

EASTBOURNE EMPLOYMENT LAND LOCAL PLAN EXAMINATION

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Inspector's Agenda with Matters, Issues, and Questions

SESSION 3 – OTHER EMPLOYMENT ALLOCATIONS AND ALTERNATIVE SITES

1. MATTER 1 – OTHER EMPLOYMENT ALLOCATIONS (POLICY EL2)

1.1 The submitted EELLP makes provision for B1a office development in the town centre (Policy EL3 as discussed in Session 1) and B1a/b/c development at Sovereign Harbour (Policy EL4 as discussed in Session 2).

Issue 3A – Whether Policy EL2 would be effective in delivering 20,000sqm of B class development

1.2 Policy EL2 provides for B2 General Industry, B8 Storage and additional B1b (research) and B1c (light industry) development by the protection and development by intensification of existing designated industrial estates.

1.3 Some clarification of this policy is to be sought in Session 1, particularly as to whether the allocation figures are gross or net of lost floorspace and also how it would address proposals for office development on industrial estates. Another question concerns provision for non B class employment that is currently present on the designated estates such as car dealerships.

1.4 In representations Richard Maile maintains that the designated industrial estates lack the capacity to provide the 20,000sqm of floorspace allocated by Policy EL2 and that the Sovereign Harbour site to be allocated by Policy EL4 is poorly located with inadequate road access and will not be taken up. He therefore concludes that the EELLP would make inadequate provision for employment needs unless further land is allocated.

Qn 3.1 – Do any participants wish to add to their Session 1 responses in relation to the effectiveness of Policy EL2 to deliver new or additional employment floorspace?

2. MATTER 2 – ADDITIONAL OR ALTERNATIVE EMPLOYMENT SITES

Issue 3B – Whether the allocation of additional land is justified for the Plan to be positively prepared and effective and if so, whether the Land north of Hammonds Drive is a suitable location

2.1 The *Revised Proposed Submission Sustainability Appraisal (December 2015)* [SD/6] (the SA) considered an option to intensify the industrial estates as

proposed in the ELLP (Option 2a) and an alternative option to extend them (Option 2b). Option 2b was rejected as a result of the significant environmental impacts. In particular greenfield development would have a significant negative impact on Eastbourne Park contrary to Core Strategy Policy D11 which protects that land for its high landscape and biodiversity importance. That was the reason given for rejecting this option. Also the SA noted that development within a tidal flood zone would have a negative impact on flood risk and increase run-off into Eastbourne Park. Mitigation would be needed and would add to costs.

2.2 In representations Richard Maile therefore seeks the allocation of additional land which he considers necessary for the Plan to make adequate provision to meet identified needs in accordance with national policy. Specifically there is land at Lottbridge Drove to the north of Hammonds Drive. Mr Maile supports a new road in the form of the St Anthony's Link might require part of this site for junction works. I have not seen any plan that defines this land. However it appears to be greenfield land within the defined Eastbourne Park and Flood Zone 3A.

Qn 3.2 – Would Richard Maile please provide a plan of the land which he seeks to be allocated north of Hammonds Drive or, if a plan has previously been submitted, would the Council please forward a copy?

Qn 3.3 – If the land were to be allocated for employment:

- a. What is its site area?**
- b. What form of employment development would it be suitable for?**
- c. Would such development currently be economically viable, or if not, what would make it so?**
- d. How much floorspace would be provided?**
- e. Where would access be taken?**
- f. Has the Sustainability Appraisal given adequate consideration to development of this particular site including necessary consultation or would it require further amendment and consultation?**
- g. In respect of flood risk would the site pass the sequential test and, if necessary, the exceptions test?**
- h. What flood risk mitigation is likely to be needed?**
- i. Are there any other site specific considerations including the need for landscape screening, bio-diversity mitigation, or land for junction works?**
- j. If access were to be taken directly from Lottbridge Drove has there been any technical investigation of the impact of a new junction?**
- k. Would allocation in the ELLP override the protection of the land afforded by Core Strategy Policy D11?**