

**EELLP - EIP Hearing Statement
Session 1b, Matter 2
Employment Strategy**

**On Behalf of:
Sovereign Harbour Ltd**

Date: 28 April 2016

Session 1b, Matter 2 – Employment Strategy

Issue 1B – Whether the EELLP strategy is likely to meet an objectively assessment requirement for Office Development

Qu 1.3 Will the Plan’s provision for office development be sufficient to compensate for the recent, committed and anticipated losses in office floorspace due to permitted development?

Background

1.1 EBC forecasts **1,263 Class B jobs** will be created to 2031, beyond the EELLP period (EELLP para 2.31). **Not all of these jobs are B1a/b.**

1.2 EBC is maintaining that the following is required by 2027.

Table 2 - Employment Land Requirements

Type	Floorspace Demand 2012-2027 (m ²)	Allowance for windfall losses (m ²)	Allowance for Churn (m ²)	Change in floorspace (m ²)
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

1.3 **Table 1 attached at Annex 1** translates EBC’s proposed B1a/b requirement back into the number of jobs this will accommodate.

- EBCs forecast demand in **net new office space is 15,977sq.m.**
- Based on EBC’s assumed average job density of 12sq.m. per office job, this will accommodate **1,331 office jobs.**
- Based on an average density of 10sq.m. per job this will accommodate **1,598 office jobs.**

Both are significantly above the total forecast jobs across all the Class B sectors.

1.4 EBC however proposes to add further headroom capacity to arrive at its total proposed B1a/b space allocation of **23,000sq.m. NIA.**

- Based on 12sq.m. per office job, this will accommodate **1,917 office jobs (654 jobs or 52% above the growth forecast assuming all the new Class B jobs are in offices).**
- Based on 10sq.m. per job this will accommodate **2,300 office jobs (1,037 jobs or 82% above forecast).**

1.5 EBC’s letter of 15 April 2016 confirms that office space has continued to be lost but that this has slowed.

- 1.6 We accept this may increase again as the PDRs for office to residential conversions have been made permanent and if the demolition of office space to allow for new build residential accommodation also comes into effect.
- 1.7 The Council's monitoring however shows that a significant amount of the space that has been lost has been redundant space and / or was peripheral stock. This is understood to follow national trends outside of central London.
- 1.8 **Table 2 at Annex 1** confirms that the local Eastbourne market is very small, as evidenced by and on behalf of EBC by the raft of employment based appraisals that have been produced to inform its CSLP and EELLP.
- 1.9 Recent total take-up of B1 office NIA space across the town has totalled:
- | | | |
|--------|---|------------|
| - 2014 | - | 340sq.m. |
| - 2015 | - | 655sq.m. |
| - 2016 | - | 1,104sq.m. |
- 1.10 These figures largely comprise re-locators within the town, including to secondhand space so that this does not equate to net additional space being occupied. If these figures that equate to c.2.5 years are averaged (840sq.m. pa) and extrapolated to apply to the remaining 11.5 years of the EELLP period 2016 to 2027 the total space required will be just 9,660sq.m; again significantly below the EELLP proposed requirement.

Consideration

- 1.11 On this basis:
- EBC's proposed office allocation more than compensates for the losses in office space that have occurred when considered only in numerical terms.
 - In qualitative terms the loss of poor quality / redundant space can also be withstood without impacting on the supply : demand balance for office space.
- 1.12 EBC's proposed allocations thereby represent significant over-provision in quantitative terms but more especially when the qualitative nature of lost office space is also taken into account.

Qu 1.4 If not, does the provision need to be augmented and how might this be achieved?

- 1.13 The amount of total new office space allocated for Eastbourne does not need to be augmented – it already represents a significant overprovision.
- 1.14 The potential future loss of high quality office space in the town centre still needs to be monitored and EBC should set criteria based on a level and quality of space lost to guide when an Article 4 direction might be appropriate.

Issue 1C – Whether the ELLP would be effective in respect of the viability and deliverability of office development

Qu 1.5 As Document SD/28 suggests that office development would not be commercially viable either out of centre, or more especially within the town centre, how would it be delivered?

- 1.15 Please refer to the evidence of SHW January 2016 which demonstrates that the differences in commercial viability of town centre and out of centre office space are not as great as suggested by BiLFINGER GVA (SD/28).
- 1.16 If the right accommodation is provided in the right location on the right terms it can be successful even in this small market.
- 1.17 The most successful new space has been highly connected, high quality, flexible campus development to the north of Eastbourne, albeit as demonstrated in Annex 1 Table 2 second hand town centre space is still popular even with new higher quality out of centre accommodation coming on stream at SH.
- 1.18 The ELLP however ignores any potential for further campuses along the key A22 route that continues to be the focus for residential (commuter and market) growth and employment growth in neighbouring Wealden and that is based upon Eastbourne town centre being the key southern economic anchor to that corridor. **These location options must be revisited.**
- 1.19 EBC has assisted the office market by removing all Class B space from CIL obligations and the town centre allocation sites provide excellent opportunities for mixed use development to cross-subsidise office space in the centre.
- 1.20 The key constraints to delivering more viable town centre (TC) space however are of EBC's own making:
- the Council did not require office space to be provided within TC Site 1, as part of the Arndale Centre redevelopment even though it could have done so.
 - It has allowed part of TC Site 3 to be developed for the other mix of uses allowed there without any provision for office space forming part of this.
 - its draft policies provide no obligations for office space to be provided on the remainder of TC Sites 2 and 3.
 - EBC also appears to have made no effort to revisit the other opportunity and transition areas within the town centre to see if promotional support or encouragement generally can be given to developers to bring sites forward, even though their monitoring of housing sites shows a plethora of opportunities are being progressed for development generally in more peripheral locations.

The Council's overall messaging through its (draft) policies is that town centre office stock is not important and is not a priority.

EBC must therefore:

- Relook at the A22 corridor for development options for office campuses
- take a much stronger, proactive position in support of office development in the town centre and industrial estates as part of mixed use, cross-subsidising schemes.
- require viability reviews to be provided to help guide the provision of new office space as part of mixed use schemes.
- draw on public support funding for town centre and other better connected sites where sustainable transport but also wider economic business linkages are strongest.

Qu 1.6 Are the estimated profit and finance costs reasonable and would they be different if a scheme were to be pre-let or developed for owner occupation?

- 1.21 Please refer to the evidence of SHW January 2016 which demonstrates that the differences in commercial viability of town centre and out of centre office space are not as great as suggested by BiLFINGER GVA (SD/28).
- 1.22 Building cost inflation is continuing to rise faster than rents, which applies across the market regardless of location. This is adding further to viability costs for all sectors of the Class B1 market including the speculative and owner-occupier sectors.
- 1.23 Evidence at the Chaucer Business Park however does demonstrate that developers are progressing applications for new space on a speculative basis but continuing with build programmes once occupiers are confirmed. Where pre-sales and pre-lets have been secured this has then enabled some speculative units to be built.
- 1.24 Site allocations and any long term setting aside of land in the hope that occupiers will choose to move to a particular location, can therefore only be justified within such a competitive market for occupiers where;
- there is a clearly justified employment growth forecast
 - there is demonstrable demand
 - some additional catalytic benefit will change a location and make it more attractive and in turn more viable. In general terms this means a location becoming more accessible and more highly connected.
- 1.25 The SH Class B1 allocations have none of these benefits.

Qu 1.7 Is there any prospect of public subsidy for further office development either in the town centre or at Sovereign Harbour e.g. by recycling funds from a sale of Pacific House?

- 1.26 We would expect funds to be recycled but only to where take-up and continuing occupancy can be sustained on appropriate market terms in order to recapture any upfront infrastructure and other support costs and to ensure good use of public funds.

- 1.27 Taking into account rents achieved at SH (£177.50 psm, £16.50 psf) on short leases, there is little prospect that the Pacific House building will achieve 100% occupancy to generate a gross rent and capital value that will exceed construction costs. It is also notable that Pacific House has a low net to gross space ratio of circa 70% compared with a market norm of 85%, thus the rents achieved include the benefit of the additional shared space. We therefore consider the opportunity to recycle funds will be limited.
- 1.28 In contrast, the lettings/sales now achieved at Polegate establishes a lower capital cost and higher rental values balance than is being relied on by EBC within its EELLP submission evidence. This presents greater opportunities to provide more new space on an unsubsidised basis and to recycle public subsidies where these are relied on. Again this is possible at Polegate in view of its comparative location benefits.

Qu 1.8 Who owns site 6 at Sovereign Harbour?

- 1.29 For EBC to confirm.

Qu 1.9 Are there any lessons to be drawn for Eastbourne from the Hastings experience?

- 1.30 Viability issues have been experienced in both Hastings town centre and out of centre locations and LEP funding has been provided. At the same time other schemes in other locations have been more successful.
- 1.31 **North Queensway Innovation Park, Hastings** is an out of centre campus which has been very slow to let and with a main focus being on larger occupiers.
- 1.32 **The Priory Quarter in Hastings** town centre has experienced viability issues, with one building being resold at a significantly discounted price to Saga. Adjoining Havelock House has been available since August 2014 and is still not fully let.
- 1.33 Both schemes have benefited from LEP funding. Hastings town centre however has attracted a major occupier (Saga) with wider benefits for the centre.
- 1.34 Other examples are also of note:
- **Basepoint in Newhaven town centre** has been sold onto another serviced office group but is still operational.
 - **Glover House on the Bexhill Enterprise Park** is very similar to Pacific House on SH Site 6. It has been fully taken by Park Holidays UK and whilst the terms are not known, this scheme is notably on the new Bexhill-Hastings Link Road with more location / connectivity benefits than SH.
 - **Chaucers Business Park at Polegate** has progressed to its second Phase and lettings have been strong.

2 significant transactions have occurred on 6 of the 8 new B1a office buildings:

- Parker Building Supplies have purchased the freehold of Units J1 & J2 (450 sq.m) for £1 million with completion due July 2016. This equates to £2,222 psm (£206.50 psf). The purchasers are relocating their offices from Uckfield.
- Veritek Global Ltd have contracted to take 4 units (J5 – 8) with completion due in July 2016. The building is being adapted to suite their purposes and the rent is reported to be sub-£161.40 psm (sub £15 psf).

Veritek are based in Hampden Park Eastbourne and have been seeking to relocate for the last 14 years. During that period negotiations took place in 2012 with SHL with detailed site testing and delivery options to relocate them to Sovereign Harbour. Their agent reports that in 2015 discussions took place with SeaChange to take part of Pacific House but they chose to move to Polegate as it is a “*better location and the rent is less*”.

By the time units J1-J8 at Chaucer are completed in July 2016, 75% of that space will be occupied.

- In contrast at Pacific House SH of the 7 lettings to date, 5 have relocated from Eastbourne Town Centre. Two are new ventures; St Barnabas Hospice and Coperforma (who has won a 4 year contract to manage NHS transport services). 5 of the 7 lettings are understood to be for 3 years certain or less and one for 4 years.

1.35 The lessons that can be taken from these are:

- The local markets individually and combined across the sub-region are small.
- Occupiers very carefully select where they locate and how much they pay.
- Where viability matters have arisen this may be a reflection of market cycles but the most successful locations have been within town centres and well connected campuses.
- Pre-lets / bespoke schemes are typically better options but such occupiers are unlikely to cover full site delivery costs and will still be affected by rising building costs. Additionally, competition for occupiers is also great and increasing across the South Coast towns, taking into account the town centre and campus schemes that are being promoted.
- Eastbourne town centre continues to attract occupiers and the most successful campuses have been around Polegate / Stone Cross.
- **Over-allocations and land-banking cannot be justified and focus must be placed on the best connected locations that are most likely to attract and support occupiers.**

Qu 1.10 Is there any evidence that the loss of office space in Eastbourne due to changes of use as permitted development is increasing office rent levels or will do so in the future?

- 1.36 PDRs have resulted in the loss of redundant or poor quality, peripheral space and as such have not affected rentals.
- 1.37 Supply of new development sites across the sub-region is high with a lot of competition being introduced. The most successful schemes are and will be those in the right locations with the best levels of connectivity. Occupiers are willing to pay for space where they provide the right product (type and location of development) on an unsubsidised basis or through cross-subsidy with other uses.

Qu 1.11 Are the Chaucer Business Park Offices a speculative commercial development and, if so, does that suggest that the market considers that out of centre office development can be profitable?

- 1.38 This development is a hybrid scheme built by a local developer who builds for himself. It has been planned as a phased, speculative mixed use scheme (B1a, B1c and B8) and the developer has phased construction to match demand over the 7 years the scheme has been in the process of development.
- 1.39 The predominant and most profitable take up has been for non B1a uses, these units have been built speculatively in phases and have thus subsidised the B1a elements. The B1a elements of Phase 1 were speculatively built and proved difficult to let.
- 1.40 Phase 1 was fully let after 5 years. Phase 2 was started in 2014 and is still being developed. The B1a element was originally planned to comprise 6 units. Following interest from 2 local businesses who had long been looking to relocate and where prepared to contract prior to construction, the developer was able to enlarge the B1a provision to 8 units, 6 of which have been designed to meet the specific requirements of the occupiers.
- 1.41 Contracts were signed in late 2015 and early 2016 and the buildings are expected to be completed in July 2016. One of the B1a occupiers, Veritek, has also contracted to take B1c units which are being built to their specific requirements with completion in October 2016. Thus 75% of the B1a scheme has been pre sold / let and thus largely de-risked. Veritek had considered and rejected SH as a location.
- 1.42 This demonstrates that the correct space in the correct location, quickly delivered can find occupiers.
- 1.43 The space at Chaucer is very flexible accommodation on the A22/A27 link and so is set apart from SH Pacific House by its location, connectivity to people (residential areas in Eastbourne and Wealden), transport links and markets.

Qu 1.12 What is the current take up of space at Pacific House, Sovereign Harbour and what rents have been achieved there, having regard to any rent free periods?

- 1.44 For EBC/SeaChange to confirm and we would also ask that rents are expressed as full occupancy costs, with details of lengths of lease as well as of rent frees to be provided.

- 1.45 Feedback as set out in representations by Locate East Sussex on the ELLP January 2016 is that the market has concerns over the location, connectivity and cost of Pacific House. This is further evidenced by the relocation of Veritek from Hampden Park, Eastbourne to Polegate, instead of to SH.

Issue 1D – Whether the EELLP strategy to protect and intensify designated Industrial Estates for business use, and the widening of the classes of B1 development permitted at Sovereign Harbour to include B1b and B1c, are likely to meet objectively assessed need for non-office business development

Qu 1.13 Is ‘Other Business Space’ limited to B1c and B2 development or does it include any other uses?

- 1.46 No comment albeit the NPPF does define economic development very widely, including public, community and main town centre uses, excluding residential, in recognition that employment is generated through a wide scope of sectors and activities. This position was stressed at the Town Centre Local Plan EIP on behalf of the promoters of TC Site 1, Arndale Centre when asked why they had not considered office provision as part of that scheme.

Qu 1.14 Do the windfall losses represent the loss of floorspace to non-business use such as retail?

- 1.47 For EBC to confirm

Qu 1.15 Do the windfall losses include the floorspace that would be demolished when part of an industrial estate is redeveloped for a more intensive use?

- 1.48 For EBC to confirm

Qu 1.16 Is Policy EL2 clear as to whether the 20,000sq.m. of floorspace represents the gross or net addition of floorspace after allowing for losses through demolition?

- 1.49 For EBC to confirm

- 1.50 RELLP Table 2 identifies a requirement for B1c/B2/B8 space totalling 18,806sq.m., we assume GEA. This includes an allowance for losses and churn. Para 2.38 refers to a 6% headroom being added to this which takes the total proposed allocation to just below 20,000sq.m. GEA

Qu 1.17 How much business floorspace was lost in 2012-2015 or would be lost due to current commitments (including demolished business floorspace during redevelopment for business use and loss to non-business uses – such as the Aldi development)?

- 1.51 For EBC to confirm.

- 1.52 At SH, Site 6 is the only site appropriate for potential B1c space. Site 7a and 4 are only suitable for B1a/b as scoped through a number of public consultations for the SH SPD and outline planning permission for these sites. This is reflected in the approved design parameter plans for these sites (see **Annex 2**). Any potential shortfall in B1c-B8 supply cannot therefore be made up at SH on Sites 4 and 7a.

Qu 1.18 Is intensification of floorspace on existing estates dependent on multi-storey development including office space, and if so, should Policy E2 be clearer as to whether or not it supports the development of B1a office space on industrial estates?

- 1.53 The estates are recognised by EBC to be under-utilised with scope for intensification. This can include scope for office development and the policy must make this clear that such options for renewal and enhancement of the accommodation permitted will be supported.

Qu 1.19 How could a policy require a minimum provision of office floorspace at unspecified locations within 7 multi-use industrial estates as sought by SHL?

- 1.54 EBC's proposed allocations (focused at SH, with a small amount of new space in the town centre) represents an over-provision. As stated in our last full representations (January 2016 Statement 1 page 18) further allocations are not required to accommodate job forecasts.
- 1.55 With that aside, we have stressed that EBC's office policies need to be more balanced to provide more choice for the market and to relate better to the town's most well connected locations. We would expect EBC to have this ambition.
- 1.56 Policy EL2 should therefore set out that B1a/b space will be supported elsewhere across the town. A reference to 3,000sq.m. (the equivalent of B/GVA's 10% contingency provision which again is an over-provision) however does not need to be referenced in policy or in any supporting text, hence our suggested proposed new wording for EL2 places this in brackets.

Qu 1.20 The designated industrial estates feature a number of non B Class uses such as a car dealers and trade counters. Would Policy EL2 preclude such development in the future and could it be accommodated at any other location?

- 1.57 The policy allows other employment generating uses where there is no prospect of a Class B building continuing in that use.

Annex 1 – Summary of EBC Floorspace Allocations and Resulting Jobs

Table 1: Job Requirement / Resulting Space Allocations

		Jobs	
Total Class B Jobs	-	<u>1,263</u> (i.e. not all B1a/b)	
<hr/>		Figures below therefore already include an element of headroom.	
ELR B1a/b Land Requirement	- 15,977sqm NIA	1,331 @ 12psm (+68 above total Class B forecast) 1,598 @ 10psm (+335 above total Class B forecast)	
EBC Total Allocation inc 10% headroom	- 23,000sqm NIA	<u>1,917 @ 12psm (+654 above total Class B forecast, 52%)</u> <u>2,300 @ 10psm (+1,037 above total Class B forecast, 82%)</u>	
<i>EBC assessed Lost B1 through PDR</i>	- 8,080sqm		
<i>EBC allowance for windfall loss</i>	- 4,095sqm (within 23,000sqm)		
<i>Additional loss</i>	- 3,995sqm	333 @ 12psm 400 @ 10psm <i>Comprises largely peripheral, redundant space and not all PDRs commenced Hence no need to 'replace' and add this space to existing over-provision.</i>	
<hr/>			
Site 6			
Pacific House	2,285sqm NIA & 300 jobs	300 = 8psm	(23.8% of total ELR forecast Class B jobs in x1 building)
All Site 6 (SeaChange Marketing)	9,717sqm	809 jobs @12psm	(64% total ELR forecast Class B jobs)
		971 jobs @ 10psm	(77% total ELR forecast Class B jobs)
All Site 6 outline <u>minimum</u> requirement	11,100sqm NIA	925 jobs @ 12psm	(73% total ELR forecast Class B jobs)
		1,110 jobs @ 10psm	(88% total ELR forecast Class B jobs)

Table 2 – Office Space Transactions 2014 – 2016

Office Lettings and Sales Eastbourne Town Centre 2014-2016 (excess 1000 sq.m)

Year	Date	Address	Area		Grade	Rent		Years certain
			Sq.m	Sq.ft		psm	psf	
2014	December	17 Maple Road 3rd Floor, Berkeley House, 26/28 Gildredge Road	108	1,167	B	£86.00	£8.00	?
2015	March	Map House, 34-36 St Leonards Road	275	2,960	B	£118.19	£10.98	?
2016	January	1st Floor, 55 South Street	566	6,093	B	£81.00	£7.50	?
	March	Ground Floor, 55 South Street	132	1,418	B	£134.50	£12.50	?
	March		120.7	1,299	B	£134.50	£12.50	?

Freehold Sales			Area		Sale Price	Analysis				
Year	Date	Address	Sq.m	Sq.ft		£ per sq.m	£ per sq.ft	Net Initial Yield		
2014	February	27 St Leonards Road	771	8,308	B	£532,000	689	64	7.82%	
2014	September	Former Police Station, Grove Road	2,668	28,716	C	£1,100,000	418	38.31	0%	Vacant
2014	December	Martello House, Edward Road	787	8,466	B	£1,750,000	1,493	138.79	9.25%	Investment Sale

Total All B1a Office Take Up Eastbourne Borough 2014-2016 Source: Co-star

Year	Sq.m	Sq.ft
2014	340 sq.m	3,658 sq.ft
2015	655 sq.m	7,052 sq.ft
2016 Q1	819 sq.m	8,810 sq.ft
2016 Q2*	295 sq.m	3,174 sq.ft * 3 new lettings Pacific House

Table 3 - Take up of B1a New Offices 2015/2016

@ 27/04/2016

Year	Location	Subdivision	Consented/Allocated (not built)		Under construction		Completed		Take Up		Vacant		Note	
			Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft	Sq.m	Sq.ft		
2015	Polegate: <i>Chaucer Business Park</i> Eastbourne: <i>Sovereign Harbour</i>		1,800	19,368	1,800	19,368							Sale of 2 units to Parker Building Supplied contracted	
		Site 6:												
		Pacific House	2,345	25,235	0		2,345	25,235	294	3,158				4 lettings announced
		Remainder	7,435	80,000										
		Sites 7a & 4	7,400	79,624										
2016	Polegate: <i>Chaucer Business Park</i> Eastbourne: <i>Sovereign Harbour</i>						1800	19,368	1350	14,526	450	4,842	Letting to Veritek Global contracted Jan 2016	
		Site 6												
		Pacific House					2345	25,235	500*	5,380	1,555	16,638	April 2016 take-up of a further 293sq.m. announced assumed total for the year	
		Remainder	7,435	80,000										
		Sites 7a & 4	7,400	79,624										
Eastbourne/Sovereign Harbour Total 2016:			14,835	159,624							1,555	16,638		

Annex 2 – Sovereign Harbour Approved Parameter Plans, Sites 4, 6, 7a

Site 4

ref: Parameter Plans 02

Use

The development of Site 4 will provide for commercial and employment uses within Classes A1-A5, B1a/b, C1 and D1. Development within these Classes will total:

- * A1 - A5 up to 3,200 sq.m. gross external area
- * B1a/b, C1, D1 up to 3,600 sq.m. gross external area
- * NOTE: these areas are for illustrative purposes only and have been used to test site capacity

Layout

- The building footprint will be developed as at least two blocks
- The building line will be set back from the Harbour edge to provide:
 - a public open space overlooking the Harbour (A)
 - a public walkway along the Harbour side (B)
 - access and a view through to the Harbour from the Waterfront (C)
- The building line will be set back along the southern boundary to accommodate an existing services way/eave
- Class A uses and other Harbour related uses may be located on the ground and upper floors
- Other commercial / employment uses will be located on the upper floor(s)

Scale

The building(s) will be a:

- minimum height of 2 storeys
- maximum height of 5 storeys adjacent to the yacht club and 4 storeys for the remainder, subject to detailed design to demonstrate an acceptable relationship with the adjoining buildings and open spaces

Appearance

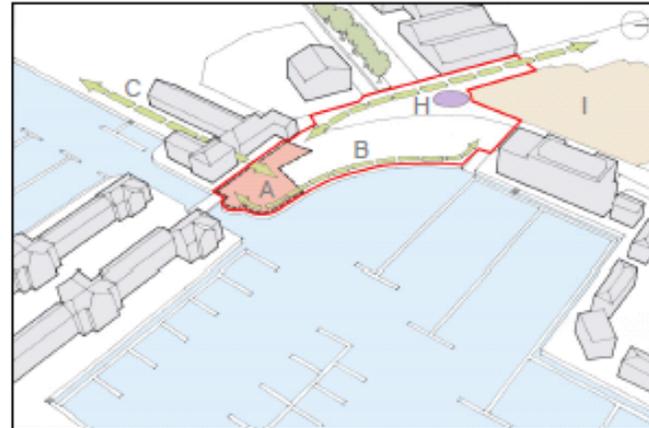
- The building(s) will be designed with active frontages onto Harbour Quay, the Harbour (D) and the new public open space within the Site (E)
- The north west corner of the building (F), opposite the public car park, will be designed as a feature
- Servicing, bin storage and recycling will be designed to minimise impacts on the streetscape

Access

- A public walkway will be created along the harbour edge (B)
- Vehicle access for servicing, disabled access and emergency services will be from the north via Harbour Quay
- The emergency access route (G) will be retained
- The layout will take into account the future bus stop (H) and link proposals to the retail park that is to be delivered as part of third party proposals
- Parking for the development will be accommodated by the public car park area (I) to the west of the site

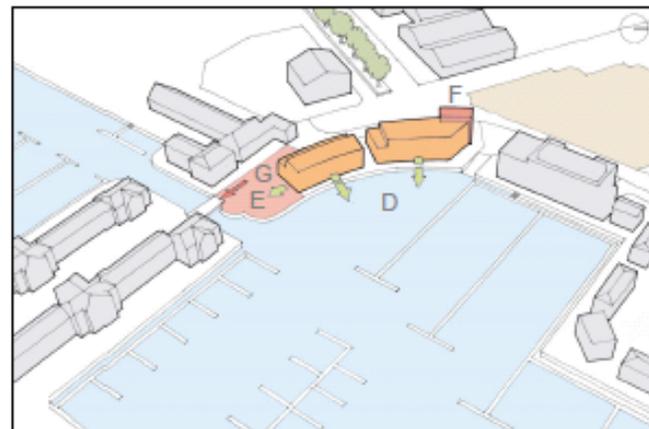
Landscape

- The new public open space (A) will be designed as a predominantly hard landscape space
- The design of the harbour walkway (B) will be integrated with the new public open space (A)
- Provision will be made for street furniture including lighting, seating, signage and bins
- The street frontages to the building(s) and landscape finishes will be designed to reinforce the pedestrian nature of this part of Harbour Quay and to improve the link between the Retail Park and Waterfront



KEY

- A Public open space
- B Public walkway along Harbour edge
- C Access and view from Waterfront
- D Active frontage to Harbour walkway
- E Active frontage to public open space
- F Corner feature
- G Emergency access route
- H Proposed bus stop and link to Retail Park
- I Public car park



Site 6

ref: Parameter Plans 04

Use

The development of Site 6 will provide B1 uses comprising: * B1a, B1b and B1c of up to 15,000sq.m. gross external area.

* NOTE: these areas are for illustrative purposes only and have been used to test site capacity

Layout

- The building layout will be flexible to accommodate different needs of a range of employers
- Key buildings (A) will be located on the eastern and western ends of the site to create gateways to the Harbour and Eastbourne

Scale

- The buildings will be a minimum height of 1 storey and a maximum height of 4 storeys

Appearance

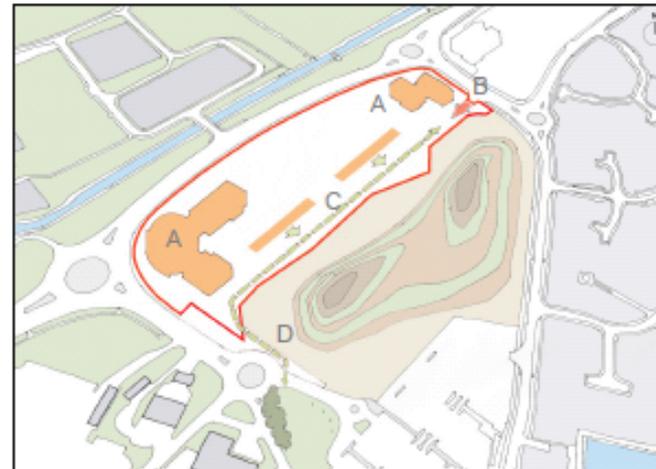
- The building(s) that are adjacent to the pedestrian/cycle link will be designed with active frontages to overlook the link
- An integrated landscape design will be provided for the site overall and for individual plots
- Servicing, bin storage and recycling will be designed to minimise impacts on the streetscape

Access:

- Vehicle access will be from the existing spur (B) off Pacific Drive
- An east-west pedestrian/cycle link (C) will be provided through the site
- The pedestrian/cycle link will be planned to accommodate a connection (D) to the Retail Park and Waterfront
- Parking for the development will be accommodated within the site in accordance with ESGC standards
- The design and management of the parking will allow for shared use during the evenings and week-ends

Landscape:

- A landscape belt (E) will be provided along the Pevensey Bay Road boundary and provide screening for the existing residential properties opposite the site
- The landscape design will include soft landscape margins (F) to the western, northern and eastern boundaries to create an attractive green edge to the site
- The southern boundary will provide active building frontages and a landscape setting overlooking the shingle mound (G)
- Each plot within the site will include a landscape setting
- Provision will be made for street furniture including; lighting, seating, signage and bins



KEY

- A Key buildings to create gateways
- B Vehicle access off Pacific Drive spur
- C East-west pedestrian/cycle link
- D Connection to Retail Park & Waterfront
- E Landscape belt along Pevensey Bay Road
- F Landscape margins
- G Landscape and active frontages to shingle mound



Site 7a Employment

ref: Parameter Plans 06

Use

The development of Site 7a will provide for mixed employment uses within Classes B1a/b, C1, C2, D1. Development within these Classes will total:

- * B1a/b up to 6,700 sq.m. gross external area
- * C1/C2 up to 5,500 sq.m. gross external area
- * D1 up to 200 sq.m. gross external area
- * NOTE: these areas are for illustrative purposes only and have been used to test site capacity

Layout

- The layout will be flexible to accommodate different needs of a range of employers
- Key buildings (A) will be located on the north western end of the site to create a gateway to the Harbour and Eastbourne
- The layout will provide an appropriate boundary (B) with the public open space (C) at the eastern end of the site

Scale

- Buildings fronting onto Pacific Drive (D) will be a maximum of 3 storeys and compatible with the domestic scale of the setting
- Buildings fronting onto Pevensey Bay Road (E) will be a maximum of 4 storeys and compatible with the larger scale setting of the Pevensey Levels

Appearance

- The buildings fronting onto Pacific Drive (D) will be designed with active frontages to overlook the street
- The buildings fronting onto Pevensey Bay Road (E) will be designed to take account of the setting of the Pevensey Levels
- The building(s) that are adjacent to the pedestrian/cycle link within the site will be designed with active frontages to overlook the link
- Servicing, bin storage and recycling will be designed to minimise impacts on the streetscape

Access

- Vehicle access will be from the existing spurs (F) off Pacific Drive and will on full completion of the buildings on the site comprise a single direction route with motor vehicles accessing at one end of the site and exiting at the other
- A pedestrian/cycle link (G) will be provided through the site
- Parking for the development will be accommodated within the site in accordance with EBC standards

Landscape

- A landscape boundary (H) will be provided along the Pevensey Bay Road boundary and to the Pacific Drive entrance to the Harbour
- The landscape design will:
 - Include an appropriate boundary (I) with the public open space
 - Incorporate the existing Medical Centre (J)
- Each plot within the site will include a landscape setting
- Development along the Pacific Drive frontage will be designed to create a landscape setting that is appropriate to the existing residential character
- Provision will be made for street furniture including lighting, seating, signage and bins



KEY

- A Key building(s) at gateway location
- B Boundary with the public open space
- C Public open space
- D Buildings fronting onto Pacific Drive
- E Buildings fronting onto Pevensey Bay Road
- F Vehicle access off Pacific Drive
- G Pedestrian/cycle link
- H Landscape boundary to Pevensey Bay Road
- I Landscape boundary to the public open space
- J Existing medical centre

