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Eastbourne Town Centre Local Plan Submission Version

Matters Statement

7.0 Public Realm Projects/Initiatives

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7.0 PUBLIC REALM PROJECTS/INITIATIVES

7.1 Have any of the public realm projects listed in Policies TC2 and TC13 been costed?

7.1.1 Two of the public realm projects listed in Policies TC2 and TC13 have been costed. Both are in the Terminus Road Corridor: the gateway at the railway station and the Terminus Road public transport interchange; and proposed public square at the junction of Langney Road, Terminus Road and Bolton Road.

7.1.2 With regards to the public transport interchange on Terminus Road, detailed design and costing work has been undertaken by the Council and East Sussex County Council in designing this scheme which will be implemented alongside the planned extension to the Arndale Centre on Development Opportunity Site 1.

7.1.3 Initial design and costing work was undertaken for the proposed square at the junction of Langney Road, Terminus Road and Bolton Road in order to inform the preparation of the TCLP.

7.2 For “Funding sources” Table 2 refers to the IDP. However the IDP provides no costings and references are to CIL and Developer contributions. Can the Council provide some financial information/ examples to demonstrate that there is a realistic prospect that these projects can be delivered?

7.2.1 The Council has already worked through costings for two of the public realm projects included in the TCLP. All of the projects are also included in the IDP as a mechanism to help secure funding, with the opportunity for contributions to be collected through Community Infrastructure Levy. The Council will continue to work through costing work for the remaining public realm projects, initially for those associated with the Development Opportunity Sites and also the public realm priorities identified in Policy TC13.

7.2.2 The Council will look for additional funding opportunities where they arise, and has identified the potential of funding through LTP3 being directed towards public realm projects. Proposed Main Modification M18 has included reference to LTP3 at paragraph 4.106.

7.3 Policy TC2: are the projects listed here deliverable? They are shown on table 1 as “aspirational” and as being delivered in the last year of the plan period. Table 2 shows some as being delivered in the short/ medium term. Is there any evidence that these projects will be delivered at all?

7.3.1 The TCLP introduces a structure for the Town Centre as part of the spatial strategy for the plan in order to better understand the role and function of key locations and to assist in making the Town Centre more legible. Those locations that have been identified by the Council as supporting the strategy

are identified in Policy TC2 together with a commitment to bringing forward enhancements to these locations through prioritising investment.

7.3.2 A number of the projects are then prioritised through Policy TC13 with timescales identified. Table 2 (as identified in Proposed Main Modification M41) sets out how the Council proposes to take these projects forward, some being associated with the delivery of the Development Opportunity Sites for example. The Council is committed to working with East Sussex County Council to identify costs associated with the projects over and above essential highway maintenance budgets, and drawing up appropriate design specifications.

7.3.3 Through including a comprehensive list of public realm projects the Council is signalling its intention to take them forward directing funding resources to them as they become available. The Council acknowledges that in the current economic climate not all of the projects may be deliverable within the TCLP period, hence some are listed as aspirational, but the Council is committed to developing the public realm projects listed within the TCLP through the mechanisms set out in Table 2.

7.4 Policy TC13: Table 2 contains some useful information which links projects to DO sites. Does the delivery of the public realm projects align with development of the DO sites?

7.4.1 A number of the identified public realm projects are aligned to the Development Opportunity Sites and contributions will be sought in order to develop and fund them. The areas of public realm are set out in the policy wording for the Development Opportunity Sites, and the Council has added a new plan to the TCLP as part of the proposed Main Modifications showing where the areas of public realm associated with the Development Opportunity Sites are located.

7.4.2 Significant resources have already been committed to the design, costing and implementation of the proposed improvements to the pedestrian environment in Terminus Road and the detailed design is currently being finalised. 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 £450,000, plus £50,000 towards the preparation of a Public Realm Strategy. In addition as part of the S.106 for the Arndale extension, the developer is required to provide £300,000 towards the public realm improvements. The Council will similarly work to bring forward other identified public realm projects in conjunction with the remaining Development Opportunity Sites.