

## EMPLOYMENT LAND LOCAL PLAN

### Schedule of Main Modifications

July 2016

- To be read in conjunction with the Employment Land Local Plan – Submission version (February 2016) (Submission Document SD/01).

Ref	Section/ Paragraph	Modification
Main-1	Strategy – Economy and Employment Land	<p>Amend Policy EL1:</p> <p><b>Policy EL1 – Economy and Employment Land</b></p> <p>Job growth and economic prosperity in Eastbourne will be supported in order to enable the achievement of a sustainable economy and make Eastbourne a town where people want to live and work. This will be achieved by:</p> <ul style="list-style-type: none"> <li>Taking a positive approach that reflects a presumption in favour of sustainable economic development;</li> <li>Meeting the requirement for <del>43,000 sqm</del> <b>48,750 sqm (GEA)</b> of additional employment floorspace over the plan period through employment development within the Sustainable Centres (Town Centre and Sovereign Harbour) and through maximising the use of land in existing employment locations;</li> <li>Promoting development which provides units for new start-up businesses and small enterprises;</li> </ul>

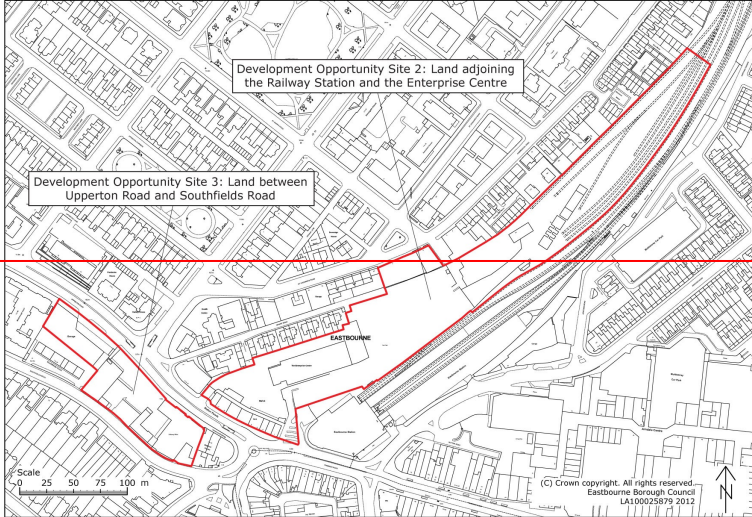
Ref	Section/ Paragraph	Modification
		<ul style="list-style-type: none"> <li>• Encouraging key businesses and their supply chains to grow existing specialisms;</li> <li>• Encouraging development which supports improvements in the local jobs market through creation of additional jobs and employment diversification;</li> <li>• Seeking Local Labour Agreements on all development of 1,000sqm or more, including change of use, to secure local employment and training measures as part of development proposals; and</li> <li>• Supporting the Education and Training sector of the Eastbourne economy through a flexible approach to expansion proposals.</li> </ul>
Main-2	Policies – Industrial Estates	<p>Amend Policy EL2:</p> <p><b>Policy EL2: Industrial Estates</b></p> <p>Within the designated Industrial Estates, redevelopment and intensification of vacant and under-utilised sites to provide class B use floorspace will be supported in order to meet the target of providing <u>a net additional 20,000 sqm (GEA) of B1c, B2 and B8 floorspace and a net additional 1,875 sqm (GEA) of B1a and B1b floorspace</u> over the plan period. <u>Where development proposals require the demolition or extension of existing class B floorspace, only the uplift in provision within the site will be considered to contribute towards the target.</u> Proposals for the refurbishment of existing class B floorspace will also be supported.</p> <p><u>Industrial and warehouse uses are the key priorities for the designated Industrial Estates. However, the provision of new class B1a and B1b (office) floorspace within the designated Industrial Estates will be supported, where it can be demonstrated that:</u></p> <ul style="list-style-type: none"> <li>• <u>The amount of non-ancillary office space provided within the Industrial Estates over</u></li> </ul>

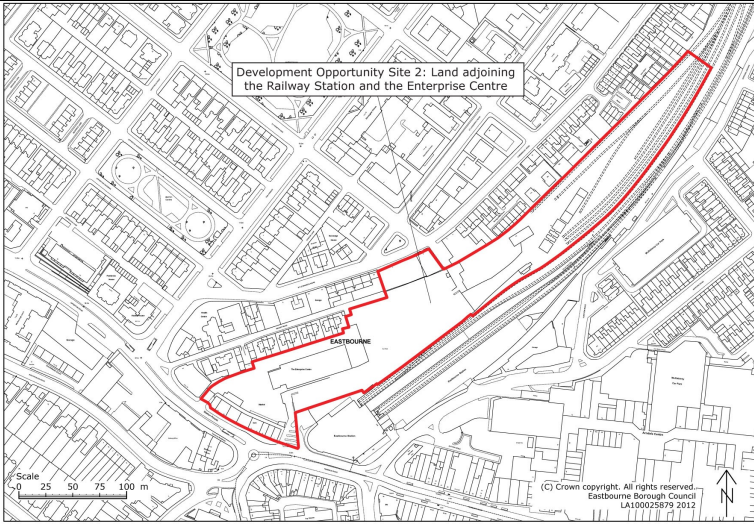
Ref	Section/ Paragraph	Modification
		<p><u>the plan period does not exceed a maximum of 1,875 sqm (GEA)</u></p> <p><del>Proposals for the redevelopment of sites within a designated industrial estate in class B use to an alternative non-B use will only be granted where it can be demonstrated to the satisfaction of the Council that:</del></p> <ul style="list-style-type: none"> <li><del>• The proposed alternative use is an appropriate use to the industrial estate that cannot be located elsewhere due to its un-neighbourliness; or</del></li> <li><del>• The loss of the site would not impact upon the long term supply of the employment land in terms of quality and quantity; and</del></li> <li><del>• The site does not meet the current or long term needs of modern business, and could not be upgraded to do so.</del></li> </ul> <p><del>Within the designated Industrial Estates, change of use of units in class B use to other employment generating non B-class uses may be granted where it can be demonstrated to the satisfaction of the Council that that there is no reasonable prospect of the site continuing to be used for class B use.</del></p> <p><u>The redevelopment or change of use of sites and premises within the designated Industrial Estate from class B use to alternate non-B class employment generating uses will only be supported where:</u></p> <p><u>a) the proposed alternative use is an employment generating use that cannot be located elsewhere due to its un-neighbourliness and, by being located within a designated industrial estate, will not have an adverse impact on adjacent land uses; or</u></p> <p><u>b) the applicant can demonstrate:</u></p> <ul style="list-style-type: none"> <li><u>• Why the existing site/premises are no longer considered fit for purpose, drawing on evidence of marketing of the site in its current form and analysis of its</u></li> </ul>

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		<p><u>relationship to neighbouring activities;</u></p> <ul style="list-style-type: none"> <li>• <u>That there is evidenced demand and need for the proposed alternate employment generating use(s);</u></li> <li>• <u>Why the site/premises is suitable for the proposed use(s);</u></li> <li>• <u>That the development accords with policies set out in the adopted Core Strategy, including the sequential test for main town centre uses; and</u></li> <li>• <u>That, once delivered, the proposed use would not compromise the wider functioning of the Industrial Estate for B class uses.</u></li> </ul>
Main-3	Policies – Industrial Estates	<p>Amend para 4.12 and delete para 4.13 and 4.14:</p> <p>Therefore, it is necessary to protect large, key sites that have redevelopment potential by restricting any redevelopment or new build within the Industrial Estates to class B uses only. <u>However the redevelopment or change of use of sites and premises to alternate non-B class employment generating uses will supported in exceptional circumstances where the proposed use cannot be located elsewhere due to its un-neighbourliness, such as a waste facility or recycling processing plant, or where it is demonstrated that the site and/or premises is genuinely redundant and the proposed use is compatible with the industrial estate. In demonstrating the compatibility of the proposed non-B Class use with the primary industrial and warehouse functions of the designated industrial estates the Council will expect consideration to be given to:</u></p> <ul style="list-style-type: none"> <li>• <u>The impact of the proposed use on neighbouring properties and businesses in terms of bad neighbour effects and operational hours;</u></li> <li>• <u>The impact of changes/increases in vehicle movements, parking and wider accessibility on the ability for existing businesses to continue to function efficiently.</u></li> </ul>

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		<p><u>and their premises to be adequately serviced;</u></p> <ul style="list-style-type: none"> <li>• <u>The impact of the proposed development on the visibility and prominence of the B class uses within the Industrial Estate, ensuring non-B class uses do not dominate key gateway locations at entrance points to the estates or on sites highly visible from the highway or rail network; and</u></li> <li>• <u>The impact the proposed development will have on enhancing the image and quality of the Industrial Estate in terms of its built form and in providing complementary amenities.</u></li> </ul>
Main-4	Policies – Town Centre	<p>Amend Policy EL3:</p> <p><b>Policy EL3: Town Centre</b></p> <p><del>The quantum of office space that should be provided in the Town Centre is 3,000 sqm of floorspace. The requirement for office floorspace in the Town Centre should</del> <u>Within the Town Centre, a total of 3,750sqm (GEA) of office (class B1a and B1b) floorspace shall</u> be provided <del>across on</del> <u>across on</u> Development Opportunity Site 2 <del>and Development Opportunity Site 3</del> as identified in the Town Centre Local Plan. <u>This mandatory requirement overrides the optional requirement for office development on Development Opportunity Site 2 within the Town Centre Local Plan.</u> Office development should be high quality class B1a/b floorspace that is flexible to meet multi-occupier needs.</p> <p>Proposals for the refurbishment of existing office stock to meet modern occupier demands will be supported.</p>
Main-5	Policies – Town	Delete para 4.26 and replace with:

Ref	Section/ Paragraph	Modification
	Centre	<p><del>The sites that provide the most potential and best meet the basic expectations for office development are Development Opportunity Site 2 and Development Opportunity Site 3, and therefore the 3,000 sqm of office floorspace should be provided across these two sites. These sites are identified in Figure 2. If one site comes forward without sufficient provision of office space, the balance should be provided on the other.</del></p> <p><u>The 3,750 sqm (GEA) of office space shall be provided on one site in order to allow the maximum critical mass in office space. Development Opportunity Site 2 has the best potential to create a critical mass of offices in a position close to and with good visibility from the railway station, making provision more attractive for office occupiers. Therefore the 3,750 sqm (GEA) requirement shall be delivered on Development Opportunity Site 2, which is identified in Figure 2. However, office provision will also be acceptable on sites identified in the Town Centre Local Plan as being suitable for office development.</u></p>
Main-6	Policies – Town Centre	Amend Figure 2 to remove DO Site 3 boundary:

Ref	Section/ Paragraph	Modification
		 <p>Development Opportunity Site 2: Land adjoining the Railway Station and the Enterprise Centre</p> <p>Development Opportunity Site 3: Land between Upperton Road and Southfields Road</p> <p>Scale 0 25 50 75 100 m</p> <p>(C) Crown copyright. All rights reserved. Eastbourne Borough Council LA100025879 2012</p>

Ref	Section/ Paragraph	Modification
		
Main-7	Policies – Town Centre	<p>Add new paragraph after para 4.27:</p> <p><u>Although the Town Centre Local Plan (Policy TC19) requires that the development of Development Opportunity Site 2 provides retail uses on the ground floors of development and residential and offices uses are only provided above ground floor, it is considered that this could restrict the development potential of the site. The Employment Land Local Plan encourages the mixed used development of Development Opportunity Site 2 in order to secure the mandatory provision of 3,750 sqm GEA of office floorspace, which is likely to be delivered through cross-subsidy. In order to achieve this, it is accepted that additional flexibility in design and layout would be required than allowed by the Town Centre Local Plan, in order to allow uses such as office or residential to occupy ground floor areas and retail uses to be provided on upper floors. Therefore it is considered that the Employment Land Local Plan overrides Town Centre Local Plan Policy TC19 in this</u></p>



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		<u>respect, and in terms of the provision of 3,750 sqm (GEA) of office floorspace now being a mandatory requirement for development on Development Opportunity Site 2.</u>
Main-8	Policies – Town Centre	<p>Add new paragraph after new paragraph proposed in Main-7, and before current para 4.28:</p> <p><u>As the delivery of office space in the Town Centre is likely to be reliant on cross-subsidy from other forms of development as part of a mixed use site, planning applications on Development Opportunity Site 2 that do not provide the full allocation of office development or the full affordable housing provision required by policy should be supported by a viability assessment, carried out in accordance with the National Planning Policy Framework and RICS guidance.</u></p>
Main-9	Policies – Town Centre	<p>Delete para 4.28:</p> <p><del>Office development on Development Opportunity Site 3 should be provided on the eastern part of the site to present linkages to the Station and the rest of the town centre, and establish a frontage that links the key junctions of Grove Road and Upperton Road with Terminus Road.</del></p>
Main-10	Policies – Sovereign Harbour	<p>Amend Policy EL4:</p> <p><b>Policy EL4: Sovereign Harbour</b></p> <p><del>Sovereign Harbour should accommodate 20,000 sqm of additional B1 floorspace. This should be delivered predominantly on Sites 6 and 7a, however Site 4 could accommodate a small amount of office space. Within Sovereign Harbour, a total of 23,125 sqm GEA of B1 floorspace shall be provided. This shall be delivered predominantly on Site 6 and Site</del></p>

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		<p><u>7a, although office floorspace delivered in other locations within Sovereign Harbour will count towards the target. Site 6 is suitable for all types of class B1 development, whilst Site 7a is suitable for class B1a and B1b development. Site 7a shall also include a site of at least 1,500 sqm in order to accommodate a community centre.</u></p> <p>The B1 floorspace should be provided in a flexible format that will allow businesses to adapt their operations depending on circumstances.</p> <p>Other employment generating uses that are compatible with the residential area (with the exception of class A1, A3 and A5 uses) will be acceptable on any remaining land on Sites 6 and 7 following the delivery of the <del>20,000 sqm</del> <u>23,125 sqm (GEA)</u> of B1 floorspace.</p>
Main-11	Policies – Sovereign Harbour	<p>Add new paragraph after para 4.45:</p> <p><u>Site 7a is required to accommodate a new Community Centre with a site area of at least 1,500 sqm. In accordance with the Section 106 agreement for the Sovereign Harbour Outline Permission (Planning Ref: 131002), the overall floorspace allocation at Sovereign Harbour has been reduced from 25,000 sqm GEA (20,000 sqm NIA) to 23,125 sqm GEA (18,500 sqm NIA) in order to accommodate the Community Centre. The Community Centre will share parking provision with the B1 development on Site 7a. As the community centre is a local facility that will mainly be used by local residents, and the peak hours of use of the community centre and office development will be complementary, it is considered that this parking arrangement would be acceptable and would allow for the best use to be made of the site.</u></p>

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Main-12	Policies – Sovereign Harbour	<p>Amend para 4.46:</p> <p>In order to support the creation of a Sustainable Centre at Sovereign Harbour, any remaining space on Sites 6 and 7a that is not used to deliver the <del>20,000 sqm</del> <u>23,125 sqm GEA</u> of B1 floorspace could be developed for other employment generating uses that are compatible with the residential area, with the exception of A1 (Retail), A3 (Restaurants &amp; Cafes) and A5 (Hot Foot Takeaway) uses. <u>It is not considered that these Class A uses would be appropriate outside the defined Sovereign Harbour District Centre.</u></p>