is considered that the proposed extension would fail to preserve or enhance the visual appearance of the conservation area and therefore fails to comply with the above policies.

In seeking to replace the existing garage (11 metres further back in to the site) with what could be argued a simple but more visually appealing design, this component of the proposal is considered to be acceptable, as the existing feature is not considered to be important within the character of the conservation area.

REF: 130674 – An application for Conservation Area Consent is also under determination and which includes the demolition of the existing garage to be replaced with a rebuilt new design further back in to the site. Although the demolition of the garage and erection of a replacement is agreed in principal, and supported by the Conservation Officer, it is not considered that the application can be approved without an approved replacement scheme in place, given the potential impacts on the appearance of the host building and the conservation area.

Human Rights and Equality & Diversity Implications:

The proposal is considered to have no negative Human Rights or Equality & Diversity Implications.

Conclusion:

The proposed scheme by virtue of the mass (height and bulk at first floor level) of the extension and the impact on the space between the pair of properties (no.10 & no.11) is inappropriate to its setting, detracts from the aesthetic quality of the subject building, and fails to harmonise with the existing form and pattern of development seen throughout Park Close.

Recommendation:

REF 130673:

The proposed scheme by virtue of the mass (height and bulk at first floor level) of the extension and the impact on the space between the pair of properties (no.10 & no.11) is inappropriate to its setting, detracts from the aesthetic quality of the subject building, and fails to harmonise with the existing form and pattern of development seen

throughout Park Close. The proposal therefore fails to accord with saved policies UHT4, UHT15 and HO20 of the Eastbourne Borough Plan (2007) Policy D10 of the Core Strategy Local Plan 2013 and National Planning Policy Framework (2012).

REF130674 (Conservation Area Consent):

The proposed demolition is considered unacceptable as there is no approved scheme for a rebuilt garage and therefore the works are considered inappropriate to the setting, and would likely detract from character of this part of the Conservation Area. The proposal therefore fails to accord with saved policy UHT15 of the Eastbourne Borough Plan (2007) concerning protection of the Conservation Area, Policy D10 of the Core Strategy Local Plan 2013 and guidance contained within the National Planning Policy Framework (2012).

Appeal: Should the applicant appeal the decision the appropriate followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations.**

This page is intentionally left blank

COMMITTEE: PLANNING
DATE: 26 November 2013
SUBJECT: Employment Land Local Plan
REPORT OF: Senior Head of Development

Ward(s): All

Purpose: To seek Members' views on the report before being considered by Cabinet on 11 December 2013

Contact: Matt Hitchen, Specialist Advisor (Planning),
1 Grove Road, Eastbourne
Tel no: (01323) 415253
E-mail: matt.hitchen@eastbourne.gov.uk

Recommendations: Members are asked for their views on the attached report which will be reported to Cabinet at their meeting on 11 December 2013

1.0 Introduction

- 1.1 This is a covering report to introduce the Cabinet report attached. The Cabinet Report is self explanatory and includes a discussion under the usual implication headings so will not be repeated here.
- 1.2 The Cabinet Report recommends that the Proposed Draft Employment Land Local Plan be published for consultation with the community and key stakeholders for a 12 week period between 20 December 2013 and 14 March 2014. Planning Committee Members are asked to consider the attached report and any comments will be considered and reported orally to Cabinet when they meet on 11 December.
-

Background Papers:

The Background Papers used in compiling this report were:

- Cabinet Report – 11 December 2013
- Proposed Draft Employment Land Local Plan (November 2013)
- Employment Land Local Plan Options Report (October 2013)
- Employment Land Local Plan Initial Sustainability Appraisal Report (November 2013)

COMMITTEE	CABINET
DATE	11 December 2013
SUBJECT	Employment Land Local Plan
REPORT OF	Senior Head of Development

Ward(s)	All
Purpose	For Members to approve the Proposed Draft Employment Land Local Plan for consultation with the community and stakeholders.
Contact	Matt Hitchen, Specialist Advisor (Planning), 1 Grove Road, Eastbourne Tel no: (01323) 415253 E-mail: matt.hitchen@eastbourne.gov.uk
Recommendations	<ol style="list-style-type: none">1. That Cabinet approve the Proposed Draft Employment Land Local Plan for consultation with the community and key stakeholders between December 2013 and March 2014.2. To delegate authority to the Senior Head of Development in consultation with the Lead Cabinet Member to make minor amendments before the commencement of the 12 week consultation period.

1.0 Introduction

- 1.1 In May 2012, the Eastbourne Core Strategy Local Plan was subject to Public Examination by a Planning Inspector. The Inspector expressed concerns over the evidence that supported Core Strategy Policy D2: Economy, particularly relating to the employment land supply. In order to address this issue without delaying the adoption of the Core Strategy, the Inspector recommended that Core Strategy Policy D2: Economy be the subject of an early review, leading to its replacement with an additional Local Plan to deal specifically with the employment land supply. This review will be subject to Public Examination and should be adopted by the end of 2014. The Core Strategy was subsequently adopted in February 2013.
- 1.2 In order to meet this requirement, an Employment Land Local Plan (ELLP) is being produced. The ELLP will guide job growth and economic development in Eastbourne up to 2027 as well as identifying an appropriate supply of land for future employment development, in order

to achieve a sustainable economy and make Eastbourne a town where people want to live and work. It specifically relates to land and buildings within the B1 (Offices and Light Industry), B2 (General Industry) and B8 (Storage and Distribution) Use Classes.

- 1.3 A Proposed Draft ELLP has been produced and this document should be the subject of public consultation as the next stage in progressing the Local Plan towards adoption by the end of 2014.

2.0 Format of Proposed Draft Employment Land Local Plan

- 2.1 The Proposed Draft ELLP presents the proposed strategy and policies relating to the employment land supply over the Core Strategy plan period up to 2027. It is written with a series of questions to allow consultees to easily comment on the plan during the public consultation period.
- 2.2 The Proposed Draft ELLP also presents the different options that were considered in the formulation of the Plan, and asks consultees to comment on the proposed approach, whether they consider that the correct option has been taken forward, and whether there are any other options that should have been considered in the formulation of the Plan. This is necessary to meet Regulation 18 of the Town & Country Planning (Local Planning) (England) Regulations 2012, and to assist in meeting requirements towards progressing the ELLP towards adoption.

3.0 Key Issues

- 3.1 There is a requirement to provide 43,000 sqm of class B floorspace over the plan period. This amount has been assessed through the Employment Land Review (GVA, 2013), and is based on forecasting projections that assume growth in key sectors in Eastbourne and increased participation rates as economic activity and working age population grows.
- 3.2 The figure of 43,000 sqm is less than the quantum in the Core Strategy. However the study confirmed that there would be no material change in the number of jobs created. The reduction is due to more efficient use of space, particularly in office environments. The study showed that since the last Employment Land Assessment, there has been a reduction of some 30% in floorspace needed for the same number of office employees.
- 3.3 It is important that more jobs are created in more diverse areas to reduce reliance on tourism, and that space be provided for start-up businesses to encourage indigenous business growth.
- 3.4 The ELLP also needs to identify how the requirement will be delivered, and specify the amount of employment floorspace that should be provided in the Town Centre and Sovereign Harbour.

3.5 Much of the existing commercial space in the town does not meet occupier standards, which means that employment land is being lost to other uses. The ELLP should provide high quality space that meets business needs and ensure key sites in employment locations are protected.

4.0 Strategy and Policies

4.1 The ELLP proposes to deliver the employment land requirement through the intensification of existing Industrial Estates, and through the development of new employment space in the Sustainable Centres identified in the Core Strategy (Town Centre and Sovereign Harbour). This is established in Policy EL1 – Economy and Employment Land.

4.2 Policy EL1 also promotes employment development that provides for small and start-up businesses, encourages development which supports improvements in the local jobs market through the creation of additional jobs and employment diversification (which will provide a link to the Local Employment Technical Guidance Note), and supports the development of clusters and their supply chains.

4.3 The ELLP also contains policies specifically relating to the Industrial Estates, the Town Centre and Sovereign Harbour,

4.4 The Industrial Estates policy (Policy EL2) promotes the provision of 20,000 sqm of classes B1c (light industrial), B2 (general industrial) and B8 (warehouse and storage) floorspace through the redevelopment of sites within the Industrial Estates. It also protects sites from redevelopment to non-B uses in order to help protect the integrity of the Industrial Estates as business locations.

4.5 Policy EL3 (Town Centre) specifies that 3,000 sqm of B1a (office) floorspace should be delivered in the Town Centre, specifically on Development Opportunity Sites 2 and 3, as identified in the Town Centre Local Plan.

4.6 Policy EL4 (Sovereign Harbour) specifies that 20,000 sqm of B1a, b and c (office, research and development, and light industrial workshops) floorspace should be developed in Sovereign Harbour. It also states that other employment generating uses (except retail, restaurants and hot-food takeaways) would be acceptable development on any remaining land following the delivery of the 20,000 sqm of B1 floorspace.

5.0 Consultation

5.1 The Proposed Draft ELLP will, if approved by Cabinet, be subject to a 12 week formal consultation between December 2013 and March 2014.

5.2 Public consultation will be via a number of the usual methods and will be in compliance with the Statement of Community Involvement. Appendix 2 details the proposed Consultation Plan for the document. Comments

can be made on any aspect of the Proposed Draft ELLP. Representations can be made electronically via the Council's on-line consultation portal.

6.0 Resource Implications

6.1 Legal Implications

6.1.1 The Proposed Draft ELLP has been prepared in order to meet Regulation 18 of the Town & Country Planning (Local Planning) (England) Regulations 2012.

6.2 Financial Implications

6.2.1 There are no financial implications to the Council as a direct result of this report. The cost of the publication and publicity for the ELLP will be met from within the existing service budget.

6.3 Human Resource Implications

6.3.1 Officers in the Customer First team will manage the consultation arrangements for the ELLP, and the collection and processing of representations received.

6.4 Equalities and Fairness Implications

6.4.1 An Equalities and Fairness Impact Assessment was undertaken during the scoping stage in the production of the ELLP, and the assessment demonstrates that the ELLP is unlikely to have any significant impacts on equalities and fairness.

7.0 Conclusion

7.1 The need to produce an Employment Land Local Plan (ELLP) stems from the examination of the Core Strategy. The ELLP identifies that 43,000 sqm of employment floorspace will be required in Eastbourne up to 2027, and this will be delivered through the intensification of Industrial Estates and new employment development in the Town Centre and at Sovereign Harbour.

7.2 Cabinet is requested to approve the Proposed Draft ELLP for consultation with the community and stakeholders between December 2013 and March 2014.

7.3 It is anticipated that a further report will be submitted to Cabinet in May, outlining the representations received and any amendments necessary to progress the ELLP to Proposed Submission stage.

Background Papers:

-
- Proposed Draft Employment Land Local Plan (November 2013)
 - Employment Land Local Plan Options Report (October 2013)
 - Employment Land Local Plan Initial Sustainability Appraisal Report (November 2013)

To inspect or obtain copies of the background paper, please refer to the contact officer listed above.

Appendix 1 – Draft Proposed Employment Land Local Plan

See separate document

Appendix 2 – Consultation Plan

Introduction

This Consultation Plan outlines the consultation schedule of the Proposed Draft Employment Land Local Plan (ELLP) that is being carried out in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

The public consultation is being carried out for a 12 week period between 20 December 2013 and 14 March 2014 in order to allow the community and other stakeholders to comment on the ELLP. The consultation will be carried out in accordance with the Council's Statement of Community Involvement, which was adopted in 2009.

How the consultation will be publicised

Letters

Letters will be sent to all contacts on the Local Plan mailing list, informing them of the consultation on the ELLP. Letters will also be sent to all properties on each of the designated Industrial Estates. A summary leaflet will be included with each letter.

Summary Leaflet

A summary leaflet will be produced that briefly explains the background to the ELLP, why it is being produced and what it contains. It will also direct stakeholders to how they can view and comment on the ELLP. This summary leaflet will be double sided A4, and written in a clear and concise manner. The summary leaflets will be made available at the Council offices and the Library, and will be sent to other stakeholders who may be interested in the ELLP.

External Media

A public notice will be placed in the local newspaper confirming the dates for the consultation. It will also advise where the ELLP can be viewed and how representations can be made. There will also be a press release publicising the ELLP consultation.

Exhibitions and Presentations

A static unmanned exhibition will be put on display in the Library during the consultation period. This will explain the background to the ELLP, why it is being produced, and what it contains. It will also direct viewers on how they can make a representation on the ELLP.

Presentations will be offered to organisations or community groups that may be interested in the ELLP, for example the Chamber of Commerce.

How stakeholders can make representations

Website

A dedicated webpage will be set up for the ELLP at www.eastbourne.gov.uk/ellp with a link to the Council's on-line consultation portal where the public and other stakeholders can view and comment directly on the ELLP.

Letter/email

Representations will also be accepted via letter to Specialist Advisory team, Customer First, 1 Grove Road, Eastbourne, BN21 4TW, or via email to planning.policy@eastbourne.gov.uk.

Stakeholder Event

A stakeholder event will be held in the Town Hall during w/c 27 January 2014. Stakeholders will be invited to the event, which will include a presentation and question & answer session.

Drop-in session

A drop-in session will be arranged during w/c 3 February to allow stakeholders to visit and to talk to Officers who will answer any questions and provide more information if necessary. The drop-in session is yet to be arranged, but should take place in an accessible location close to the Industrial Estates in order to allow local businesses to attend.

Post-consultation

At the end of the 12 week period, all duly-made representations will be considered and any necessary amendments will be suggested and reported to Cabinet in order to progress the ELLP to the Proposed Submission stage.

This page is intentionally left blank

PROPOSED DRAFT EMPLOYMENT LAND LOCAL PLAN

Table of Contents

Introduction	1
What is the Employment Land Local Plan?	1
Format of the Proposed Draft Employment Land Local Plan	1
Relationship with Other Plans and Strategies.....	2
Stages in the production of Plan	3
Context	4
Existing situation	4
Recent developments and future projects	5
Key Issues	6
Employment Land Requirements	8
Vision and Objectives	9
Strategy	11
Employment Land Strategy and Distribution	11
Economy and Employment Land	15
Key Diagram.....	17
Policies	18
Industrial Estates	18
Town Centre	20
Sovereign Harbour.....	23
Implementation and Monitoring	27
Infrastructure	27
Monitoring Framework.....	27
Appendices	31
Appendix 1: Glossary	32
Appendix 2: Designated Industrial Estates.....	36
Appendix 3: Policies Proposed for Deletion.....	37

Introduction

What is the Employment Land Local Plan?

The Eastbourne Employment Land Local Plan (ELLP) is a planning policy document that will guide job growth and economic development in Eastbourne up to 2027 as well as identifying an appropriate supply of land for future employment development, in order to achieve a sustainable economy and make Eastbourne a town where people want to live and work. It will specifically relate to land and buildings within the B1 (Offices and Light Industry), B2 (General Industry) and B8 (Storage and Distribution) Use Classes.

The need to produce an Employment Land Local Plan results from concerns raised by the Planning Inspector during the Public Examination of the Eastbourne Core Strategy Local Plan, which was adopted in February 2013. The Inspector concluded that the evidence on the employment land supply does not demonstrate that the Core Strategy policy relating to employment land (Policy D2: Economy) is the most appropriate strategy for supporting job growth and economic prosperity in Eastbourne. In order to address this issue without delaying the adoption of the Core Strategy, the Inspector recommended that Core Strategy Policy D2 should be the subject of an early review, leading to its replacement with an additional Local Plan to deal specifically with employment land supply. This Employment Land Local Plan will be subject to examination and should be adopted by the end of 2014.

The Employment Land Local Plan will identify the future requirements for employment land in Eastbourne and how the future needs for employment land can be met. It will also be used alongside the Core Strategy and saved policies from the Eastbourne Borough Plan 2001-2011 (adopted 2003) to determine planning applications relating to employment development.

Format of the Proposed Draft Employment Land Local Plan

The Proposed Draft Employment Land Local Plan has been published for public consultation in accordance with Regulation 18 of the Town & Country Planning (Local Planning) (England) Regulations 2012. It presents the proposed strategy and policies relating to the employment land supply over the Core Strategy plan period up to 2027. It also identifies the other options that were considered in the formulation of the Plan.

The Proposed Draft Employment Land Local Plan asks consultees to comment on the proposed approach, whether they consider that the correct option has been taken, and whether there are any other options that should have been considered in the formulation of the Plan. It is possible for consultees to comment on any part of the Proposed Draft Employment Land Local Plan, however the document identifies particular questions throughout that consultees are specifically asked to comment on.

The Proposed Draft Employment Land Local Plan takes into account representations that were received through pre-production stakeholder engagement, which took the form of a questionnaire, and was available between 21 June and 2 August 2013. A feedback report analysing the representations received during this stage can be viewed via the website (www.eastbourne.gov.uk/ellp).

The Proposed Draft Employment Land Local Plan has also been informed by:

- Employment Land Review (GVA, 2013)
- Employment Land Strategy and Distribution Options Report (EBC, 2013)

Relationship with Other Plans and Strategies

Eastbourne Core Strategy Local Plan

The Eastbourne Core Strategy Local Plan was adopted in February 2013 following Public Examination in May 2012. It sets out the key planning policies for the future development of Eastbourne up to 2027 and overall spatial development strategy, including the level of housing development required and the broad locations where it will be developed. It also sets out a vision and policy for each of the 14 neighbourhoods in the town, and contains a number of policies for topic areas, including sustainable development, tourism, shopping, natural environment and historic environment.

The Employment Land Local Plan will replace Core Strategy Policy D2: Economy, but will otherwise have to conform to other policies set out in the Core Strategy Local Plan, and is therefore a plan with the same timeframe as the Core Strategy. It will also replace some of the existing saved policies in the Eastbourne Borough Plan 2001-2011.

Sustainable Community Strategy and Corporate Plan

The East Sussex Integrated Sustainable Community Strategy was adopted in 2008. Eastbourne has a dedicated chapter within the strategy, which sets objectives to meet the developing needs of the community up to 2026.

The Regeneration and Economy priorities for Eastbourne within the Sustainable Community Strategy include:

- Providing high quality and sustainable economic infrastructure by unlocking and assembling strategic sites to support inward investment, support and retain local businesses and encourage provision of high quality well paid jobs;
- Nurturing a Culture of Entrepreneurship by promoting and increasing the number of start-up and micro businesses; and
- Supporting Smart, Sustainable Enterprises by encouraging competitiveness, creativity and enterprise, particularly amongst small and medium sized enterprises, and modernising the local economy to enable diversification into new growth areas.

The Council's Corporate Plan is prepared annually and it identifies priority themes for the five year period to 2015. It is intrinsically linked with the Sustainable Community Strategy and aims to translate the Community Strategy Vision into corporate action. The Employment Land Local Plan should contribute to the achievement of the key themes of the 2010-2015 Corporate Plan, particularly: Prosperous Economy; Quality Environment, and Thriving Communities.

Some of the key priorities that the Employment Land Local Plan should assist with include:

- Regeneration of the Town Centre
- Development of a Business Park at Sovereign Harbour

National Planning Policy Framework

The Proposed Draft Employment Land Local Plan has been prepared having regard to the National Planning Policy Framework (NPPF) and specifically the presumption in favour of sustainable development. The Employment Land Local Plan is in conformity with the NPPF.

Stages in the production of Plan

In order to meet the requirement for the Employment Land Local Plan to be adopted by the end of 2014, the timescale outlined in Table 1 below is proposed.

Representations received during the public consultation on the Proposed Draft Employment Land Local Plan will be considered and an amended Proposed Submission version will be published for a representation period on matters of soundness. Following this, the Employment Land Local Plan will be submitted to the Secretary of State for Public Examination.

Table 1 - Timescale for the production of the Employment Land Local Plan

Stage	Timescale
Pre-production engagement	21 June 2013 – 2 August 2013
Proposed Draft ELLP (Regulation 18 consultation)	20 December 2013 – 14 March 2014
Publication of Proposed Submission Version for representation period	June 2014 – July 2014
Submission to Secretary of State	August 2014
Examination in Public	September 2014
Adoption	December 2014

How to comment on Proposed Draft Employment Land Local Plan

The public consultation on the Proposed Draft Employment Land Local Plan is available for a 12 week period between 20 December 2013 and 14 March 2014. The consultation on the Proposed Draft Employment Land Local Plan is accompanied by an Initial Sustainability Appraisal Report, which is also available for comment.

The Proposed Draft Employment Land Local Plan and its Sustainability Appraisal can be viewed and commented on via the Council's on-line consultation portal, which can be accessed via the Eastbourne Borough Council website (www.eastbourne.gov.uk/ellp). Representations can also be submitted by email or via post.

Email: planning.policy@eastbourne.gov.uk

Specialist Advisory Team
Customer First
1 Grove Road
Eastbourne
BN21 1TW

All representations should be received by **5pm on Friday 14 March 2014**.

Context

Existing situation

Eastbourne is a large town and tourist resort located on the south coast in East Sussex between the South Downs National Park and the Pevensey Levels, approximately 20 miles from Brighton and 50 miles from London. As a seaside town, Eastbourne's economy has relied heavily on tourism and the town continues to compete as a premier seaside destination in the United Kingdom.

Eastbourne has a population of 99,412 (2011 Census) and approximately 60% of the population is of working age. 80% of the working age population is economically active, and the latest unemployment estimates (April 2012-March 2013) indicate that 7.8% of economically active people are unemployed, which is similar to the average for East Sussex.

Eastbourne residents are mainly employed within 'professional occupations', 'elementary occupations' and 'sales and customer service activities', which reflects the strong presence of public administration and retail/visitor economy related employers. However, there is some strength in manufacturing activities, particularly related to particular mechanical products. There is also a strong concentration of employment within key parts of the 'media' sector in terms film and TV production and production of recorded media.

Eastbourne's economic output is below average when measured by Gross Value Added (GVA) per capita, however Eastbourne has seemed to cope well with the recession and performed well in terms of the short term change in number of employees compared to national average, and has experienced an overall increase in GVA per capita since 2001.

Eastbourne has a business stock of approximately 3,100 business enterprises although the overall number has declined in recent years. Business stock is dominated by micro-businesses, and the most common industry for business enterprises is the Professional, Scientific and Technical sector.

There are approximately 2,900 commercial premises in Eastbourne, and it is estimated that there is approximately 404,000 sqm of class-B use floorspace in the town. There were a total of 43,000 jobs across all sectors in Eastbourne in 2011, including retail, tourism and healthcare.

Eastbourne has seven Industrial Estates located in three broad areas (Hampden Park, Lottbridge Drove and Courtlands Road). The Industrial Estates cover a total of approximately 72 hectares. The Town Centre also contains a number of office developments and other employment uses, and there are a number of smaller estates scattered around the town.

Over the past 9 years, there has been an overall net increase in employment floorspace in Eastbourne of 25,680 sqm. A significant amount of this growth has been due to redevelopment of areas of the Courtlands Road and Brampton Road Industrial Estates to provide an increased amount of higher quality employment space. The growth has been in the B1a (office) and B8 (Storage & Distribution) use classes, whilst there has been an overall decrease in the amount of B1b (Research & Development), B1c (Light Industry) and B2 (General Industry) use classes.

Strengths and Weaknesses of Economy

Eastbourne's position on the A22-A27 corridor means that it plays a key role in the wider sub-regional property market, and values compare favourably with East Sussex averages, reflecting Eastbourne's competitive position as one of the largest markets in the county.

Eastbourne has a relatively diverse economy with representation across a range of sectors, and this diverse base has helped protect the Borough from some of the major impacts of the recession in the past five years. Eastbourne's stock of commercial space comprises a range of sizes, ages and types, which offers a degree of choice for occupiers both in terms of the stock itself and the potential rent levels. Low reported vacancy levels and a consistent level of activity outside the Town Centre are healthy signs for the market.

There are some strong businesses located in Eastbourne that trade nationally and internationally, including major employers such as Gardners Books, Veritek, Brewers, TEVA, HMD Kontro, Alpha Laval and West End Studios.

The resident population accommodates a significant proportion of highly skilled workers, and the 'quality of life' factor has potential to attract workers as the town combines economic opportunities with a high quality environment providing a desirable place to live as well as work.

However, Eastbourne's economy does experience some challenges. There are some underlying socio-economic issues, and there are parts of the town where levels of economic activity and the proportion of unskilled residents are high, which is an issue for a number of coastal towns. In addition, many of the higher skilled workers commute out of the Borough for work, meaning the town loses valuable skills that could be harnessed by businesses locally.

Despite the presence of a range of commercial space, much of the large scale office stock provided in Eastbourne is no longer fit for purpose and does not provide an attractive offer to new occupiers. Eastbourne has a lack of flexible, 'mixed' units that allow businesses to have combined office, workshop and production space within one building. Future provision should encourage flexibility within buildings to enable businesses to adapt their operations as technology develops or processes/products change.

In addition, Eastbourne is relatively peripheral within the wider South East economy, and it is over-shadowed by better connected locations. Eastbourne suffers from its distance from the major economic hubs of the South East and the poor quality of the road and rail network. Broadband connectivity is also weak, although improvements are being prioritised.

Recent developments and future projects

There are a number of significant economic development projects that are being undertaken in Eastbourne. Recently, the South East Local Enterprise Partnership (SELEP) via the Growing Places Fund allocated £6m towards the development of a state of the art business park (Innovation Mall) at Sovereign Harbour with the potential to provide up to 300 new jobs.

Other important planned projects include:

- £70m extension and transformation of the Arndale Centre;
- £35m Devonshire Park Project to create a cultural destination, including new conferencing facilities, major renovation of 3 listed leisure buildings and extensive upgrade of international tennis facilities; and
- £1.5m purchase of 3.5ha of strategic land for the Council to take direct action in delivering new employment space

In addition, the Council is intending to prepare an Economic Development Strategy by March 2014 to help direct the current economy and build on this to determine a vision and destination for Eastbourne's economic future.

Key Issues

There are a number of key issues affecting Eastbourne that the Employment Land Local Plan should seek to address through the employment land strategy and policies for its implementation. The key issues are separated between demand issues and supply issues, and are set out below:

Demand Issues

Requirement for additional employment land - The Employment Land Local Plan needs to provide an appropriate and realistic requirement for additional employment land over the Core Strategy Plan Period up to 2027, differentiated by B-class. These requirements need to take into account changes and flexibility in work practices and particularly changes to more efficient job to floorspace densities. This trend is exemplified by Eastbourne Borough Council's Agile Working scheme, which enables staff to occupy less floorspace.

Need for sustainable job creation and diversification - There is a need to create sufficient jobs for the changing population, based on robust and realistic growth assumptions and allowing for expected shifts in age profiles, economic activity rates and the impact of changes to the 'statutory' retirement age. Although Eastbourne is represented across a range of employment sectors and activities, the Town's economy is still heavily reliant on tourism, and employment diversification will increase choice for local jobseekers and reduce reliance on the service industry sector. Expanding skills and education provision could help attract younger, skilled workers to the area. Also, by encouraging existing key businesses and their supply chains, there is an opportunity to grow existing specialisms and 'clusters'.

Development that provides for start-up businesses - The nature of economic growth has changed over recent years and should no longer rely on attracting significant inward investment. Instead, future demand and growth in the market is likely to be driven from local business requirements either through expansion, changing space requirements or new business start ups. The Employment Land Local Plan should provide the range of sites and premises to help increase the business start-up and survival rate and ensure indigenous businesses are retained and can grow.

Supply Issues

Suitability of current commercial premises - The majority of the buildings on the Industrial Estates were built during the 1960s and 1970s, and they do not necessarily meet the needs of existing and future businesses. Much of the existing building stock on Industrial Estates will come to the end of their life over the plan period, and this offers the opportunity for redevelopment to provide higher quality and more suitable stock at higher densities, similar to redevelopments that have already occurred at Brampton Road and Courtlands Road.

Loss of employment land to other uses - Employment land is coming under increasing pressure for redevelopment to alternative, higher value, uses across the UK, particularly residential use. This pressure is particularly high in Eastbourne due to the constrained nature of the Borough and the requirement to provide 3,428 net additional residential units between 2012 and 2027 to meet Core Strategy targets. There is also pressure from retail development within Industrial Estates. If losses of key sites continue within existing employment locations they have the potential to undermine the B class nature of these sites.

Identification of sites - Eastbourne suffers from some considerable constraints and there is a very limited supply of developable land. The urban area is tightly confined by the South Downs National Park, the sea and the Pevensey Levels. In addition, a significant area of the Borough is subject to flood risk and there is a strong commitment to retain Eastbourne Park as a 'green heart' to the town. This means that there is limited opportunity for development of employment land. Sites for additional employment development should be in the most appropriate and sustainable locations.

Requirements for Office space in the Town Centre - The Town Centre Local Plan identifies the Employment Land Local Plan as the mechanism for determining the appropriate amount of office space to be provided in the Town Centre. Some businesses would prefer town centre locations, whilst other would prefer out of centre locations. A balance needs to be struck between in town and out of town provision to maintain the role of offices as a key town centre use but also broaden the stock types available within the Borough to offer choice and accommodate and attract greater levels of demand over the plan period.

Suitability and Viability of land at Sovereign Harbour - Land at Sovereign Harbour was identified in an outline application for the development of Sovereign Harbour in 1988. This allocation for 30,000 sqm of office space across two sites (known as Sites 6 and 7) was retained through the Eastbourne Borough Plan 2001-2011 (adopted 2003). Despite being a Council priority, the sites have not been developed for this quantum of office space and the Employment Land Local Plan should consider the suitability and viability of land at Sovereign Harbour for office development.

Eastbourne and South Wealden area - Eastbourne has close linkages with the south of the Wealden District, particularly Polegate and Hailsham. A masterplan for the area was prepared in 2008 by the South East England Development Agency (SEEDA), in conjunction with East Sussex County Council, Wealden District Council and Eastbourne Borough. The area is identified as a key strategic location on the Sussex Coast with considerable potential for economic and sustainable development. The future commercial challenge will therefore be to broaden the economic base of the Eastbourne and South Wealden area, and to enable innovation and entrepreneurship to flourish.

The Wealden Core Strategy was adopted in February 2013 and makes provision for 25,540 sqm of employment floorspace in South Wealden. In addition, around 5,000 new homes are allocated or committed in the South Wealden area. This will have implications for the local markets and demand for employment floorspace across the Eastbourne and South Wealden area.

Q1: Are there any other issues that should be taken into account / influence the Proposed Draft Employment Land Local Plan?

Employment Land Requirements

An Employment Land Review was prepared in 2013 to review, assess and update the Borough's position in relation to the future supply and demand for employment floorspace, in order to inform the preparation of the Employment Land Local Plan.

The Employment Land Review forecasts the need for additional employment floorspace up to 2031. It is based on the key sectors within the Borough forming the basis of future growth that leads the Borough out of the recession, and increases in employment participation rates as economic activity rates and the working age population grows. This forecast would create an additional 1,263 jobs within the class-B uses up to 2031.

The job creation forecast is translated into additional floorspace requirements using employment density assumptions. The following densities assumptions have been used:

- B1a/b – 12 sqm per employee
- B1c/B2 – 36 sqm per employee
- B8 – 70 sqm per employee

In order to ensure that the employment forecasts are based on more than economic growth 'predictions', additional allowances have been made.

An allowance for windfall losses has been made to take into account unexpected losses of employment land to other uses. This takes into consideration the loss of existing employment land to residential and other uses, particularly considering the extension of Permitted Development rights to allow change of use from office to residential, and the fact that employment land may be used for other land uses that are not compatible with residential areas, such as recycling, waste management and transport depots.

An allowance has also been made for 'churn'. This is made for the fact that locational and premises needs of businesses change over time, which may require businesses to move. For this to happen smoothly there is a need for certain level of available vacant land. This 'churn' also helps to free up sites for redevelopment, and sufficient floorspace provision should be made to allow this to happen.

The forecast over the plan period to 2027 shows little difference to 2031. The employment floorspace requirements over the plan period that the Employment Land Local Plan should meet are shown in Table 2.

Table 2 - Employment Land Requirements

	Floorspace Demand 2012-2027 (m²)	Allowance for windfall losses (m²)	Allowance for Churn (m²)	Change in floorspace (m²)
Office (B1a/b)	15,977	4,095	694	20,766
Industrial (B1c/B2)	-5,478	14,085	2,860	11,467
Warehouse (B8)	5,890	900	549	7,339
Total	16,389	19,080	4,103	39,572

In addition to the requirement, a contingency reserve of floorspace should be added to ensure that, should sites not come forward for redevelopment, there will still be an appropriate supply and mix of sites to meet needs. This is known as 'Headroom'. The Employment Land Review recommends a 6% headroom capacity for Industrial and Warehouse uses, and a 10% headroom capacity for Office uses. This would equate to approximately 43,000 sqm of additional class-B use space over the plan period to 2027.

Vision and Objectives

The vision for the Core Strategy is closely aligned to the vision from the Sustainable Community Strategy. The Core Strategy vision is:

"By 2027 Eastbourne will be a premier coastal and seaside destination within an enhanced green setting. To meet everyone's needs Eastbourne will be a safe, thriving, healthy and vibrant community with excellent housing, education and employment choices, actively responding to the effects of climate change".

A vision for the Employment Land in Eastbourne should be more specific and relevant to the economy and employment land within the class-B uses. The Employment Land Local Plan vision is:

"By 2027, Eastbourne will be making a strong contribution to the sustainability of the economy in the Eastbourne and South Wealden area by providing a range of business premises in sustainable locations and offering a range of job opportunities, making the town a place where people want to live and work"

The Core Strategy identifies a series of spatial objectives in order to address the issues identified in the Core Strategy and achieve the Core Strategy vision. The Core Strategy spatial objectives that are most relevant to the Employment Land Local Plan are:

- **Key Spatial Objective 2: Sustainable Growth** - To deliver new housing, employment and shopping opportunities by planning positively and proactively to meet the needs of all sections of the local community and sustainable growth within environmental constraints.
- **Key Spatial Objective 4: Local Economy** - To give support to a strong and growing local economy built on innovation, creativity and entrepreneurship.

In addition to the relevant Core Strategy Spatial objectives, the Employment Land Local Plan sets out a new series of objectives that the Local Plan should achieve. The Employment Land Local Plan Objectives are:

- **ELLP1 - Stimulate Economic Growth** - To stimulate sustainable economic growth to meet the needs of the community within environmental constraints and encourage economic competitiveness through attracting increased investment and new and innovative businesses
- **ELLP2 - Encourage Small and Start-up Businesses** - To diversify the local economy and deliver a variety of new employment opportunities by providing a range of flexible employment spaces that can be used by existing businesses and new start-up businesses
- **ELLP3 - Diversify the Local Economy** - To diversify the local economy and support job growth, and broadening the economic base to enable innovation and entrepreneurship to flourish
- **ELLP4 - Support Existing Businesses** - To support existing businesses to relocate to premises in the town that better meet their needs.
- **ELLP5 - Promote Sustainable Employment Locations** - To promote the delivery of employment space in sustainable locations to accommodate an appropriate amount of additional employment floorspace by 2027.

Q2: Do you agree with the Vision for the Employment Land Local Plan?

Q3: Do you agree with the Objectives for the Employment Land Local Plan?

Strategy

Employment Land Strategy and Distribution

The Employment Land Local Plan vision and objectives seek to ensure that the requirement for employment land in Eastbourne over the plan period is delivered in sustainable locations. A number of different strategic options for the distribution of employment land within the town have been considered as part of the production of the Proposed Draft Employment Land Local Plan.

Options considered for employment land strategy and distribution

A number of different options were considered for the employment land strategy and where the requirement for additional employment land should be located. These options were identified and assessed through the *Employment Land Strategy and Distribution Options Report*, which is available from the Eastbourne Borough Council website (www.eastbourne.gov.uk/ellp).

The options considered were:

- **Scenario 1 – Intensification of Industrial Estates** – provision of additional floorspace through the redevelopment of vacant and under-utilised sites at a higher density within existing Industrial Estates;
- **Scenario 2 – Extensions to Industrial Estates** – development of Greenfield land on the edges of existing Industrial Estates;
- **Scenario 3 – Redevelopment of sites outside Industrial Estates** – provision of employment floorspace on previously developed sites in other locations around the town;
- **Scenario 4 – Town Centre** – provision of additional employment floorspace through the regeneration of the Town Centre;
- **Scenario 5 – Sovereign Harbour** – retention and development of the employment allocation on land at Sovereign Harbour;
- **Scenario 6 – Greenfield Development** – development of Greenfield sites outside the built-up area boundary elsewhere around the town.

Analysis of Options

The options were analysed by identifying advantages and disadvantages, assessing compatibility with the Objectives, and by subjecting each option to a Sustainability Appraisal in order to come up with a preferred option for the delivery of the employment floorspace requirement. Table 3 provides a summary analysis of the advantages and disadvantages of the options.

Table 3 - Summary analysis of options

Option	Advantages	Disadvantages
Scenario 1	<ul style="list-style-type: none"> • Previously developed land • Infrastructure in place 	<ul style="list-style-type: none"> • Unlikely to attract larger employers • Does not distribute employment

<i>Intensification of Industrial Estates</i>	<ul style="list-style-type: none"> • Re-use of vacant sites • Suitable for B1, B2 and B8 uses • Increases viability of public transport • Increases perception as business location • No flood risk or biodiversity issues • Suitable for smaller units 	<ul style="list-style-type: none"> • opportunities across town • Unsuitable for high quality office development • Reduces space for other uses, e.g. car parking • Increases traffic in heavily used areas
Scenario 2 <i>Extensions to Industrial Estates</i>	<ul style="list-style-type: none"> • Fewer design and layout constraints • Sites are suitable for B1, B2 and B8 uses • Increases viability of public transport • Increases perception as business location 	<ul style="list-style-type: none"> • Greenfield land outside the built-up area boundary • Does not distribute employment opportunities across town • Adverse flood risk impacts and mitigation costs • Adverse biodiversity impacts • Contrary to Eastbourne Park policies in the Core Strategy • Adverse landscape impacts • Increases traffic in heavily used areas
Scenario 3 <i>Redevelopment of Sites Outside Industrial Estates</i>	<ul style="list-style-type: none"> • Increases distribution of employment opportunities across town • Previously Developed Land • Increase opportunity for sustainable travel 	<ul style="list-style-type: none"> • Adverse impact on the delivery of housing • Could create amenity issues with surrounding residential areas • Isolated from other employment uses
Scenario 4 <i>Town Centre</i>	<ul style="list-style-type: none"> • Increases employment within Sustainable Centre • Within Sustainable Neighbourhood • Assist with Town Centre regeneration • Accessible location with good public transport links • Close to other employment uses • Suitable for high quality office space • Opportunities for businesses that would prefer to be located within Town Centre 	<ul style="list-style-type: none"> • Not suitable for other non-office B uses • Other forms of development may be more viable • Adverse impact on the delivery of housing • Land not assembled
Scenario 5 <i>Sovereign Harbour</i>	<ul style="list-style-type: none"> • Achievement of Corporate Plan priority and commitment of money towards Innovation Centre • Fewer design and layout constraints • Increases distribution of employment opportunities • Increases employment within Sustainable Centre • High quality environment • Could attract a mixture of businesses sizes • Sites ready to develop 	<ul style="list-style-type: none"> • Unsuitable for B2 and B8 uses • Access predominantly by private car • Potential noise issues on residential amenity

<p>Scenario 6 <i>Greenfield Development</i></p>	<ul style="list-style-type: none"> • Fewer design and layout constraints • Distributes employment opportunities across town • Could potentially accommodate all B uses • Could attract larger employers 	<ul style="list-style-type: none"> • Greenfield land outside the built-up area boundary • Infrastructure not in place • Poor accessibility • Isolated from other employment uses • Adverse flood risk impacts and mitigation costs • Adverse biodiversity impacts • Contrary to Eastbourne Park policies in the Core Strategy • Adverse landscape impacts
---	---	---

Preferred Option

Following the analysis of the options, the Preferred Option for meeting the employment land requirements in Eastbourne is:

- Scenario 1 – Intensification of Industrial Estates
- Scenario 4 – Town Centre
- Scenario 5 – Sovereign Harbour

It is considered that these scenarios would be the most appropriate combination for delivering the required amount of employment floorspace in the most sustainable way. None of these scenarios would be able to deliver the requirement for employment floorspace on their own, so they have been combined in order to meet the requirement.

Scenario 1: Intensification of Industrial Estates would make the most efficient use of existing employment land and would help improve the image and perception of the town’s Industrial Estates. In addition, there are few environmental issues associated with this option and it scores well in the Sustainability Appraisal process.

Scenario 4: Town Centre would provide additional floorspace in a sustainable location with good transport links. It would provide opportunities for businesses that prefer to be located within the Town Centre and it would assist with the regeneration of the Town Centre through the Town Centre Local Plan. However, there may be land assembly issues and extra costs due to brownfield redevelopment.

Scenario 5: the provision of a business park at Sovereign Harbour is a corporate priority for the Council. It is also in a sustainable centre and has the potential to provide high quality employment space in an attractive location. There are site available and ready to development, and funding has already been secured to help deliver employment space in this location.

It is considered that Scenarios 2, 3 and 6 would not be appropriate options to take forward into the Employment Land Local Plan for a number of different reasons.

The significant environmental issues associated with Scenario 2: Extensions to Industrial Estates and Scenario 6: Greenfield Development means that they should not be taken forward as they would involve development of Greenfield land in areas where there are flood risk and biodiversity issues. This is demonstrated through the low scores in the Sustainability

Appraisal. In addition, the implementation of these options would be contrary to Core Strategy Policy D11: Eastbourne Park.

Scenario 3: Redevelopment of sites outside of Industrial Estates would not involve Greenfield development but would compromise the delivery of housing in meeting targets in the Core Strategy. In addition, the likely location of such sites close to residential areas means that there may be amenity issues associated with this option.

Q4: Do you agree with the assessment of the scenarios for the employment land strategy and distribution?

Q5: Are there any other scenarios that have not been considered but should be?

Q6: Do you agree with the preferred option?

After considering the options for the distribution of employment land to meet the requirement, the preferred option for meeting the employment land requirement in the most sustainable and effective way is through intensifying development in existing employment locations and directing development toward the Sustainable Centres at Town Centre and Sovereign Harbour that have been identified in the Eastbourne Core Strategy Local Plan 2006-2027.

This approach will allow all sites within the Borough to 'work together' to meet future requirements, providing a functioning supply of sites that are deliverable and provide sufficient choice to support indigenous businesses and inward investment.

Sustainable Centres

The 'Sustainable Centres' are neighbourhoods in which housing growth will be balanced by significant improvements in the provision of employment opportunities and community services and facilities. The designated Sustainable Centres are the Town Centre and Sovereign Harbour. They are identified through Policy B1: Spatial Development Strategy and Distribution in the Core Strategy.

Directing employment development to the Sustainable Centres will allow the Town Centre to sustain its projected high level of housing growth and will improve the Sovereign Harbour neighbourhood by addressing issues such as site access, linkages and contributions to additional community infrastructure.

Intensification of Industrial Estates

There are 7 Industrial Estates in Eastbourne, located within three broad areas (Hampden Park, Lottbridge Drove and Courtlands Road) and covering approximately 72 hectares. The Industrial Estates contain a number of uses that would be incompatible with residential use, and their location on the periphery of the built up area makes them an ideal location for such uses.

Within these Industrial Estates, there are a number of existing vacant sites, sites that are currently under-utilised or sites where the occupier is seeking to vacate or contract activities. In addition to this, many of the buildings on the Industrial Estates were built 30-40 years ago and are likely to come to the end of their economic life during the plan period.

These provide the opportunity to deliver new floorspace through redevelopment at higher density, intensifying and diversifying the offer of employment space provision within the existing Industrial Estates.

Q7: Do you agree with the proposed approach to the distribution of employment land?

Economy and Employment Land

Policy EL1 – Economy and Employment Land

Job growth and economic prosperity in Eastbourne will be supported in order to enable the achievement of a sustainable economy and make Eastbourne a town where people want to live and work. This will be achieved by:

- Taking a positive approach that reflects a presumption in favour of sustainable economic development;
- Meeting the requirement for 43,000 sqm of additional employment floorspace over the plan period through employment development within the Sustainable Centres (Town Centre and Sovereign Harbour) and through maximising the use of land in existing employment locations;
- Promoting development which provides units for new start-up businesses and small enterprises;
- Encouraging key businesses and their supply chains to grow existing specialisms;
- Encouraging development which supports improvements in the local jobs market through creation of additional jobs and employment diversification; and
- Supporting the Education and Training sector of the Eastbourne economy through a flexible approach to expansion proposals.

When considering proposals for employment development, the Council will take a positive approach that reflects the “presumption in favour of sustainable development” set out in paras 14 and 15 of the NPPF. It will work with applicants to find solutions that address concerns raised by local residents and community groups, which mean that proposals that accord with policies in the ELLP can be approved wherever possible, and to secure development that improves the social, economic and environmental conditions of the area.

The requirement for 43,000 sqm of employment land will be delivered through intensification of Industrial Estates and development within the Sustainable Centres. However, each location identified is not necessarily capable or suitable to accommodate each of the identified B-class uses. The delivery of B2 or B8 space would not be appropriate in residential areas or locations where the environment is high quality, and provision of high quality office space is unlikely to be attractive to occupiers if it is located in older employment locations where the quality of the environment is poorer. Therefore, different types of employment development needs to be located in a location that is appropriate to its use, which means the more industrial uses being located within the Industrial Estates, and office development being located in high quality environments.

Taking this into account, the employment requirement will be distributed in the following way:

- Intensification of Industrial Estates – 20,000 sqm of B1c/B2/B8 floorspace
- Town Centre – 3,000 sqm of B1a floorspace
- Sovereign Harbour – 20,000 sqm of B1 floorspace

The majority of economic activity in Eastbourne is undertaken by small businesses within a broad range of sectors. In order to encourage such businesses and encourage local 'home grown' employment growth, it is important to provide new units suitable for small and start-up businesses. This could be in the form of good quality managed workspace and 'hybrid units' that cater for a range of innovative business activities, and have proved highly successful and driven economic and business growth in other parts of East Sussex.

Eastbourne should further the development of 'clusters' by using existing key businesses and their supply chains as an opportunity to grow existing specialisms through promotion and provision of appropriate space. The role of these clusters should be enhanced in the Borough both as a 'selling point' to attract occupiers and through the development of links to suppliers locally.

Although Eastbourne's economy is relatively diverse, a significant amount of employment opportunities are still provided by tourism and other service related activities. Employment diversification will increase choice for local jobseekers and reduce reliance on the service industry sector. Growth in skilled jobs will be sought as part of the change identified in the Eastbourne-Hailsham Triangle study. This also provides an opportunity to reduce out-commuting and engage local highly skilled people into local employment rather than losing skills to neighbouring areas.

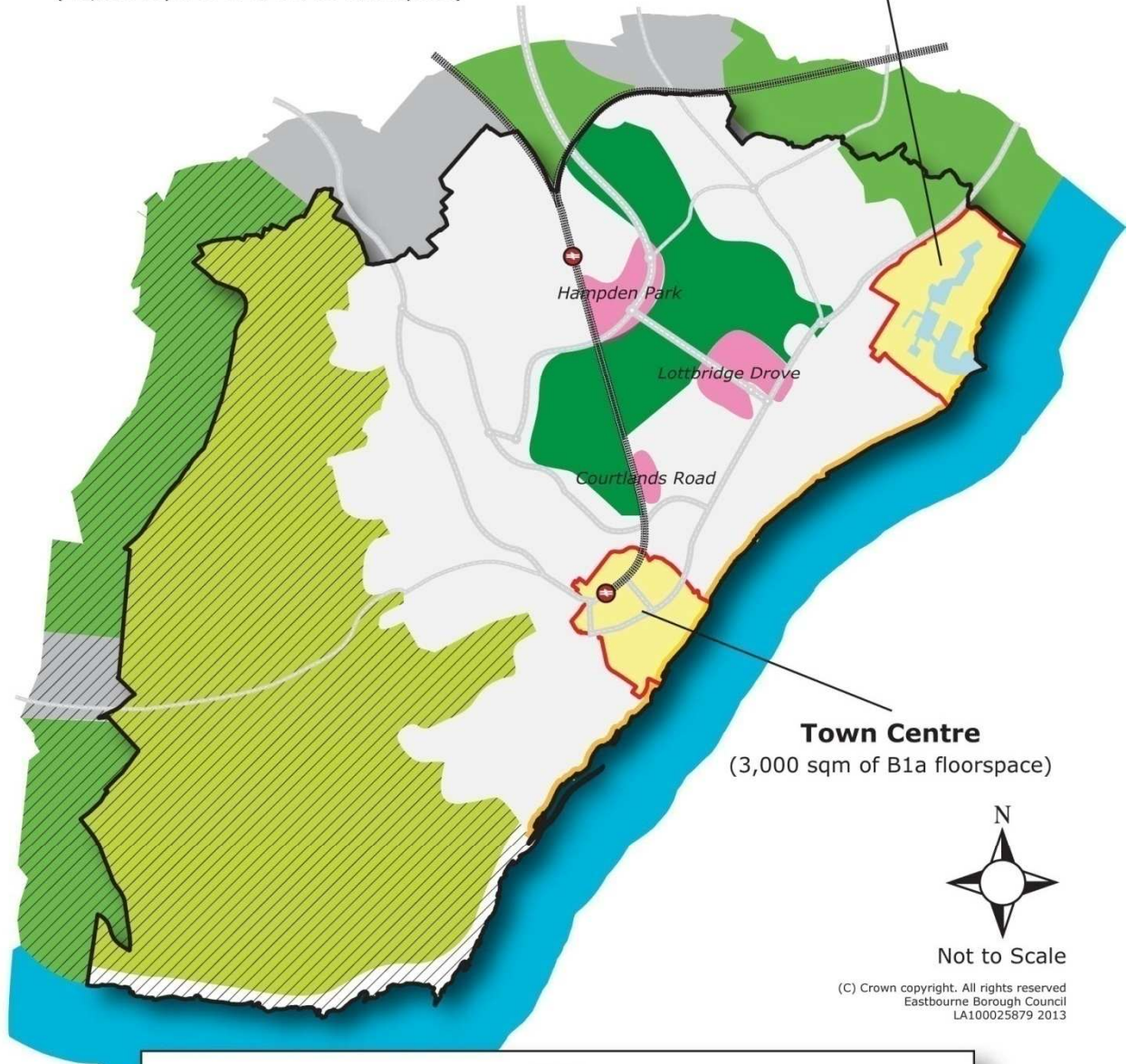
Jobs for local people will be created by encouraging development to employ local people in the construction and operational phases of development, where appropriate. A Local Employment Technical Note has been prepared to guide this process.

The University of Brighton and Sussex Downs College both have campuses in Eastbourne, and the introduction of new further and higher education courses could help attract and retain younger residents within the area. Working with and enhancing the existing education and skills provision could help address skill shortages, increase the working age population and improve the 'economic catchment' of the Borough.

Key Diagram

Intensification of Industrial Estates
(20,000 sqm of B1c/B2/B8 floorspace)

Sovereign Harbour
(20,000 sqm of B1 floorspace)



KEY			
	Industrial Estates		Sustainable Centres
	Borough Boundary		Urban Area
	South Downs National Park		Eastbourne Park
	Main Roads		Railway

Policies

These Policies are designed to help with the implementation and delivery of the Policy EL1: Economy and Employment Land.

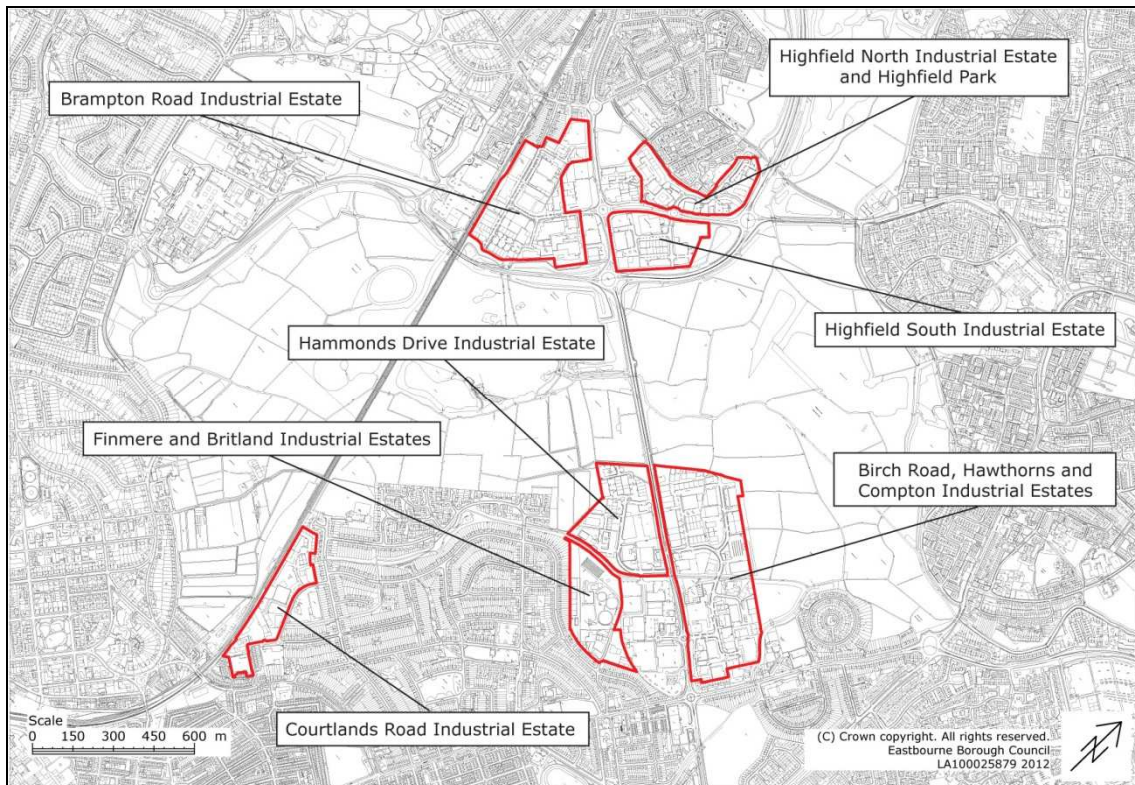
Industrial Estates

Industrial Estates are key locations for class-B use and are significant employment locations. They are also important locations to accommodate other non B uses that are incompatible with other uses.

There are seven designated Industrial Estates within three areas of the town, which are identified in Figure 1, and plans of each designated Industrial Estate are provided in Appendix 2. The designated Industrial Estates are:

- Brampton Road Industrial Estate
- Highfield South Industrial Estate
- Highfield North Industrial Estate and Highfield Park
- Birch Road, Hawthorns and Compton Industrial Estates
- Hammonds Drive Industrial Estate
- Finmere and Britland Industrial Estates
- Courtlands Road Industrial Estate

Figure 1 - Designated Industrial Estates



The Industrial Estates are identified as locations for the provision of 20,000 sqm of additional B1c (Light Industry), B2 (General Industry) and B8 (Storage & Distribution) use floorspace over the plan period through the intensification of existing sites.

Due to the physical constraints within the Borough, it is of critical importance to the future economy that class B uses are retained within the Industrial Estates as they can be incompatible with other uses and cannot be located elsewhere. In addition, as there is little opportunity to deliver new sites, existing sites should maximise their capacity and contribution to the economy. Therefore, key sites in B use should be retained and redeveloped to provide additional class B floorspace.

Policy EL2: Industrial Estates

Within the designated Industrial Estates, redevelopment and intensification of vacant and under-utilised sites to provide class B use floorspace will be supported in order to meet the target of providing 20,000 sqm of B1c, B2 and B8 floorspace over the plan period. Proposals for the refurbishment of existing class B floorspace will also be supported.

Any redevelopment of sites or new build within the Industrial Estates must be class-B use (or appropriate uses that cannot be located elsewhere due to their un-neighbourliness). The redevelopment of sites to non B uses would not be permitted.

Within the designated Industrial Estates, change of use of units in class B use to other employment generating non B-class uses may be acceptable, subject to genuine redundancy of the unit being demonstrated.

Significant potential has been identified for intensification and redevelopment on existing sites within Industrial Estates where the land use is already established and a more efficient and sustainable use of land can be provided. In order to achieve the target of 20,000 sqm of additional B use floorspace within the Industrial Estates, the redevelopment and intensification of sites within Industrial Estates to provide additional class B use floorspace at higher densities will be encouraged.

There are a number of sites within the Industrial Estates that could come forward for redevelopment in the short term. A proposal for the redevelopment of the White Knight Laundry site on Hammonds Drive to provide an additional 1,755 sqm of employment floorspace has recently been granted.

Over the plan period, a number of buildings on the Industrial Estates are expected to reach the end of their economic life and these will offer opportunities for redevelopment. This will enable the intensification of B uses within these sites, enabling them to use space more efficiently and accommodate greater levels of activity.

Any redevelopment within the Industrial Estates should seek to maximise the amount of B use floorspace provided. A comprehensive approach to redevelopment should be taken to provide a choice of stock that can accommodate a greater number of businesses and enhance quality of floorspace to meet occupier demands. This will have wider positive impacts by raising the quality of the environment in the Industrial Estates so they are able

to successfully attract new occupiers. This is consistent with and supported by the Core Strategy policies for the neighbourhoods in which the Industrial Estates are located.

In addition, the refurbishment of existing B class space to meet occupier needs will be supported, as long as it does not result in a net loss of class B floorspace. This will ensure that the quality of employment floorspace within the Industrial Estates is enhanced and that floorspace in these locations continues to meet occupier market demands to support economic growth. It is recognised that the arrangement of floorspace may need to be altered to enhance the quality and efficiency of the site overall. Redevelopments and refurbishments should meet sustainability and renewable energy requirements that are set out in the Core Strategy Policy D1: Sustainable Development and the associated Sustainable Building Design Supplementary Planning Document.

'B-class' employment floorspace is coming under increasing pressure for redevelopment to alternative uses. A large collection of non B uses can erode the business nature of a location, which will have an adverse effect on occupier and investor perceptions of the Industrial Estates. The continued removal of key sites from B uses will undermine capacity and functionality and limit the long term potential for employment and economic growth. This could have an adverse effect on the integrity of the Industrial Estates by undermining the B class nature of the Industrial Estates.

In order to protect the integrity of the Industrial Estates as locations for B use and to deliver the requirement for 20,000 sqm of additional class B use floorspace within the Industrial Estates, it is necessary to prevent large sites with redevelopment potential from being redeveloped for non B uses. It is important that Industrial Estates can accommodate class B uses that are incompatible with other uses and the loss of key sites within Industrial Estates to non B uses will compromise the ability to meet the employment land requirement. The loss of B class uses on key sites within Industrial Estates will be resisted in order to help to protect the integrity of the Industrial Estates.

Therefore, it is necessary to protect large, key sites that have redevelopment potential by restricting any redevelopment or new build within the Industrial Estates to class B uses only. The only exception to this would be if the site was required for an appropriate use that cannot be located elsewhere due to its un-neighbourliness, such as a waste facility or recycling processing plant.

However, it is recognised that, within the Industrial Estates, there are smaller, older units that may be unsuitable for B use or may not meet occupier needs but are unlikely to come forward for redevelopment on their own.

In order to prevent units that cannot immediately be redeveloped from remaining vacant for significant periods of time, change use to other employment generating non B uses will be permitted, subject to demonstration of genuine redundancy in accordance with saved Policy BI1: Retention of Class B1, B2 and B8 Sites and Premises of the Eastbourne Borough Plan 2001-2011.

Town Centre

Traditionally Eastbourne town centre has been the main focus for office floorspace provision within the Borough. The existing stock consists of a mix between purpose-built office blocks,

predominantly built in the 1960s, 1970s and 1980s, and late-Victorian residential properties that have been converted to office use.

The Town Centre has been identified as a Sustainable Centre in the Core Strategy. It benefits from good public transport accessibility, and current areas of office stock are located in close proximity to the railway station.

A Town Centre Local Plan (TCLP) was adopted in November 2013 to set out a strategy and proposals for the regeneration of the Town Centre. The TCLP requires that the quantum of office space that should be provided within the Town Centre should be specified in the Employment Land Local Plan.

The Town Centre remains an important location for office provision, Office use is defined as a main town centre use in the National Planning Policy Framework and therefore it is appropriate for additional office development to be located there. Other types of B floorspace are likely to be inappropriate within a town centre location due to amenity issues.

Policy EL3: Town Centre

The quantum of office space that should be provided in the Town Centre is 3,000 sqm of floorspace. The requirement for office floorspace in the Town Centre should be provided across Development Opportunity Site 2 and Development Opportunity Site 3 as identified in the Town Centre Local Plan. Office development should be high quality class B1a floorspace that is flexible to meet multi-occupier needs.

Proposals for the refurbishment of existing office stock to meet modern occupier demands will be supported.

The office market within Eastbourne is relatively static and is dominated by older, outmoded stock within the town centre. In its current state, much of the office stock in Eastbourne does not meet occupier demand as it would be difficult to accommodate the IT and servicing infrastructure needed by office occupiers, and is expensive to refurbish to meet modern standards.

Businesses are seeking higher quality office accommodation that is unlikely to be met by the existing stock, which means that new office floorspace will need to be provided. However, there are some instances where older stock has been refurbished to meet occupier needs, such as Ivy House in Ivy Terrace, which demonstrates that good quality conversion of properties already within the town centre can be viable. Therefore, support will be given for proposals for the refurbishment of existing office stock within the Town Centre to meet modern occupier demands where they come forward.

Demand for new office space has become increasingly polarised, with occupiers either preferring 'in town' locations due to the vibrancy and wider amenity offered by a town centre location, or 'out of town' locations due to the perceived lower costs, fewer traffic and parking restrictions, and better security. These different locations are likely to attract different types of development and occupier interest, and in order for Eastbourne to maximise its attractiveness to investors and retain businesses within the town, a choice of office locations needs to be provided.

A balance needs to be struck between the amount of 'in town' and 'out of town' office provision in order to maintain the role of offices as a key town centre use and sustain the vibrancy and vitality of the town centre, but also to broaden the stock types available and attract greater levels of demand over the plan period.

As a main town centre use, sufficient provision of office space should be made within the town centre to provide new, high quality accommodation. However, it would be undesirable to direct all office development to the town centre as this would not provide choice or flexibility.

The provision of 3,000 sqm of office space in town centre will help to maintain a healthy office provision and avoid adverse impact on the vitality of the town centre. It should be provided as additional modern space and should complement the existing and refurbished stock. It should provide smaller, flexible, multi-occupier floorspace in the form of good quality managed workspace that is suitable for small and start-up businesses, and is closely aligned to the nature of demand in the Borough.

The Town Centre Local Plan identifies that the office development could be capable of being provided on the following sites in the Town Centre:

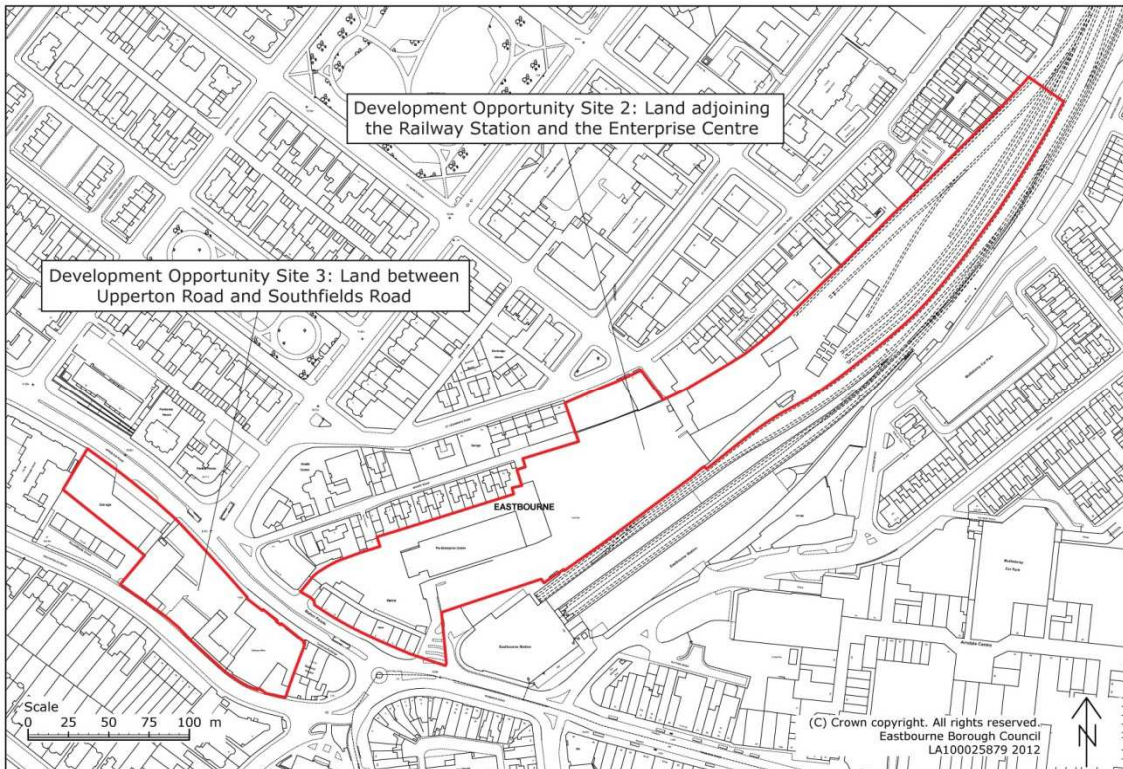
- Development Opportunity Site 2: Land adjoining the Railway Station and the Enterprise Centre
- Development Opportunity Site 3: Land between Upperton Road and Southfields Road
- Development Opportunity Site 4: Land South East of the Arndale Centre
- Transition Area 1: Seaside Road and Terminus Road East
- Transition Area 2: Station Street and Mark Lane
- Potential Area of Change 2: Land at Langney Road and Pevensey Road

The sites that provide the most potential and best meet the basic expectations for office development are Development Opportunity Site 2 and Development Opportunity Site 3, and therefore the 3,000 sqm of office floorspace should be provided across these two sites. These sites are identified in Figure 2. If one site comes forward without sufficient provision of office space, the balance should be provided on the other.

Office development on Development Opportunity Site 2 should be provided to the south of the site as part of a mix of uses to maximise frontage potential and links to the Station.

Office development on Development Opportunity Site 3 should be provided on the eastern part of the site to present linkages to the Station and the rest of the town centre, and establish a frontage that links the key junctions of Grove Road and Upperton Road with Terminus Road.

Figure 2 - Town Centre sites



Existing office stock in the town centre is coming under increasing pressure for conversion to other uses, particularly due to the extension of permitted development rights that allow a change of use from office to residential without the need to apply for permission. This may result in the loss of some of the office stock within the Town Centre.

The loss of office stock within the Town Centre will be monitored closely. If significant losses occur and it begins to impact upon occupied, higher quality office accommodation, approaches to mitigate the losses will be considered. This could be in the form of Article 4 directions to remove permitted development rights, or through increasing the amount of office floorspace that should be provided in the Town Centre. The situation and need for action will be monitored in the Local Monitoring Report using the Employment Land Local Plan Monitoring Framework.

Contingency options in the case that the employment space requirements for the Town Centre are not delivered are set out in the Town Centre Local Plan.

Sovereign Harbour

The development of employment space at Sovereign Harbour has been a long standing ambition for Eastbourne.

Over the last 20 years, Sovereign Harbour has provided high quality residential and leisure development for Eastbourne. Two sites in Sovereign Harbour (known as Sites 6 and 7) were identified in an outline application in 1988 for the provision of 30,000 sqm of office space. However this has not been delivered and the viability of this quantum of B1a floorspace has been questioned.

Sovereign Harbour has been identified as a Sustainable Centre in the Core Strategy. The Core Strategy also contains a vision and policy for the Sovereign Harbour neighbourhood, which is supported by a Supplementary Planning Document (SPD) that provides additional detail to guide development and ensure that new and improved community facilities are at the heart of future building plans.

The sites at Sovereign Harbour offer a significant opportunity to deliver high quality employment space within an existing high quality environment. These sites provide an available and deliverable opportunity that can be achieved over the short term. This will offer something different for occupiers, and should encourage a range of business activities and building types.

Eastbourne Borough Council has been active in promoting the delivery of business space in Sovereign Harbour. The Growing Places Fund has recently confirmed the allocation of £6 million to deliver a new "Innovation Mall" at Sovereign Harbour. The Mall will provide 3,000 sqm of serviced employment floorspace, and will help to establish Sovereign Harbour as a business location, which will help to attract future occupiers. The commitment from the Growing Place Fund highlights the potential for Sovereign Harbour to accommodate high quality employment space that is not available elsewhere in the area.

Policy EL4: Sovereign Harbour

Sovereign Harbour should accommodate 20,000 sqm of additional B1 floorspace. This should be delivered predominantly on Sites 6 and 7, however Site 4 could accommodate a small amount of office space. The B1 floorspace should be provided in a flexible format that will allow businesses to adapt their operations depending on circumstances.

Other employment generating uses that are compatible with the residential area (with the exception of class A1, A3 and A5 uses) will be acceptable on any remaining land on Sites 6 and 7 following the delivery of the 20,000 sqm of B1 floorspace.

Given the high quality environment and the surrounding housing, any employment development in Sovereign Harbour would need to be compatible with residential use.

In order to accommodate the changing requirements of business and the need to undertake a number of different activities in one unit, employment floorspace should be provided through the development of modern 'hybrid' units that incorporate elements of office, research and light manufacturing workshops within the B1 use classes. This is exactly the type of space that will be provided by the Innovation Mall. This flexibility will enable businesses to adapt their operations as technology develops or processes change.

Sovereign Harbour also provides an opportunity to deliver office provision in an 'out of town' location that broadens the type of space available to provide choice to occupiers and investors. By delivering a mix of B1 space and flexible units, Sovereign Harbour will complement the office space delivered in the town centre, and any light industrial space delivered in the Industrial Estates.

The quantum of B1 space that should be provided in Sovereign Harbour is 20,000 sqm, with a focus on delivery of high quality space that is in keeping with the overall design standards of the area.

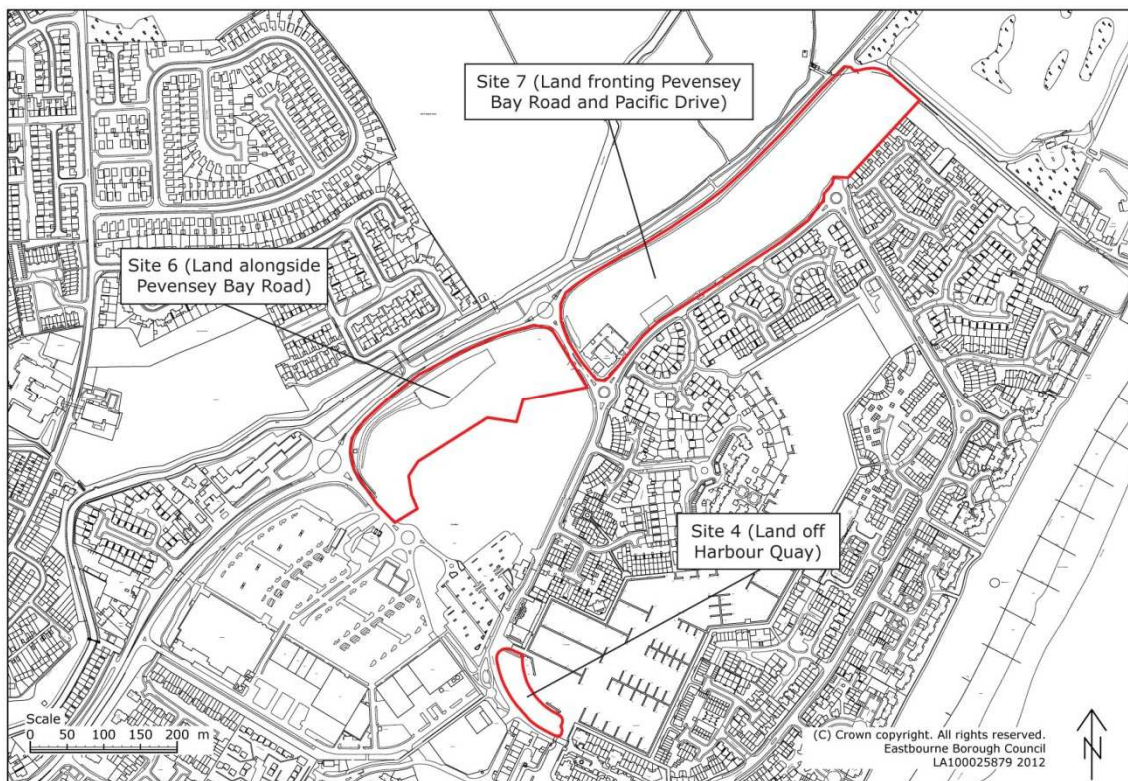
This is a reduction from the previous allocation of 30,000 sqm, and reflects the changing demand for flexible floorspace that can provide for a higher number of employees within a smaller area.

The Employment Land Review considers that there is sufficient evidence of demand within the Eastbourne market to indicate that the development of 20,000 sqm of B1 space at Sovereign Harbour is deliverable. The delivery of the Innovation Mall will help establish Sovereign Harbour as an employment location and will assist further development by providing some on-site servicing, improving the attractiveness and desirability of the sites.

Additional employment land in this location will provide alternative locations for indigenous businesses that are constrained on their current sites, and prevents them from re-locating outside of the Borough. It would also provide more choice within the market that would help attract new businesses.

Site 6 (Land alongside Pevensey Bay Road) and Site 7 (Land fronting Pevensey Bay Road and Pacific Drive) have been identified as the locations for where the majority of the B1 development should be delivered. These sites provide a 'gateway' into the town and are at the entrance to the Harbour. Therefore it is important that development should be of a high quality design. The sites are identified in Figure 3.

Figure 3 - Sovereign Harbour sites



The employment development on Site 7 should be provided on the south-western part of the site (to be known as Site 7a), with other uses including open space and residential to be

provided on the north-eastern parts of the site (Sites 7b and 7c) in line with the Sovereign Harbour SPD.

In order to support the creation of a Sustainable Centre at Sovereign Harbour, any remaining space on Sites 6 and 7a that is not used to deliver the 20,000 sqm of B1 floorspace could be developed for other employment generating uses that are compatible with the residential area, with the exception of A1 (Retail), A3 (Restaurants & Cafes) and A5 (Hot Foot Takeaway) uses. It is not considered that these uses would be appropriate in this out of town location.

A small amount of office development could also be accommodated on Site 4 (Land off Harbour Quay). The design and layout considerations that should be taken into account in any B1 development are set out in the Sovereign Harbour SPD.

Implementation and Monitoring

Infrastructure

The provision of strategic infrastructure is important in helping to deliver development and implement the Employment Land Local Plan. Core Strategy Policy E1: Infrastructure sets out the different mechanisms through which the Council will ensure the necessary social and physical infrastructure is provided alongside new development. The policy should be read in conjunction with the Infrastructure Delivery Plan, which identifies the key infrastructure priorities needed to support development.

There is no significant strategic infrastructure required to support development identified within the Employment Land Local Plan, although there may be site-specific infrastructure required in order to deliver development in certain locations.

A South Wealden and Eastbourne Transport Study was undertaken to test the transport impacts of the proposed development within the Core Strategy. The Transport Study tested a higher quantum of employment land through the Core Strategy than is proposed in the Employment Land Local Plan, and concluded that a package of transport measures would be required in order to accommodate development. These transport measures have been taken into account through the Infrastructure Delivery Plan. This means that there is no additional requirement for additional highway infrastructure or transport measures in order to accommodate the quantum of employment land identified in the Employment Land Local Plan.

Whilst not mandatory for the delivery of employment development, improvements to electronic communication infrastructure could assist businesses. The Infrastructure Delivery Plan identifies that broadband improvements are being prioritised to improve the level of connectivity, ensuring that existing and future areas for business and residential premises have adequate access to broadband connections, especially within the Sustainable Centres.

The Community Infrastructure Levy (CIL) allows local authorities to raise funds for infrastructure to support an area's development by way of a charge per square metre of development. Eastbourne Borough Council has published a draft CIL Charging Schedule, which sets out a table of charges that calculates how much development is required to pay.

Employment development is identified as 'zero rated' in the draft CIL Charging Schedule, which means that it is not liable for a CIL charge as it is considered that it would make development financially unviable. However this may change in the future as the Charging Schedule will be reviewed regularly.

Monitoring Framework

The Monitoring Framework is used to assess the performance of the Employment Land Local Plan over the course of the plan period up to 2027. It will provide the key mechanism for ensuring that the objectives and policies stemming from it are successfully delivered.

The effectiveness of the Employment Land Local Plan will be monitored annually through the Local Monitoring Report using the Monitoring Framework. The Monitoring Framework sets out a series of key targets, which will be used to measure the Employment Land Local Plan's performance. They have related indicators in order to assess whether policies are working effectively or whether they need to be reviewed or replaced. Where it becomes evident that policies not performing as initially envisaged or intended, the Local Monitoring Report will identify the actions that need to be taken to address the issues. Contingency arrangements are outlined in the Core Strategy.

The Monitoring Framework is set out in Table 4 below.

Table 4 - Employment Land Local Plan Monitoring Framework

Policy	Objective	Targets	Indicators	Sources
EL1: Employment Land Strategy	ELLP1: Stimulate Economic Growth	Assumption in favour of sustainable development	Number of applications for employment use approved	Commercial Monitoring (EBC)
	ELLP2: Encourage Small and Start-up Businesses	Meet the requirement for additional employment land	Total amount of employment floorspace provided against requirement	Commercial Monitoring (EBC)
	ELLP3: Diversify the Local Economy	Increase the number of businesses in Eastbourne	Total number of businesses	East Sussex in Figures (Business Demography)
	ELLP4: Support Existing Businesses	Increase the number of business start-ups	Number of business start-ups	East Sussex in Figures (Business Demography)
	ELLP5: Promote Sustainable Employment Locations	Increase job creation for local people	Number of people employed via Local Employment Technical Note	Commercial Monitoring (EBC)
		Increase job diversification	Change in numbers of people employed by sector	East Sussex in Figures (Employment by Industry)
		Enhance the existing education and skills provision	Number of proposals for education and training facilities approved	Commercial Monitoring (EBC)
	EL2: Industrial Estates	ELLP2: Encourage Small and Start-up Businesses	Delivery of 20,000 of mixed B floorspace in Industrial Estates	Total amount of net additional class B floorspace completed in Industrial Estates in sqm
ELLP4: Support Existing Businesses		Total amount of class B1/B2/B8 floorspace completed in Industrial Estates in sqm		Commercial Monitoring (EBC)
		Resist the loss of B floorspace within Industrial Estates	Amount of class B floorspace lost to non-B uses in sqm	Commercial Monitoring (EBC)
EL3: Town Centre	ELLP1 - Stimulate Economic Growth	Delivery of 3,000 sqm of B1a office floorspace in the Town Centre	Total amount of class B1a floorspace completed in the Town Centre	Commercial Monitoring (EBC)
	ELLP5 - Promote Sustainable Employment Locations	Resist the loss of B1a office floorspace to other uses	Amount of class B floorspace lost to other uses	Commercial Monitoring (EBC)
			Amount of class B floorspace lost to residential	Commercial

Policy	Objective	Targets	Indicators	Sources
			use	Monitoring (EBC)
			Amount of B1a office floorspace lost to residential through 'Permitted Development'	Commercial Monitoring (EBC)
EL4: Sovereign Harbour	ELLP1 - Stimulate Economic Growth ELLP5 - Promote Sustainable Employment Locations	Delivery of 20,000 sqm of B1 floorspace in Sovereign Harbour	Total amount of class B1 floorspace completed at Sovereign Harbour	Commercial Monitoring (EBC)

Appendices

Appendix 1: Glossary

Appendix 2: Designated Industrial Estates

Appendix 3: Policies proposed for deletion

Appendix 1: Glossary

Term	Definition
B-use	Land and buildings in the B use class, which includes B1a (offices), B1b (research & development), B1c (light industry), B2 (heavy industry) and B8 (storage and distribution).
Biodiversity Assessment	The Eastbourne Biodiversity Assessment is an evidence document that was produced by the Ash Partnership in 2008. It establishes a comprehensive database on biodiversity and geological interests within the Borough, to enable the impact of development to be assessed.
Churn	Churn is the movement of businesses within the market and sufficient floorspace provision should be made to allow that. An allowance for churn is made for the fact that locational and premises needs of businesses change over time, which may require businesses to move. For this to happen smoothly there is a need for certain level of available vacant land. This type of demand has been called 'churn' demand or 'frictional vacancy'.
Cluster	A geographic concentration of interconnected businesses, suppliers, and associated institutions in a particular field. Sometimes known as an agglomeration economy.
Commitment	A site that already has planning permission for development.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy will be a new charge which local authorities in England and Wales will be empowered to charge on new development in their area. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.
Core Strategy	The Eastbourne Core Strategy Local Plan was adopted in February 2013. It sets out the key direction and planning framework for Eastbourne, and provides the strategic policies which are be used to determine planning applications.
Corporate Plan	The Corporate Plan is a 5 year plan that summarises the Council's vision, objectives, values and improvement priorities. It sets the direction for services and brings together key actions and performance indicators to measure progress against priority projects.
Development Management Local Plan	The Development Management Local Plan is a Local Plan that is scheduled to be prepared in the future. It will include an updated set of criteria based policies against which planning applications can be assessed.
Development Plan	A set of documents that set out the local authority's policies and proposals for the development and use of land in their area. This includes adopted Local Plans and neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
Eastbourne Borough Plan	The Eastbourne Borough Plan 2001-2011 was adopted in 2003 and selected policies were 'saved' in 2007. These policies form part of the Development Plan for Eastbourne and are used in the determination of planning applications. Borough Plan policies will eventually be replaced as new Local Plans are adopted.
Eastbourne and	An overlapping area covering Eastbourne, Polegate and Hailsham. The Triangle is recognised as a key strategic location along the Sussex coast, which offers

Term	Definition
South Wealden area	considerable potential for additional economic and sustainable development; but at the same time is an area of economic need and opportunity.
Eastbourne Strategic Partnership (ESP)	A non statutory body made up of a wide range of representatives from the public, private and voluntary sector. The ESP is responsible for producing, monitoring and reviewing the Eastbourne Community Strategy, reducing duplication in the provision of services and developing joint projects.
Employment Land	Employment land in the context of the Employment Land Local Plan means land and buildings that are in the B use classes.
Employment Land Review (ELR)	An evidence document produced by consultants GVA on behalf of Eastbourne Borough Council in 2013. The purpose of the ELR is to review, assess and update the Borough's position in relation to the future supply and demand for employment floorspace, the role of employment sites and their suitability to support economic growth objectives.
Examination in Public (EIP)	The process for the independent assessment of the soundness of Local Plans. All Local Plans must be examined before an independent Planning Inspector, who will consider all representations made in writing or at a public inquiry. Following the examination the Inspector will report his/her findings to the Council.
Gross Value Added (GVA)	A measure of the value of goods and services produced in an area, industry or sector of an economy.
Headroom	A contingency reserve of floorspace to ensure that, should sites not come forward for redevelopment, there will still be an appropriate supply and mix of sites to meet needs.
Industrial use	Uses that fall within B1c (Light Industry) and B2 (General Industry) classes within the Use Class Order.
Infrastructure Delivery Plan (IDP)	Detailed assessment of the infrastructure required to deliver the spatial development strategy and how this will be delivered.
Local Development Document (LDD)	A generic term for documents prepared by local planning authorities for the use and development of land or containing environmental, social and economic objectives relevant to the development and use of land which are intended to guide the determination of applications for planning permission.
Local Enterprise Partnership (LEP)	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. For Eastbourne the LEP is the South East Local Enterprise Partnership, which covers East Sussex, Essex, Kent, Medway, Thurrock and Southend.
Local Monitoring Report (LMR)	Authorities are required to produce LMRs to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved
Local Plan (LP)	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. This can be one single Local Plan or a collective of Local Plans such as Core Strategies etc.
Monitoring Framework	A list of indicators to monitor the effects of the Employment Land Local Plan policies
National Planning	The NPPF sets out the Government's planning policies and how these are

Term	Definition
Policy Framework (NPPF)	expected to be applied. It was published on 27 March 2012.
Neighbourhood	The Core Strategy divides Eastbourne into 14 neighbourhoods, based on resident's perceptions and an analysis of the built environment. The Core Strategy sets a policy for future development in each of the neighbourhoods.
Office use	Uses that fall within B1a (Office) and B1b (Research & Development) classes within the Use Class Order.
Planning & Compulsory Purchase Act 2004	The legislation that introduced a new development planning system, with the aim of speeding up the planning system. The provisions also introduce powers which allow for the reform and speeding up of the plans system and an increase in the predictability of planning decisions, the speeding up of the handling of major infrastructure projects and the need for simplified planning zones to be identified in the strategic plan for a region. The Act commenced 28th September 2004.
Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (except gardens) and any associated fixed surface infrastructure.
South Downs National Park (SDNP)	England's newest National Park, covering the South Downs and Western Weald, situated in the counties of Hampshire, and West and East Sussex. Planning responsibility within this area falls to the South Downs National Park Authority.
South Wealden & Eastbourne Transport Study (SWETS)	A transport study carried out in 2010, commissioned by East Sussex County Council, which looked at the travel implications of development proposals in the Eastbourne and South Wealden area.
Strategic Environmental Assessment (SEA)	The term used internationally to describe the environmental integration of policies, plans and programmes. The SEA Directive (2001/42/EC) requires a formal 'environmental assessment' of plans and programmes that are to be adopted by a public authority including those in spatial planning. This assessment is often combined with the Sustainability Appraisal.
Sustainability Appraisal (SA)	Assessment of the social, economic and environmental impacts of proposals in Local development documents.
Sustainable Centre	A neighbourhood designated in the Core Strategy where housing growth will be balanced by significant improvements to the provision of employment and community services and facilities. The Town Centre and Sovereign Harbour are both designated as Sustainable Centres.
Sustainable Community Strategy	A sustainable community strategy is a long-term plan which sets out the priorities for an area, and how local organisations will work towards them. 'Pride of Place' is the sustainable community strategy for East Sussex, setting out the key tasks needed to improve the quality of life in East Sussex by 2026.
Town & Country Planning (Local Planning) (England) Regulations 2012	Regulations made in 2012 following the publication of the Localism Act that make provision for the system for local development planning, established by Part 2 of the Planning & Compulsory Purchase Act 2004.
Town Centre Local Plan	A LDD providing a framework for the future development and regeneration of Eastbourne Town Centre.
Use Class	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts

Term	Definition
	uses of land and buildings into various categories known as 'Use Classes'. A change of use of a building or land does not need planning permission when it falls within the same class.
Warehouse use	Uses that fall within the B8 (Storage & Distribution) class within the Use Class Order.
Windfall	Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available.

Appendix 2: Designated Industrial Estates

Plans to be provided:

- *Brampton Road Industrial Estate*
- *Highfield South Industrial Estate*
- *Highfield North Industrial Estate and Highfield Park*
- *Birch Road, Hawthorns and Compton Industrial Estates*
- *Hammonds Drive Industrial Estate*
- *Finmere and Britland Industrial Estates*
- *Courtlands Road Industrial Estate*

Appendix 3: Policies Proposed for Deletion

Existing policies that are proposed to be deleted on adoption of the Employment Land Local Plan are:

Eastbourne Core Strategy Local Plan 2006-2027

- Core Strategy Policy D2: Economy

Eastbourne Borough Plan 2001-2011 (Saved Policies)

- Borough Plan Policy BI2: Designated Industrial Areas
- Borough Plan Policy BI4: Retention of Employment Commitments