

CS28 (G). Addendum to Strategic Housing Land Availability Assessment

Date: May 2013

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Eastbourne Borough Council

SHLAA SITE PROFORMA

SITE DETAILS

| | |
|---------------------------------|--|
| Site Reference | DOS1 |
| Site Location | Corner of Terminus Road and Ashford Road |
| Type of Site | General Brownfield |
| Site Area (ha) | 1.17 ha |
| Neighbourhood | 1 |
| Net Unit Potential | 50 |
| Brownfield/Greenfield | B |
| Identified through Consultation | Yes |

DEVELOPMENT POTENTIAL

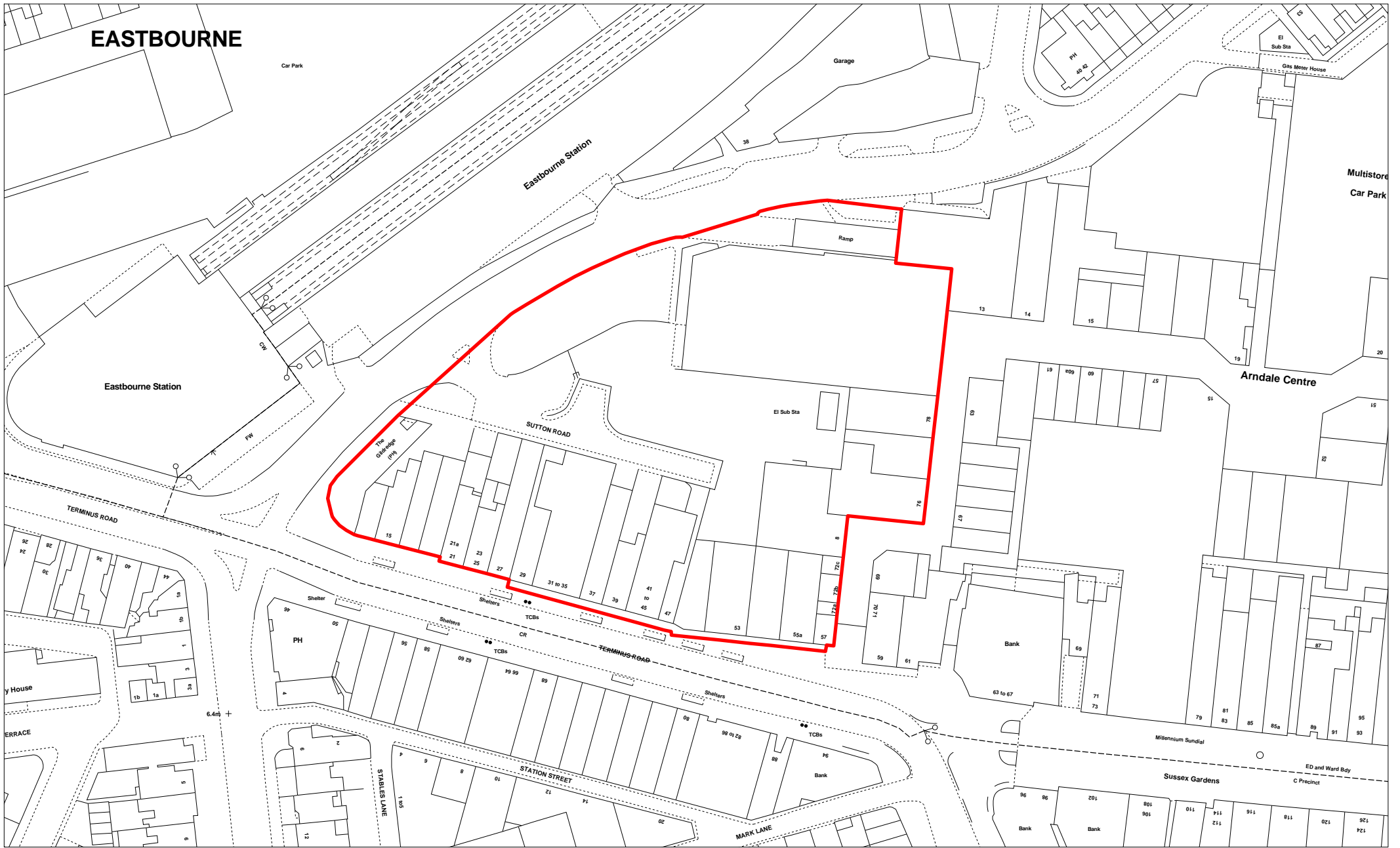
| | |
|------------------|--|
| Developable | Yes |
| Specific Reason | Redevelopment potential with strong landowner and developer interest |
| Year of Delivery | 2016 |

SITE ASSESSMENT

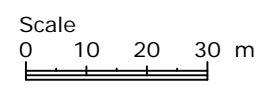
| | |
|--------------------|---|
| Available: i | The site is allocated for mixed use development in the Borough Plan (saved policies). |
| Available: ii | No legal ownership problems |
| Available: iii | Yes, developer interest. S106 signed. |
| Suitable: iv | Yes, the site is centrally located in the Town Centre. |
| Suitable: v | Yes, flexibility on amount of residential development delivered |
| Suitable: vi | No |
| Suitable: vii | Constraints can be mitigated |
| Suitable: viii | No significant impacts on amenity |
| Achievable: ix | Yes, landowner and developer interest |
| Achievable: x | Yes |
| Achievable: xi | Demolition costs for site preparation |
| Constraints: A | Yes, but protected by coastal flood defences |
| Constraints: B | Tidal Flood Zone, but protected by coastal flood defences |
| Constraints: C | The site adjoins a Conservation Area |
| Constraints: D | No |
| Constraints: E | Good access to neighbouring facilities in the Town Centre |
| Constraints: F | No groundwater constraints |
| Tidal Flood Zone | 3A |
| Fluvial Flood Zone | 1 |

Comments

Residential development could be part of a mixed use, retail-led scheme with good accessibility to Town Centre facilities and public transport.



DOS1 - Development Opportunity Site 1



Scale: 1:1250 @ A4



SHLAA SITE PROFORMA

SITE DETAILS

| | |
|---------------------------------|--|
| Site Reference | DOS2 |
| Site Location | Land to the north west of Eastbourne railway station |
| Type of Site | General Brownfield |
| Site Area (ha) | 2.48 ha |
| Neighbourhood | 1 |
| Net Unit Potential | 200 |
| Brownfield/Greenfield | B |
| Identified through Consultation | Yes |

DEVELOPMENT POTENTIAL

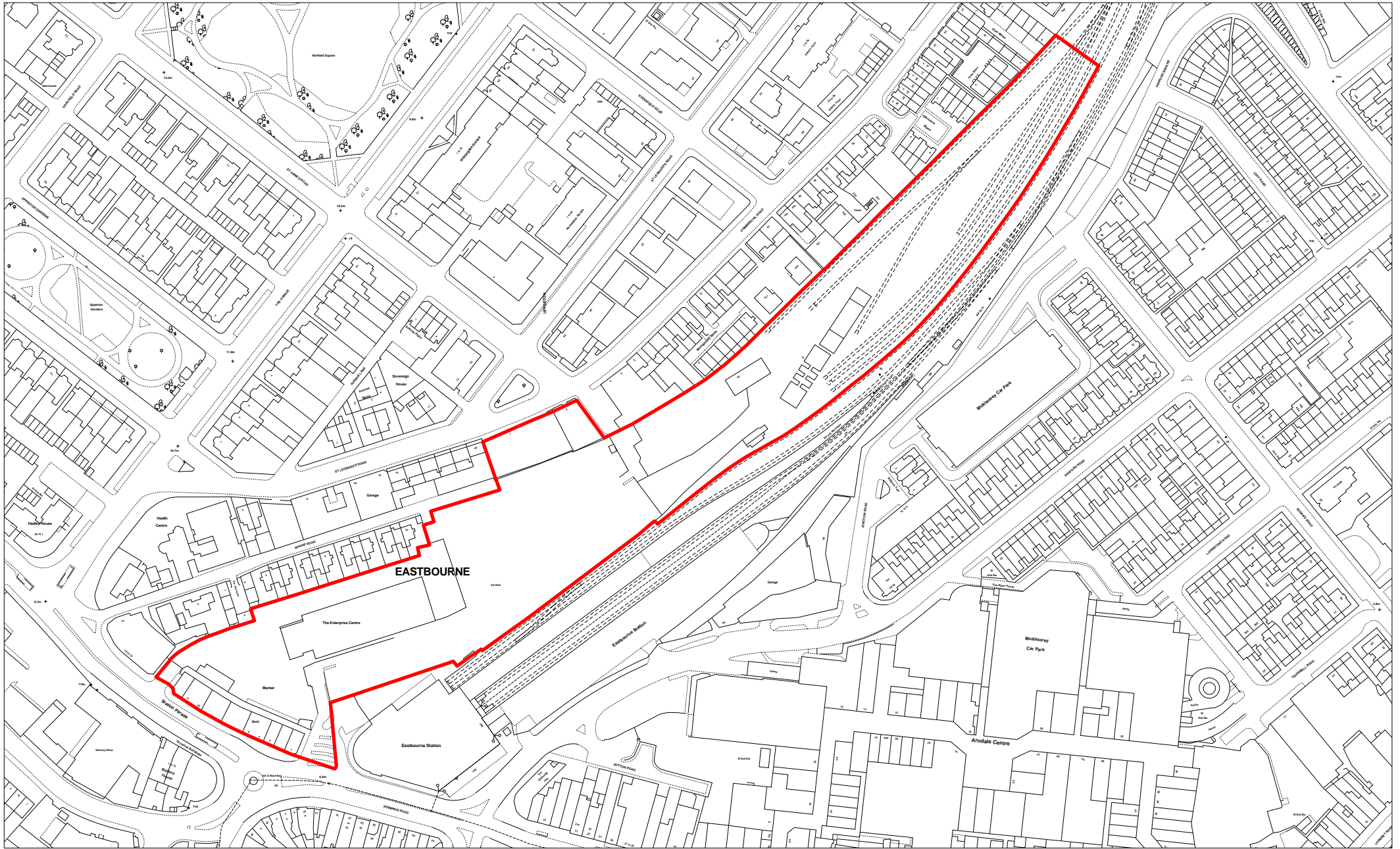
| | |
|------------------|---|
| Developable | Yes |
| Specific Reason | Site is largely undeveloped being currently used for car parking and railway purposes |
| Year of Delivery | 2017+ |

SITE ASSESSMENT

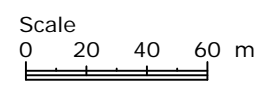
| | |
|--------------------|--|
| Available: i | The majority of the site is allocated for retail-led development in the Borough Plan (saved policies). |
| Available: ii | No legal ownership problems |
| Available: iii | Yes, land-owner and developer interest |
| Suitable: iv | Yes, the site is centrally located in the Town Centre |
| Suitable: v | No circumstances have changed |
| Suitable: vi | No |
| Suitable: vii | The site has no constraints that cannot be mitigated |
| Suitable: viii | The site adjoins operational railway land and proposals will need to mitigate potential noise impacts through design and layout. |
| Achievable: ix | Yes, landowner and developer interest |
| Achievable: x | Yes |
| Achievable: xi | Parking re-provision for the railway station, demolition of premises 1 & 2 Commercial Road |
| Constraints: A | Part of site is, but protected by coastal flood defences |
| Constraints: B | Tidal Flood Zone, but protected by coastal flood defences |
| Constraints: C | The site adjoins a Conservation Area |
| Constraints: D | No |
| Constraints: E | Good access to neighbouring facilities in the Town Centre |
| Constraints: F | No groundwater constraints |
| Tidal Flood Zone | Part of the site is within 3A |
| Fluvial Flood Zone | 1 |

Comments

The site is highly accessible adjoining public transport and Town Centre facilities and is suitable for high density residential development as part of a mixed use scheme.



DOS2 - Development Opportunity Site 2



Scale: 1:2500 @ A4



SHLAA SITE PROFORMA

SITE DETAILS

| | |
|---------------------------------|---|
| Site Reference | DOS3 |
| Site Location | Land between Upperton Road and Southfields Road |
| Type of Site | General Brownfield |
| Site Area (ha) | 0.74 ha |
| Neighbourhood | 1 |
| Net Unit Potential | 100 |
| Brownfield/Greenfield | B |
| Identified through Consultation | Yes |

DEVELOPMENT POTENTIAL

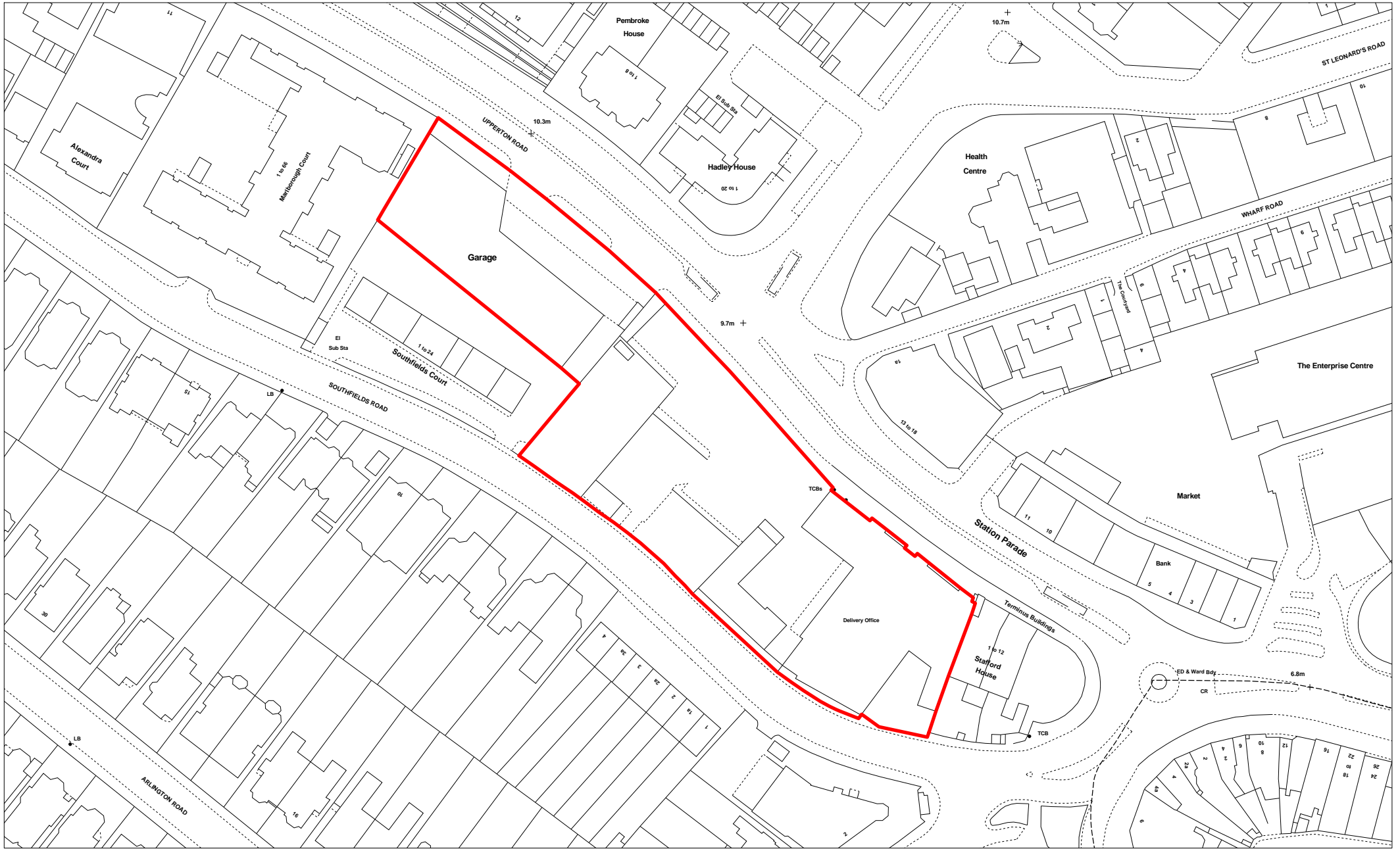
| | |
|------------------|---|
| Developable | Yes |
| Specific Reason | Land owner and developer interest. Parts of the site are either vacant or ready for redevelopment |
| Year of Delivery | 2017+ |

SITE ASSESSMENT

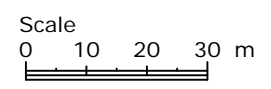
| | |
|--------------------|--|
| Available: i | No, proposed allocation in the TCLP |
| Available: ii | Part of the site is in operational use by Royal Mail. Suitable alternative premises would need to be found prior to the development of that part of the site |
| Available: iii | Yes, land owner and developer interest |
| Suitable: iv | Yes, the site is centrally located in the Town Centre |
| Suitable: v | No, site is still available for development |
| Suitable: vi | No, guidance has not changed |
| Suitable: vii | Constraints can be mitigated |
| Suitable: viii | No significant impacts on amenity |
| Achievable: ix | Yes, landowner and developer interest |
| Achievable: x | Yes |
| Achievable: xi | Demolition costs for site preparation. Relocation costs for Royal Mail premises |
| Constraints: A | No flood risk |
| Constraints: B | Outside flood plain |
| Constraints: C | No |
| Constraints: D | No |
| Constraints: E | Good access to neighbouring facilities in the Town Centre |
| Constraints: F | No groundwater constraints |
| Tidal Flood Zone | 1 |
| Fluvial Flood Zone | 1 |

Comments

Residential-led development will be the main use of the site to be brought forward in phases to account for the requirements/relocation of Royal Mail.



DOS3 - Development Opportunity Site 3



Scale: 1:1250 @ A4



SHLAA SITE PROFORMA

SITE DETAILS

| | |
|---------------------------------|--|
| Site Reference | DOS4 |
| Site Location | Land at 139 to 145 Terminus Road and 1 to 3 Langney Road |
| Type of Site | General Brownfield |
| Site Area (ha) | 0.23 ha |
| Neighbourhood | 1 |
| Net Unit Potential | 50 |
| Brownfield/Greenfield | B |
| Identified through Consultation | Yes |

DEVELOPMENT POTENTIAL

| | |
|------------------|--------------------|
| Developable | Yes |
| Specific Reason | Developer interest |
| Year of Delivery | 2022+ |

SITE ASSESSMENT

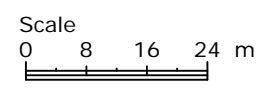
| | |
|--------------------|--|
| Available: i | No, proposed allocation through the TCLP |
| Available: ii | No ownership constraints that will affect longer term delivery |
| Available: iii | Yes, developer interest |
| Suitable: iv | Yes |
| Suitable: v | No, circumstances have not changed |
| Suitable: vi | No |
| Suitable: vii | All constraints can be mitigated |
| Suitable: viii | No significant impacts on amenity |
| Achievable: ix | Yes, developer interest |
| Achievable: x | Yes |
| Achievable: xi | Demolition costs associated with redevelopment |
| Constraints: A | Yes, but protected by coastal flood defences |
| Constraints: B | Tidal Flood Zone, but protected by coastal flood defences |
| Constraints: C | The site adjoins a Conservation Area |
| Constraints: D | No |
| Constraints: E | Good access to neighbouring facilities in the Town Centre |
| Constraints: F | No groundwater constraints |
| Tidal Flood Zone | 3A |
| Fluvial Flood Zone | 1 |

Comments

| |
|--|
| The site will require the redevelopment of existing premises as part of a mixed use scheme that includes residential |
|--|



DOS4 - Development Opportunity Site 4



Scale: 1:1000 @ A4



SHLAA SITE PROFORMA

SITE DETAILS

| | |
|---------------------------------|---|
| Site Reference | DOS5 |
| Site Location | Land at the former Cooperative Store, 202 Terminus Road |
| Type of Site | General Brownfield |
| Site Area (ha) | 0.11 ha |
| Neighbourhood | 1 |
| Net Unit Potential | 50 |
| Brownfield/Greenfield | B |
| Identified through Consultation | Yes |

DEVELOPMENT POTENTIAL

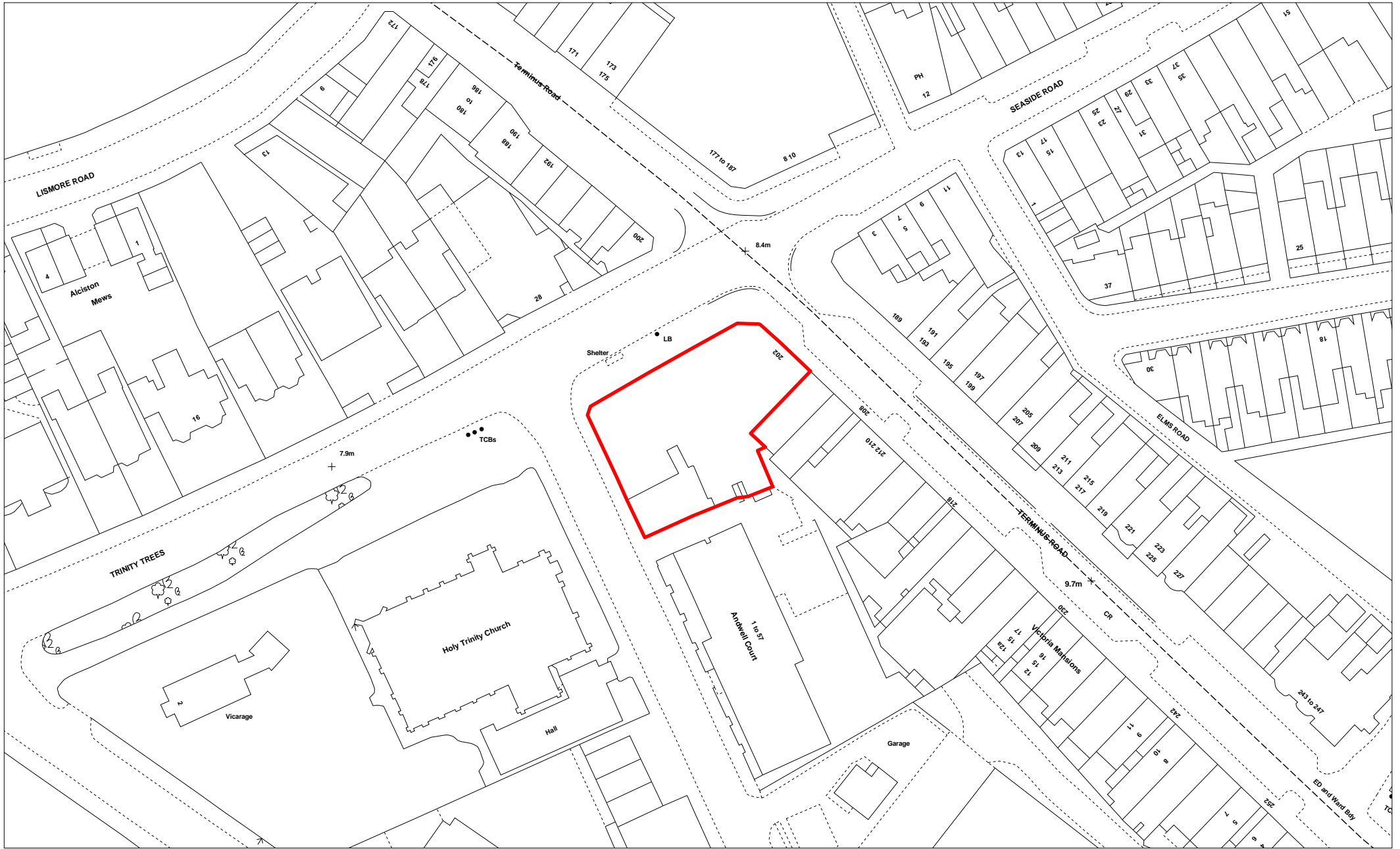
| | |
|------------------|-----------------------------------|
| Developable | Yes |
| Specific Reason | Land owner and developer interest |
| Year of Delivery | 2016 |

SITE ASSESSMENT

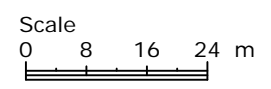
| | |
|--------------------|---|
| Available: i | No, but proposed allocation in the TCLP |
| Available: ii | No, |
| Available: iii | Yes, land owner and developer interest |
| Suitable: iv | Yes, the site is centrally located in the Town Centre |
| Suitable: v | No |
| Suitable: vi | Two development options for the site have both been granted planning permission: hotel/retail and residential/retail uses |
| Suitable: vii | The site has no significant constraints |
| Suitable: viii | No adverse amenity impacts |
| Achievable: ix | Yes, land owner and developer interest |
| Achievable: x | Yes |
| Achievable: xi | Redevelopment/Conversion costs |
| Constraints: A | No flood risk constraints |
| Constraints: B | No flood risk constraints |
| Constraints: C | Site adjoins a Conservation Area |
| Constraints: D | No |
| Constraints: E | Good access to neighbouring facilities in the Town Centre |
| Constraints: F | No groundwater constraints |
| Tidal Flood Zone | 1 |
| Fluvial Flood Zone | 1 |

Comments

The site is suitable and available for redevelopment or conversion



DOS5 - Development Opportunity Site 5



Scale: 1:1000 @ A4

