

# EASTBOURNE EMPLOYMENT LAND LOCAL PLAN EXAMINATION

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## Inspector's Agenda with Matters, Issues, and Questions

### SESSION 2 – SOVEREIGN HARBOUR ALLOCATIONS

#### 1. MATTER 1 – LOCATION SUITABILITY, SITE CAPACITY, THE QUANTUM OF DEVELOPMENT AND THE DEVELOPMENT MIX

1.1 The proposed EELLP Policy EL4 provides that Sovereign Harbour: '*... should accommodate 20,000sqm of additional B1 floorspace*' and that '*this should be delivered predominantly on Sites 6 and 7a*'. It further provides that: '*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 & 7 following delivery of the 20,000sqm of B1 floorspace*'.

1.2 *The Sovereign Harbour Supplementary Planning Document 2013 (SPD) [SD/21]* provided that:

- Site 6 would accommodate an Office Park with up to 15,000sqm floorspace (max 3-4 storeys)/other employment generating uses.
- Site 7 would accommodate an office park with 15,000-20,000sqm office floorspace but potentially more (2-4 storeys, with 3-4 storeys adjacent to Pevensey Road) together with 30-70 homes and an opportunity for sheltered /assisted living (C3) and limited C2 use.
- Site 4 would accommodate mixed use development including B1a offices (quantity unspecified).

1.3 According to the SHL representations, Site 6 (the Innovation Park) is now planned to comprise 11,100sqm NIA of B1(a) space. It already features the development of Pacific House with a Gross Internal Area of 3,300sqm and a 70% Net Internal Area of 2,345sqm leaving 8,755 sqm (NIA) still to be provided. Other buildings are proposed to provide a further 9,787sqm (GIA?).

1.4 The outline planning permission Ref 131002 was issued on 2 December 2014 and has a 10 year life. It divides Site 7 into 7a, 7b and 7c. No B1 provision is to be made on Sites 7b and 7c. It includes provision for up to 15,000sqm of B1 development on Site 6. Condition 10 of the outline planning permission states that '*The development of Sites 6, 7a & 4 shall together provide up to a maximum of 20,000sq m of B1 floorspace*'. The permission is not conditional upon the construction of any new road.

1.5 The Council's proposed minor modification 'Minor-4' in Document SD/2 seeks to add the following sentences to the end of paragraph 2.27: '*An outline planning*

*application for land at Sovereign Harbour (ref:131002) was approved in December 2014. This grants outline permission for employment uses on Sites 4, 6 and 7a, with the quantum to be determined by the Employment Land Local Plan.'*

1.6 The S106 Agreement accompanying the outline planning permission provides amongst other things that:

- Site 6 is not bound by the deed but is described as the priority site for the provision of B1 space and is anticipated to provide a minimum of 11,100sqm (NIA) of such space
- A minimum of 8,900sqm of B1 space shall be provided on sites 4 and 7a or, if a lesser amount, the difference between the [EELLP] allocation and 11,100sqm
- Part of Site 7a may in stated circumstances be used as an alternative site for a community hall, in which case its site area shall be deducted from the amount of B1 space to be provided
- If another B1 permission is granted at Sovereign Harbour in advance of the relevant Reserved Matters Approvals for Sites 4 and 7a that space shall contribute towards the quantum of B1 space to be provided on sites 4 and 7a\*
- There are required Business Area Marketing Obligations for Site 7a which require marketing on reasonable terms for up to 10 years; a failure of which marketing may be taken into account when considering alternative development on Site 7a
- There is a requirement for a commercial travel plan

1.7 The SHL representations on the revised submission EELLP seek that Policy EL4 is amended such that 11,100sqm NIA of B1 floorspace is provided on Site 6 and that B1a development shall be 'acceptable' but not 'required' on Sites 7a and 4. SHL seeks that other employment generating use should include:

on Site 7a;

- C1 Hotels,
- C2 Residential Institutions and
- D1 Non-residential institutions;

on Site 4;

- Classes A1 Shops,
- A2 Financial and Professional Services,
- A3 Restaurants and cafes,
- A4 Drinking Establishments,
- A5 Hot food takeaway,
- C1 Hotels and
- D1 Non-residential institutions.

- 1.8 The Sustainability Appraisal [Document DS/6] tested 3 options that included different amounts of B1 office development at Sovereign Harbour and in the Town Centre with the amount of office development at Sovereign Harbour varying from 20,000sqm (Option 3a) to 14,000sqm (Option 3b) and an intermediate 18,000sqm (Option 3c). Option 3a was preferred principally on the grounds that:
- It would provide more choice of premises to the market including larger footprints
  - The scale of development at Sovereign Harbour would help establish the area as a self-sustaining economic hub
  - Out of [centre] sites would be more economically viable
  - Whilst more car reliant than the town centre it would assist the viability of public transport
  - The town centre sites would be available for necessary housing development

SHL disputes these conclusions.

- 1.9 In representations Richard Maile considers that Sovereign Harbour is a poor location for employment with inadequate access and requires construction of a new road, the St Anthony's Link.

Issue 2A – Whether the allocation of the Sovereign Harbour sites is justified

**Qn 2.1 – As the Local Monitoring Report found that losses of office floorspace within and outside the town centre already considerably exceeded the losses anticipated in the EELLP, does that reinforce a need to allocate or reserve space for new office development at Sovereign Harbour?**

**Qn 2.2 - Does the marketing history of Pacific House support SHL's contention that there is currently a lack of demand for B1 employment floorspace at this location and that what demand there is could be accommodated on Site 6?**

**Qn 2.3 – As the SD/28 Office Delivery Report indicates that out of centre office development in Eastbourne would currently incur losses and provide no return to the landowner, in what circumstances could B1 development at Sovereign Harbour be delivered during the plan period?**

**Qn 2.4 – Can the demand for, and economics of, B1 development at Sovereign Harbour be predicted for the full remaining 11 years of the Local Plan period?**

**Qn 2.5 – If not does a need for B1 employment opportunities and insufficient alternative provision justify retaining Site 7a for B1 employment throughout that period (or until the next plan review if sooner)?**

Issue 2B – Whether the EELLP as worded would be effective in delivering the development allocation

**Qn 2.6 - Other than the above outline planning permission what planning permissions or reserved matters decisions have been issued on Site 6 for Pacific House or other development?**

**Qn 2.7 - As the description of the outline Condition 10 states that Site 6 is to be developed for up to 15,000sqm of B1 floorspace and Condition 10 sets a maximum of 20,000sqm of B1 floorspace on sites 4, 6 and 7a, how would the EELLP determine the quantum of floorspace as stated in the proposed Minor Modification 4?**

**Qn 2.8 – Is the wording of Policy EL4 that: '*Sovereign Harbour should provide 20,000sqm of additional B1 floorspace*' sufficiently clear as to the amount of floorspace that is required including:**

- whether it is a minimum or maximum and
- what it is 'additional' to
- whether it is to be measured as net internal area or a gross external area?

**Qn 2.9 – Does the provision of Policy EL4 that no other uses may be provided until 20,000sqm of B1 floorspace has been delivered mean that it is a minimum figure whereas the outline planning permission sets it as a maximum figure for Sovereign Harbour and the S106 agreement sets separate minimum floorspace figures for Site's 6 and 7a?**

**Qn 2.10 - What is the purpose of the provision at 4.2 of Schedule 4 of the S106 Obligation\* concerning other B1 development at Sovereign Harbour and to what land does it relate?**

**Qn 2.11 – As Provision 4.2.3 of Schedule 4 of the S106 obligation is expressed in terms of the land area of the community hall and 4.2.2 is expressed in terms of sq m of B1 floorspace, how would the reduced B1 floorspace requirement be calculated if the site is developed for a community hall?**

**Qn 2.12 – Does Policy EL4 as worded allow for the development of a community hall on Site 7a in the circumstances described in the S106 agreement and, if not, does it require modification?**

**Qn 2.13 – Could Sites 7a and 4 accommodate 8,900sqm (NIA) of B1 space and still leave space for other development?**

**Qn 2.14 – In accordance with the wording of paragraph 4.46, should the second part of Policy EL4 refer to other development on any remaining land on Sites 6 and 7a rather than to Sites 6 and 7?**

**Qn 2.15 – Having regard to the SPD and the outline permission description could Site 6 accommodate more B1 development than is currently proposed?**

**Qn 2.16 – As all types of B1 development are by definition those uses which are suitable to be carried out in any residential area without detriment to the amenity of that area are Sites 6 and 7a both suitable for all types of B1 development?**

**Qn 2.17 - What are the site areas of Sites 4, 6 and 7a?**