

EELLP - EIP Hearing Statement

**Session 1a, Matter 1
Legal and Procedural**

On Behalf of:

Sovereign Harbour Ltd

Date: 28 April 2016

Session 1a, Matter 1 – Legal and Procedural Requirements

Qu 1.1 Is another function to establish how much B1(a) business space is to be provided within the mixed use allocations in the Town Centre Local Plan?

1.1 Yes.

Issues 1A - Whether the Preparation of the Plan has accorded with the Duty to Cooperate

1.2 EBC's response of 15th April 2016 takes into account Wealden's current Local Plan, its Issues and Options stage consultation (October 2015) and EBC's representation to that document.

1.3 WBC and EBC confirm that they are cooperating and are not looking for employment space to be provided across borders to meet their individual requirements.

1.4 We consider EBC is overproviding for office space and this further confirms that the Borough is not reliant on Wealden to make up for any shortfalls.

1.5 EBC is however relying on Wealden to make up for shortfalls in its housing supply. The Council's overprovision of employment land therefore enables new housing opportunities to be considered.

1.6 In terms of the location strategies that are being coordinated between EBC and Wealden we note:

- Wealden's very strong focus for employment space along the A22 corridor.
- Their Issues and Options testing for their new Local Plan still presents the A22 as the primary option for new employment and housing growth.
- EBC has supported this but would like development focused even more at Polegate rather than at Stone Cross and for a railway station to be considered at Stone Cross to further add to its sustainable transport links and links to Eastbourne town centre.
- Sovereign Harbour is peripheral to this corridor and to the main areas of residential development in Wealden and the area's main transport / commuter corridors.
- Pevensey and Pevensey Bay are small centres in Wealden, closest to Sovereign Harbour (SH). Minimal growth is proposed within this part of Wealden and EBC is supporting this approach.
- The extent of growth and increase in potential commuters from Pevensey to SH is therefore minimal. The main commuter growth will be peripheral to SH and this does not support or substantiate the proposed focus of significant new (unrequired) office employment growth at SH.

Issues 1B - Whether there has been adequate consultation in the preparation of the Local Plan

1.7 Consultations have tended to be over the Christmas holidays (see 2014 and 2015 consultations).

1.8 We did not complain about this, however, preferring not to further add to the delay in EBC's progression of the ELLP; which was required to be adopted by 2014 (SD/20 para 60).