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Eastbourne Town Centre Local Plan Submission Version

Matters Statement

5.0 Development Opportunity Sites General Matters

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5.0 DEVELOPMENT OPPORTUNITY SITES – GENERAL MATTERS

5.1 Are the DO sites intended to be site allocations and if so where are their boundaries/ site areas and phasing defined?

5.1.1 The Development Opportunity Sites are intended to be site allocations. The boundaries of each Development Opportunity Site are defined on TCLP Figure 1 in the Submission Version of the TCLP. Proposed Main Modification (M23) introduces a new figure at paragraph 5.16 (TCLP Figure 5), which provides additional guidance on the main built form and associated public realm component of the Development Opportunity Sites.

5.1.2 A site area is not at present listed for them, but this could be included in the supporting text for each the Development Opportunity Policies. The site areas are as follows:

<u>Site</u>	<u>Area</u>
Development Opportunity Site 1	1.17 ha
Development Opportunity Site 2	2.48 ha
Development opportunity Site 3	0.74 ha
Development Opportunity Site 4	0.23 ha
Development Opportunity Site 5	0.11 ha
Total	4.73 ha

5.1.3 Main Modification M41 introduces a new table (Table 1: Timescales and Delivery) to identify the phasing for each policy and Development Opportunity Site. It identifies that DO Site 1 is to be delivered in Phase 1 (2012-2016), DO Site 2 is to be delivered across Phase 1 and Phase 2 (2013-2021), DO Site 3 is to be delivered in Phase 2 (2017-2021), DO Site 4 is to delivered in Phase 3 (2022-2027), and DO Site 5 is to be delivered in Phase 1 (2012-2016).

5.2 Are the DO sites and proposed uses justified and supported by robust evidence?

5.2.1 The primary role of Development Opportunity Sites is to help deliver development within the Town Centre in order to meet the requirements of the Eastbourne Core Strategy Local Plan (CSLP). The Development Opportunity Sites were identified by the Council as being large strategic sites that have the ability to come forward for development within the TCLP plan period. This is based on: the availability of large vacant sites in the Town Centre; discussions with land owners as part of the preparation of the TCLP; the planning history of the sites; and through pre-application discussions. Consultation at the Issues and Options stage of the preparation of the TCLP was undertaken on the likely location of the sites.

5.2.2 A degree of flexibility is built into the policies to avoid undue prescription and allow for appropriate development proposals to be accommodated, particularly having regard to the prevailing economic uncertainty.

- 5.2.3 The Core Strategy allocates a high level of housing development to the Town Centre neighbourhood with 1,190 units to be delivered by 2027. Of these, 715 should be delivered on identified sites. The Development Opportunities Sites seek to maximise housing delivery in order to meet the overall target. Submission Document CS28 (G) SHLAA Addendum – Town Centre Opportunity Site provides evidence that in total, the five Development Opportunity Sites can deliver 450 net units to contribute towards 715 on identified sites.
- 5.2.4 The need for additional retail capacity in the Town Centre is supported through a Shopping Assessment (2010) carried out on behalf of the Borough Council (Submission Document CS23). The Shopping Assessment identifies the need to bring forward the regeneration of the Town Centre, to strengthen its position as the principal retail centre in the Borough and enhance the retail offer.
- 5.2.5 All of the Development Opportunities Sites have been identified as being able to deliver additional retail floorspace. The development that has permission on Development Opportunity Site 1 will deliver 15,038 m² of additional retail floorspace and pre-application discussions on other DO sites indicate that a significant amount of retail floorspace will be delivered in the Town Centre.
- 5.2.6 In order to ensure the flexibility of the policy to respond to market demands, Development Opportunities Sites 1, 2, 3, 4 and 5 have all been identified as having the potential to deliver office development. Further clarification of the quantum of new office floorspace will be confirmed by the proposed Employment Land Local Plan.
- 5.2.7 Other uses have been identified by the Council as being appropriate in order to support the vitality and viability of the Town Centre. Consultation through the Issues and Options stage of the preparation of the TCLP also helped identify a range of key uses, particularly an enhanced retail offer.

5.3 Are the DO sites deliverable? Are tables 1 and 2 (Programme and delivery framework) underpinned by project plans for each of the DO sites?

- 5.3.1 The Council has identified that the Development Opportunity Sites are deliverable within the plan period, and have allocated them for mixed use development. Although a specific project plan has not been prepared for each of the Development Opportunity Sites, substantial progress has already been made by the Council during the period of preparing the TCLP in bringing forward proposals through negotiations with land owners, pre-application discussions, and through the granting of planning permission.
- 5.3.2 Main Modifications M25, M28, M32, M33 and M35 provide additional information on progress and set out key steps the Council is taking in regard to delivery of the Development Opportunity Sites. This is included in the supporting text to each policy as well as revisions to Section 6: Implementation and Monitoring as part of the proposed Main Modification M41. The Council has an identified officer team to deal with progressing the

Development Opportunity Sites, as a result of a recent restructuring process that allows various specialist advisors to be involved in strategic projects.

5.3.3 The policies set out within the TCLP have been used as a basis for discussions and used to assess development proposals. Tables 1 and 2 have been drawn up to reflect this progress setting out the steps and requirements the Council will take towards delivering development. The tables have been updated as part of the proposed Main Modification M41.

5.4 Evidence is needed to address the following questions:

1. Has masterplanning commenced for work shown in Table 1 as taking place in the first phase of the plan?

5.4.1 In terms of masterplanning, detailed proposals have been drawn up for Development Opportunity Sites 1 and 5. Pre-application discussions have taken place between the principal landowners and the Council regarding Development Opportunity Site 2. Proposed Main Modification M41 updates the tables to give further detail on a delivery strategy and issues for the Development Opportunity Sites.

2. To what extent has infrastructure provision for each of the DO sites been explored?

5.4.2 Infrastructure provision for the Development Opportunity Sites has been explored through consultation with the statutory undertakers as part of the Issues and Options and the Submission Version of the TCLP. The statutory providers have confirmed through representations that there are no strategic infrastructure issues that impact on the ability to deliver development across the Development Opportunity Sites. The Infrastructure Delivery Plan (Submission Document CS33) provides details of all of the infrastructure required to support development across the Borough and specifically in the Town Centre neighbourhood. Detailed consultation on the IDP with infrastructure providers has ensured that there are no infrastructure constraints that impede the overall amount of development proposed in the Town Centre.

5.4.3 In order to improve transport infrastructure within the Town Centre, the Council are working jointly with East Sussex County Council and the bus companies to improve the pedestrian environment in Terminus Road. The scheme is expected to cost in excess of £3 million. East Sussex County Council has already committed £2.5 million to the project and the Council has allocated a further £450,000. In addition the owners of the Arndale Centre are required to contribute £300,000 to the scheme as part of the proposed extension to the shopping centre. The proposed enhancements will include wider and improved pavements, bus stops moved towards Bankers Corner, Cornfield Road and outside the Railway Station, and new street furniture and signage. These improvements are planned to be delivered alongside the proposed extension to the Arndale Centre.

5.4.4 Each of the Sites is within the Town Centre and comprise redevelopment of existing buildings or brownfield land with access available to existing

infrastructure networks. Capacity issues, such as ensuring new development connects to the nearest point of sewer capacity, will be determined through the detailed planning application process in consultation with the relevant bodies.

3. Has this been taken into account in the timescales/ programme in Table 1?

5.4.5 No substantive issues have been identified to date in respect of infrastructure provision for the Development Opportunity Sites and capacity issues will be determined through the detailed planning application process in consultation with the relevant bodies. Infrastructure provision has not therefore been accounted for within the timescales and programme set out in TCLP Table 1.

4. What evidence has been used to justify phasing assumptions for the DO sites?

5.4.6 Proposed Main Modification M41 has included information on anticipated phasing as part of the supporting text to the Development Opportunity Sites and is included in the updated Tables in Section 6. The phasing assumptions, where stated, for the Development Opportunity Sites are based on existing development footprints, land ownerships and the requirements of land owners where these are known.

5.4.7 It is anticipated that Development Opportunity Site 1, the majority of which is owned by Performance Retail Limited Partnership (PRLP), will be developed as a single phase for which planning permission, subject to completion of a Section 106 agreement (by the end of May), has been granted. The Council's Cabinet has also given authority to pursue compulsory purchase of the remaining parts of the site.

5.4.8 Development Opportunity Site 2 is within the ownership of Network Rail and the Enterprise Centre. The Council has been in discussions with the land owners regarding development proposals for this site for which phasing will be addressed as part of the discussions and in accordance with the policy requirements of the TCLP.

5.4.9 Development Opportunity Site 3 is in three ownerships: the Council, Caffyns, and Royal Mail. Phasing assumes that the Council will take a lead role together with Caffyns in bringing forward an initial development phase. Representations from Royal Mail support the allocation of the Development Opportunity Site noting that suitable attractive alternative premises will need to be found prior to them vacating the site, hence this part of the site is identified within the TCLP as forming a later phase.

5.4.10 Development Opportunity Site 4 identifies two main parcels, one fronting Terminus Road and the second fronting Langney Road. This is a large site with great development opportunity over the longer term, and the Council will work with landowners to ensure that the development comes forward.

5.4.11 It is anticipated that Development Opportunity Site 5, which is in single ownership, will be developed as a single phase for which planning permission has been granted for both (i) residential and retail development and (ii) hotel

and retail development. Work has already started on site and the developers have paid the Section 106 contribution towards local employment initiatives.

5. Does the programme and delivery framework take account of timing needed for masterplanning and land assembly?

5.4.12 The programme and delivery framework has taken account of master planning and land assembly issues, and have been updated as part of the proposed Main Modification M41 to offer greater clarity and explain how the Council is proposing to implement proposals.

5.4.13 As already outlined, the Council are progressing work in consultation with land owners on Development Opportunity Sites 1, 2 and 5, which are in Phase 1 of the TCLP plan period. Sites 3 and 4 have been identified in Phases 2 and 3 of the plan period to give adequate time for masterplanning to take place, as it is expected to take longer due to multiple ownerships and site assembly issues.

6. Has lead-in work for DO sites 1, 2 and 5 commenced?

5.4.14 Lead-in work is well progressed for Development Opportunity Sites 1 and 5. In addition, detailed pre-application discussions have taken place with regards to Site 2 but these are confidential. Proposed Main Modifications M25, M28, M32, M33 and M35 provide additional information as part of the supporting text of the Development Opportunity Site policies outlining what progress has been made and Table 2: Implementation and Delivery Framework has been fully revised to provide information on the location of Town Centre projects; indicative timescale; implementation lead and key partners; delivery strategy and issues; funding sources; related projects and infrastructure requirements; and risks.

7. What evidence is there to demonstrate that the physical/ economic/ transportation/ environmental impacts of overlapping development on DO sites? (for example DO Sites 1, 2, 5 are shown as being implemented concurrently)

5.4.15 Consultation on the Issues and Options and the Submission Version of the TCLP, and extensive discussions with East Sussex County Council as Highway Authority, have not identified any issues or concerns that would present an impediment to bringing forward schemes on the Development Opportunity Sites even if one or more were to run concurrently.

5.4.16 In addition, when the Highway Authority assessed the proposed extension to the Arndale Centre and the potential impact on the highway network, they also had regard to the proposals for Development Opportunity Sites 2 and 3 to ensure sufficient capacity in the highway network and to ensure there would be no cumulative impact. With regard to Site 5, whilst development is currently taking place (internal works to provide the proposed hotel), this development is purely conversion rather than comprehensive redevelopment and the activity associated with this is considered to be much less than the redevelopment required as part of proposals for Sites 1 and 2. In addition, Site 5 is considered to be sufficient distance from Sites 1 and 2 so as to have no impact should overlapping of development on the other sites take place.

8. Does the programme and framework in Tables 1 and 2 allow flexibility to allow for the slippage of each site?

5.4.17 The Council has sought to ensure that the TCLP maintains a degree of flexibility to respond to development proposals as they come forward, the detailed requirements of land owners and the uncertain economic climate. In this way the TCLP is more robust. Tables 1 and 2 have been substantially revised as part of the proposed Main Modification M41 and represent the most up to date information regarding the delivery of the Development Opportunity Sites, and progress will be monitored throughout the TCLP plan period. Proposed Main Modification M22 sets out trigger mechanisms and a number of contingency options that can be implemented in the event that there is slippage, which will be monitored through the Monitoring Framework identified in Proposed Main Modification M41.

5.5 Monitoring – what evidence has informed the overall quantum? How is it distributed between the individual DO sites?

5.5.1 The overall quantum of development proposed in the Submission Version of the TCLP, as updated by proposed Main Modification M10, is informed by the requirements of the CSLP. Information on how development is distributed between the Development Opportunity Sites is not defined to allow for flexibility in dealing with development proposals coming forward. Contingency arrangements have been introduced as part of Proposed Main Modification M22 in the supporting text to Policy TC17, setting out how the Council will aim to achieve the overall quantum of development proposed by the CSLP for the Town Centre.