

David Lock Associates on behalf of Eastbourne Borough Council



Eastbourne Town Centre Local Plan Submission Version

Matters Statement

6.0 Development Opportunity Sites Site Specific Matters

Date: May 2013

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6.0 DEVELOPMENT OPPORTUNITY SITES – SITE SPECIFIC MATTERS

6.1 Policy TC18: DO 1

Does the policy provide a clear and consistent steer regarding mix of uses?

- 6.1.1 The Council has sought to set out a mix of required and acceptable uses for the site allowing for a degree of flexibility to allow for the current uncertain economic climate and the impact this is already having on business confidence and investment decisions. The site will become an extension to the Town Centre's primary shopping area and, as such, comparison retail space is the main required use for the site. In addition, Policy TC18 allows for restaurants and café at ground floor level, and offices, residential and assembly and leisure uses above ground floor level.
- 6.1.2 It may be helpful to include a cross reference to Policy TC4 within the wording of the policy to ensure consistency, including A2 and A4 uses as being acceptable additional uses at ground floor level in accordance with Policy TC4.

6.2 Policy TC18: DO 1

1. *How much of the site is covered by the planning permission which has been granted for the Arndale Centre extension.*
2. *How much remains?*
3. *What are the proposals for the remainder of the DO?*
4. *Is the delivery of this DO site 2016, as the programme indicates, achievable?*

- 6.2.1 On 23 August 2012, the Council resolved to grant planning permission on Development Opportunity Site 1 for Demolition of existing buildings to provide for an extension to the existing shopping centre for new Class A1, A2, A3, A4 and A5 (retail) use at ground and first floors plus second floor ancillary space; a two storey extension to existing car park deck, new pedestrian access including new shopfronts onto Terminus Road and associated highway works, subject to the prior conclusion of a Section 106 agreement to secure a financial contribution towards the proposed Terminus Road Improvements, a contribution towards the implementation of a Car Park Guidance System, a Travel Plan and associated audit fee, local employment initiatives and subject to conditions. The deadline for the completion of the Section 106 agreement is 31 May.
- 6.2.2 The planning permission extends to cover the entire Development Opportunity Site 1. A plan showing the extent of the application site is appended to this Matters Statement (Appendix 1). The Council anticipates that work will commence and be substantially completed within the first phase of the TCLP. It is expecting that development will commence in January 2014 and will be completed by May 2016. It is also expected that the first two units fronting Terminus Road will be open by mid 2015.

6.3 Policy TC18: DO 1

- 1. *What progress has been made on additional land and capacity and network modelling referred to in paragraph 5.22 (paragraph 5.11 of Submission Version)?***
- 2. *Does the plan take account of implications for DO 1 to progress with or without the additional land?***
- 3. *What are the implications for the quantum of development with/without the additional land?***

6.3.1 The additional land is identified within the Submission Version of the TCLP as being potentially available for future development. The network modelling referred to would only be triggered should the closure of Ashford Road be proposed – at present there are no proposals to do so and it does not form part of the consented scheme on Development Opportunity Site 1.

6.3.2 It is not required in order to implement or bring forward the main policy proposals for Development Opportunity Site 1, rather it is included to offer flexibility should consideration be given to a more comprehensive redevelopment scheme.

6.3.3 The area has not been formally considered as contributing towards the overall required quantum of development within the TCLP, as required by the CSLP. Any development that may come forward on this site will be treated as windfall development.

6.4 Policy TC19: DO 2

- 1. *Paragraphs 5.27 state that the site will come forward in the medium/long term with initial phases in 2020/2022. Table 1 shows it as taking place during the short/medium term. Which is correct?***
- 2. *What are the phases referred to in Paragraph 5.28?***

6.4.1 The Council anticipate that Development Opportunity Site 2 will come forward within the medium term of the TCLP Plan period. The text in Proposed Main Modification M28 will be revised to delete reference to para 5.28 for consistency.

6.4.2 Reference to initial phases is a drafting error and will be deleted as part of the amendment to Proposed Modification M28 as referred to above in para 6.4.1 of this Matters Statement.

6.5 Policy T20: DO 3

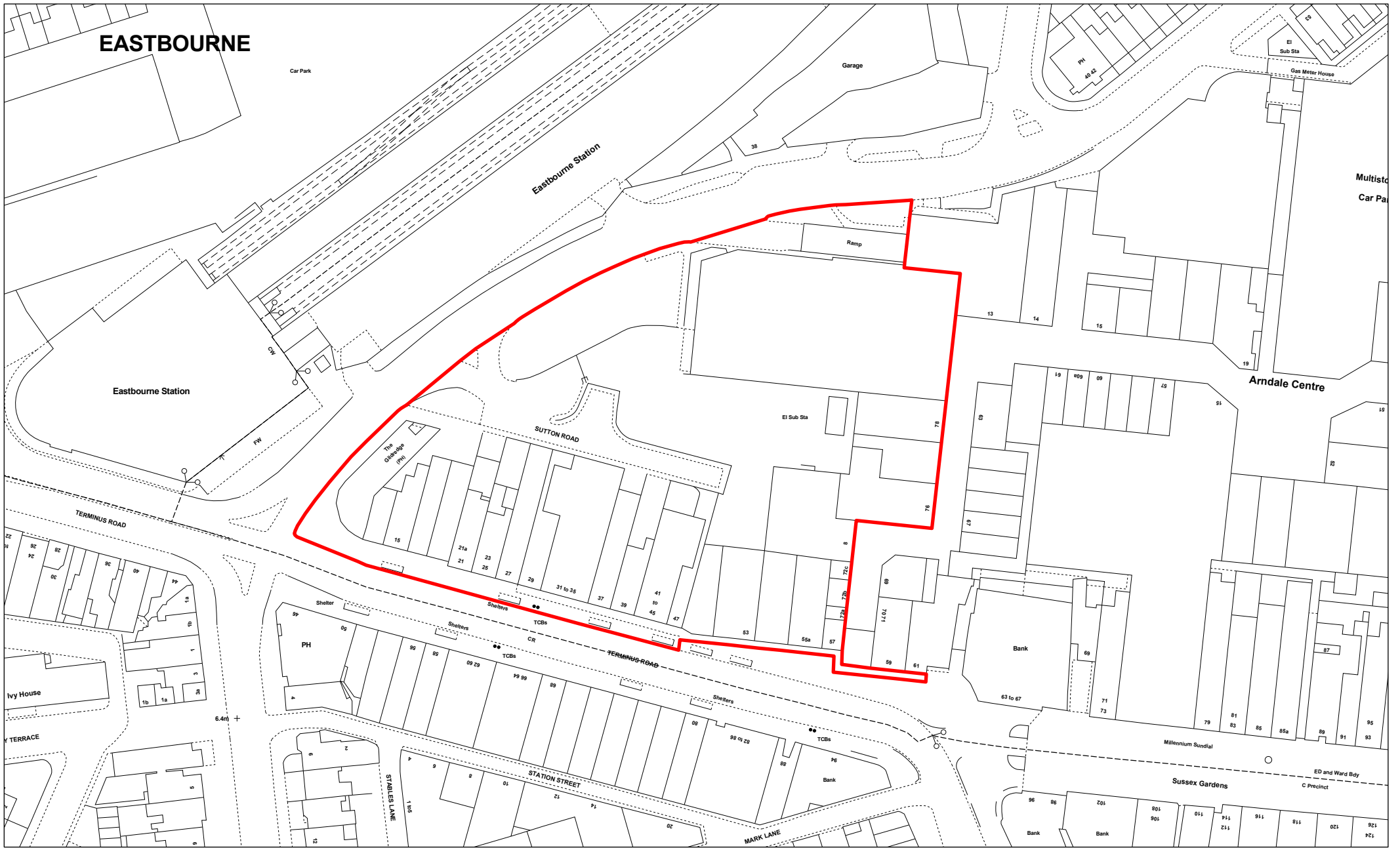
- 1. *Paragraph 5.32 states site is medium to longer term opportunity but Table 1 shows medium term only. Which is correct?***
- 2. *Are the two phases referred to in paragraph 5.33 delineated on a plan?***
- 3. *What is the justification for the Post Office (Royal mail) site and the former Caffyn's garage site being placed in the second phase of development?***

- 6.5.1 Table 1 will be updated to show Development Opportunity Site 3 as being a medium to longer term opportunity as part of proposed Other Changes by the Council (Submission Document TCLP02 (d)).
- 6.5.2 The phases referred to are not delineated on a plan in the TCLP but are defined by land ownerships between the Council and Caffyns (initial phase), and the Royal Mail (second phase). A plan showing the ownership of Development Opportunity Site 3 is appended to this matters statement (Appendix 2).
- 6.5.3 The Royal Mail is likely to be a later phase as re-use/redevelopment is dependent on the availability and securing suitable alternative premises. The former garage and Council car park would potentially be available earlier because the former garage is currently vacant. Should Caffyns wish to bring forward development as a first part of an initial phase, the Council would potentially support this, subject to it not prejudicing the redevelopment potential of the entire Development Opportunity Site. Although the site may be developed in phases, the Council will pursue a comprehensive master planned approach in accordance with Policy TC17. This could be clarified as a change to the wording of paragraph 5.33 in the proposed Other Changes to the TCLP (Submission Document TCLP02 (d)).

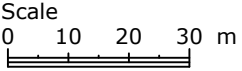
6.6 Policy T22: DO 5

- 1. Does the planning permission for a hotel cover the whole site?***
- 2. If not, what is the remainder of the site and what action is being taken to enable the rest of the site to be developed to meet the programme in table 1 (by 2017)?***

- 6.6.1 Development Opportunity Site 5 is currently subject to two separate extant planning permissions, both for a mix of uses and both that cover the whole footprint of Development Opportunity Site 5.
- 6.6.2 Permission ref (EB/2011/0220) is an application for the extension of time for the implementation of permission EB/2007/0377(FP) for the demolition of the existing building and redevelopment to comprise a part five/part six storey building (including basement) with Class A1 (retail) on the ground floor, ancillary storage/retail in the basement and 44 residential units above, with disabled car parking and cycle parking. This permission was approved on 12 July 2011.
- 6.6.3 Permission Ref (EB/2012/0110) is for change of use and extension of building to retail unit on ground floor and basement, restaurant on part ground floor and 65 bed hotel on upper floors. This permission was approved on 26 October 2012, and work has commenced on site and a Section 106 contribution towards local employment initiatives has been paid.



Appendix 1 - Extent of Planning Permission EB/2012/0252

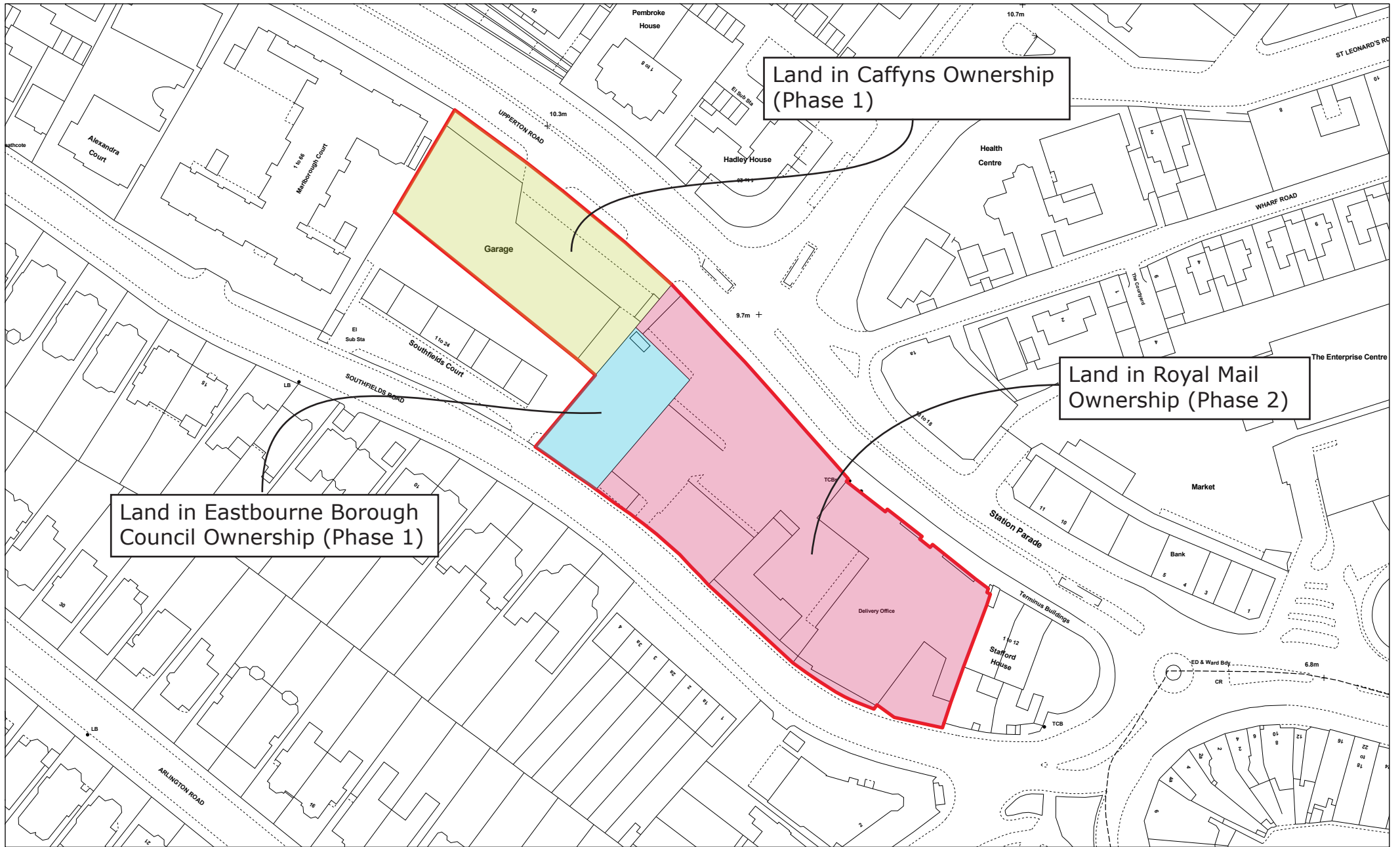


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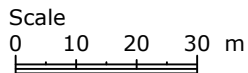


Land in Caffyns Ownership
(Phase 1)

Land in Royal Mail
Ownership (Phase 2)

Land in Eastbourne Borough
Council Ownership (Phase 1)

APPENDIX 2 - Ownership and Phasing of Development Opportunity Site 3



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