



Eastbourne Employment Land Local Plan – Examination in Public

MATTERS STATEMENT

SESSION 3 – OTHER EMPLOYMENT ALLOCATIONS AND ALTERNATIVE SITES

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Matter 3 – Other Employment Allocations (Policy EL2)

Qn 3.1 Do any participants wish to add to their Session 1 responses in relation to the effectiveness of Policy EL2 to deliver new or additional employment floorspace?

- 3.1.1 Eastbourne Borough Council considers that Policy EL2 will be effective in delivering 20,000 sqm of net additional floorspace within the existing industrial estates.
- 3.1.2 This policy is based on the approach taken towards industrial and warehouse development in the Core Strategy, although the amount proposed through the EELLP is less than the amount proposed in the Core Strategy. The Core Strategy Inspector [SD/20] concluded that *this element of the Plan's approach to delivering employment land is positively prepared and justified by evidence which demonstrates the capacity of existing industrial estates (to accommodate floorspace requirements) (para 49).*
- 3.1.3 Since the start of the EELLP plan period, a total of 6,900 sqm of net additional industrial and warehouse space has been delivered within the current boundaries of the designated industrial estates, as shown in Table 6. This is an average of 1,725 sqm net additional industrial and warehouse floorspace per year.

Table 1 – Completions within Designated Industrial Estates

Employment Space		Year				Total
		2012/13	2013/14	2014/15	2015/16	
B1(c)	Gross	0	50	295	0	345
	Net	0	50	295	0	345
B2	Gross	0	0	3,203	593	3,796
	Net	0	-1,090	983	452	345
B8	Gross	5,189	543	2,070	270	8,072
	Net	3,725	430	2,070	234	6,459

Employment Space		Year				Total
		2012/13	2013/14	2014/15	2015/16	
Mixed B	Gross	0	0	1,900	0	1,900
	Net	-1,071	0	1,649	-827	-249
Total	Gross	5,189	593	7,468	863	14,113
	Net	2,654	-610	4,997	-141	6,900

- 3.1.4 An additional 1,102 sqm of net additional industrial and warehouse space is committed through approved applications. A full list of completions and commitments within Industrial Estates is provided in Appendix 3.1.
- 3.1.5 This leaves a windfall requirement of 14,202 sqm of net additional industrial and warehouse floorspace to be delivered within the designated industrial estates over the remaining 11 years of the plan period.
- 3.1.6 If new developments continue to be completed at current rates, this will provide 18,975 sqm of net additional industrial and warehouse floorspace over the remaining plan period, as outlined by Table 7.

Table 2 – Net changes in industrial and warehouse floorspace in designated industrial estates over the plan period at 1st April 2016

	Net additional industrial and warehouse floorspace (sqm)
Completed 2012-2016	6,900
Committed	1,102
Total	5,798
Residual Requirement	14,202
Average Annual Delivery	1,725
Years of Plan Remaining	11
Expected Windfall Delivery	18,975

- 3.1.7 A considerable proportion of Eastbourne's industrial and warehouse stock, particularly in the Brampton Road and Birch Road Industrial Estates, date from the middle part of the twentieth century and are of lower quality and show considerable signs of deterioration (*SD/24, para 4.22, p35 and para*

4.41, p38). As these buildings come to the end of their economic lives over the plan period, they are likely to provide opportunities for redevelopment.

- 3.1.8 Within the Birch Road Industrial Estate, there are a number of sites that are currently occupied by single storey buildings which are old and unlikely to be attractive to high tech modern business operators. Similar sites have been successfully redeveloped over the last 10-15 years (e.g. Southbourne Business Park on the Courtlands Road Industrial Estate) to provide new units offering the potential for more businesses to be accommodated on the site and a higher density of employment.
- 3.1.9 Within the Brampton Road Industrial Estate, there is an empty site and a site devoted to a ground level car park adjacent to each other. There is potential for these sites to be redeveloped to provide additional employment floorspace.
- 3.1.10 There are other sites on the existing industrial estates that are inefficiently used due to the way that have been developed and changed over time. These also offer opportunities for redevelopment.
- 3.1.11 There are examples of this type of redevelopment and intensification taking place over recent years. As outlined in Qn 1.18, these include the redevelopment and extensions on parts of existing sites, intensification of unused land within sites, and demolition and redevelopment of buildings that have come to the end of their economic lives.
- 3.1.12 The approach taken by Policy EL2 to resist the loss of existing class B sites to alternative non-B class uses ensures that when buildings do come to the end of their economic lives, sites remain in class B use to allow redevelopment to provide a net increase in floorspace.
- 3.1.13 The *ELR Viability Briefing Note [SD/26]* provides a high level viability appraisal that shows that industrial development in Eastbourne becomes viable at a rental value of £8 / sq ft for smaller units, and £7.50 / sq ft for

larger units (*para 4.3, p13*). Rental values of £8.50 / sq ft are already being achieved at Chaucer Business Park and the White Knight Laundry site on Hammonds Drive.

- 3.1.14 The *ELR Viability Briefing Note [SD/26]* concludes that the findings provide an indication that with a marginal improvement in industrial rents, there may be increased demand for industrial development. When taken in the context of a limited availability of land for further industrial development, it becomes more imperative to protect the existing industrial stock (*para 4.6*).
- 3.1.15 Eastbourne Borough Council considers that this demonstrates that the existing Industrial Estates do have capacity to accommodate 20,000 sqm of industrial and warehouse floorspace. Therefore Eastbourne's employment land requirements can be delivered without the need for additional Greenfield sites such as Land North of Hammonds Drive.
- 3.1.16 Eastbourne Borough Council considers that Land North of Hammonds Drive is not suitable as an employment allocation because it suffers from several constraints to its developability, nor is it required. The employment requirements for Eastbourne up to 2027 can be met in other more appropriate employment locations.
- 3.1.17 The intensification approach, as well as making more efficient use of sites that have been previously developed, recognises that developing greenfield land could be more marginal in cost/benefit terms. Existing industrial estates have already been brought out of the flood plain and may not require the abnormal costs associated with the mitigation that would be required for a greenfield site.

Qn 3.2 Would Richard Maile please provide a plan of the land which he seeks to be allocated north of Hammonds Drive or, if a plan has previously been submitted, would the Council please forward a copy?

3.2.1 A site plan showing land north of Hammonds Drive, provided to the Council by Mr Maile, is included within Appendix 3.2.

Qn 3.3 If the land were to be allocated for employment:

a. What is its site area?

3.3.1 The site Land North of Hammonds Drive is 1.7 hectares.

b. What form of employment development would it be suitable for?

3.3.2 If land north of Hammonds Drive were to be allocated for development, it is considered that there should be a requirement to provide industrial (B1c and B2) and warehouse space (B8).

3.3.3 As a prominent site on the approach to one of the main industrial areas of the town, and taking into account the perception that this location has on the reputation of the area for industrial uses, it is considered that retail uses would not be appropriate in this location. In addition, it is not considered that this would be an appropriate location for non-employment generating uses or residential development.

c. Would such development currently be economically viable, or if not, what would make it so?

3.3.4 Eastbourne Borough Council does not have any evidence of the development viability of this site. However, it should be noted that there will be substantial abnormal costs associated with the development of the site, particularly the requirements for flood mitigation and highways, which may mean that development viability is challenged.

d. How much floorspace would be provided?

3.3.5 Part of the site is within the Band of Interest of the St Anthony's Link, although this does not set a precise area required for the implementation of the St Anthony's Link. East Sussex County Council do not have a design for the St Anthony's Link and therefore cannot confirm how much of the site will be required.

3.3.6 However, based on the provision of a roundabout for the St Anthony's Link and the desire to respect building lines along the front of the site, it is considered that an area of at least 2,000 sqm would need to be safeguarded along Lottbridge Drove. There may also be a requirement to provide on-site flooding and biodiversity mitigation.

3.3.7 It is assumed that employment development could be provided at a plot ratio between 0.4 and 0.5, including estate roads. Based on this, the site (excluding the 2,000 sqm safeguarded at the front of the site) could accommodate between 6,000 sqm and 7,500 sqm of class B floorspace.

e. Where would access be taken?

3.3.8 Eastbourne Borough Council considers that access could be taken from Lottbridge Drove, and that a 'left in, left out' arrangement would be the least impactful access solution, although it may be possible to provide a signalised junction.

3.3.9 Whatever access is provided to the site, the highways arrangements should be future-proofed to ensure that a roundabout can be provided in the event that the St Anthony's Link is established.

3.3.10 Eastbourne Borough Council is not aware of any transport modelling that has been undertaken for this development site. Any transport modelling of the development may show that the surrounding junctions are already at capacity and would be unable to cope with additional development, making development of this site unacceptable in highways terms.

f. Has the Sustainability Appraisal given adequate consideration to development of this particular site including necessary consultation or would it require further amendment and consultation?

3.3.11 The *Sustainability Appraisal [SD/06]* reviewed the options for the provision of new employment land. Option 2B considered extensions to existing industrial estates, which would include the land north of Hammonds Drive, and found that such development will provide opportunities for existing businesses to remain in the Borough by relocating to more appropriate premises as well as enabling businesses to expand. However, such development will require the use of greenfield sites of a high landscape and biodiversity value. In particular, such development is likely to have a significant negative impact upon Eastbourne Park, which is protected by Core Strategy Policy D11 as an area of high landscape and biodiversity importance. The extension of industrial land is likely to result in an increase in the use of resources. The development of greenfield sites within a tidal flood zone is also likely to have a negative impact upon flood risk, which will result in greater run-off to Eastbourne Park as well as increased costs. As a consequence it was decided not to proceed further with this option.

3.3.12 A site specific Sustainability Appraisal (SA) of land north of Hammonds Drive has not been carried out as detailed proposals for the site have not been submitted to the Council, and therefore specific site information is not available. As a consequence, it is considered inappropriate to carry out an SA of the site at this stage.

3.3.13 The *Sustainability Appraisal [SD/06]* was prepared in light of the evidence that had been provided for the Core Strategy and the ELLP. During the Core Strategy Examination, the principal reasons given for the exclusion of land north of Hammonds Drive were the significant deliverability constraints with regard to flooding, access and its location within Eastbourne Park, in conjunction with the overall employment

requirements being deliverable without the need for additional Greenfield sites such as the land north of Hammonds Drive. These are summarised below.

Flooding

3.3.14 The *Strategic Flood Risk Assessment [SD/30]* identifies the site as being within Flood Zone 3a (high probability of flooding). Whilst there may be the potential for suitable flood mitigation measures to be identified for future development, the site was not allocated because other more suitable sites were identified in line with the NPPF and the NPPG. A plan showing the flood risk zones is provided as Appendix 3.3.

Biodiversity

3.3.15 The site is located within Eastbourne Park, which is the most extensive wetland area within the Borough, containing floodplain grasslands and fen habitats derived from base-rich water percolating from the adjacent Downs. The *Biodiversity Assessment [SD/33]* identifies that Eastbourne Park contains six Sussex Biodiversity Action Plan Priority Habitats including coastal floodplain grassland, floristically species-rich ditches, reedbed and open water habitats.

3.3.16 The ecological significance of Eastbourne Park is such that on the basis of its size and functional landscape strategic position, it could be considered suitable for selection as an SSSI (*SD/33, para 10.34, p64*).

3.3.17 SD/33 identifies that the Land north of Hammonds Drive site contains reedbed habitat, which is recognised as a Priority Habitat. A plan showing the identified habitats is provided as Appendix 3.4.

Landscape

3.3.18 The *Landscape Character Assessment [SD/32]* identifies that the site is within a sensitive landscape with many landscape, cultural and

aesthetic/perceptual features and characteristics that are vulnerable to change (p95).

3.3.19 The *Landscape Capacity Guidance [SD/32]* identifies that the area has very limited capacity to accommodate employment development, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape (para 6.5.2, p67). Therefore the development of land north of Hammonds Drive could have an adverse impact on the landscape.

3.3.20 From the evidence above, it is clear that significant environmental constraints have been identified for the site, which led to the site being omitted from the Core Strategy. New evidence to show the current proposals for the site and potential mitigation measures have not been provided to date.

g. In respect of flood risk would the site pass the sequential test and, if necessary, the exceptions test?

3.3.31 The *Strategic Flood Risk Assessment [SD/30]* identifies the site north of Hammonds Drive as being located within the Tidal Flood Zone 3a (High Probability of Flooding). Significant parts of Eastbourne are within this flood risk zone, including all of the designated industrial estates. There are no alternative sites that are within areas of lower flood risk. However, the existing industrial estates already provide appropriate infrastructure to mitigate flooding and therefore are not at significant risk.

3.3.32 It should be noted that the Tidal Flood Zone assumes no sea defences. Eastbourne's sea defences are maintained to a 1 in 200 year standard, which means that there is a theoretical risk of flooding in the tidal flood zone. However, the National Planning Practice Guidance (para 018) states that '*other forms of flooding should be treated consistently with river flooding in mapping probability and assessing vulnerability to apply the sequential approach across all flood zones*'.

- 3.3.33 The site is located within Eastbourne Park, which is an important flood storage area that captures floodwater from the Willingdon Levels Catchment Area and stores it until it can be safely fed out to sea via the Crumbles outfall. Eastbourne Park contains a number of flood storage lakes to increase the storage capacity, but a significant amount of the storage is provided by the land itself.
- 3.3.34 Development of this site has the potential to cause changes to the hydrological functioning within Eastbourne Park by altering the flood capacity and requiring flood mitigation elsewhere. The additional of impermeable area through the development of the site will not only increase run-off but also reduce the amount of flood storage provided, which has the potential effect of exacerbating local flooding in the Eastbourne Park area.
- 3.3.35 The NPPF (*para 101*) identifies that development should be steered towards areas with the lowest probability of flooding, and that *'development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'*. Despite being in the same flood risk zone, it is considered that the existing industrial estates have a lower probability of flooding than the greenfield site off Hammonds Drive due to the existing infrastructure provided. In addition, it is considered that the development of this greenfield site could increase the risk of flooding elsewhere.

h. What flood risk mitigation is likely to be needed?

- 3.3.36 Eastbourne Borough Plan Policy US4: Flood Protection and Surface Water Disposal requires that:
- appropriate compensatory flood waterway and flood storage measures will be provided on site*;
 - where a development involves the raising of land, flood storage provision will be made and completed before any development begins on site; and

- ground floor levels for new buildings are to be a minimum of 2.9 metres AOD with garden levels at 2.3 metres AOD.

3.3.37 * The policy also states that a commuted sum can be paid to the Eastbourne Park scheme in lieu of on site provision, however this can no longer be implemented due to restrictions on the pooling of contributions from Section 106 agreements.

3.3.38 This means that there will be a requirement for flood risk mitigation and appropriate compensatory flood storage measures should be provided on-site via Sustainable Drainage System (SuDS).

3.3.39 East Sussex County Council, as Lead Local Flood Authority, has been asked to comment on what flood mitigation is likely to be needed, and this will be reported at the hearing session.

i. Are there any other site specific considerations including the need for landscape screening, bio-diversity mitigation, or land for junction works?

3.3.40 There would be site specific considerations for land north of Hammonds Drive relating to landscape, biodiversity and highways issues.

Landscape

3.3.41 The *Landscape Capacity Guidance [SD/32]* identifies that the development of this site is unlikely to be successfully integrated into the landscape without potentially compromising the overall integrity of the landscape (*para 6.5.2, page 67*).

3.3.42 However, if the site were to be developed, it is considered that new development should include new planting within the streetscape and at the edges of the development to form a green setting, and that the affects of adverse incremental change should be minimised by restricting new development to that which is of high quality, which is well integrated

into the landscape and which reflects local distinctiveness, in line with the recommendations of SD/32 (*para 6.4.6, p65*).

- 3.3.43 SD/32 also recommends that any new development is well integrated with the landscape and existing harsh urban edges are softened by new planting with native species, and the rural urban fringe should be improved through provision of high quality boundary treatments and a planting strategy that reflects the local distinctiveness (*para 6.4.6, p65*).

Biodiversity

- 3.3.44 Eastbourne Borough Council is not aware of an ecological assessment being undertaken of the site that would demonstrate sufficiently robust information to allow the development impact to be assessed. However, the *Biodiversity Assessment [SD/33]* identifies reedbed habitat as being present on the site. Eastbourne Borough Plan Policy NE22: Wildlife Habitats would require *the relocation or re-creation of equivalent habitat of sufficient size to fully compensate for the loss elsewhere within the site or local area*. An ecological assessment may also identify additional habitats or species where mitigation is required.

Highways

- 3.3.45 The site is within the St Anthony's Link Band of Interest, and therefore land will need to be set aside for potential junction works should the St Anthony's Link be implemented. In addition, any junction works provided to facilitate access to the site should not prevent the St Anthony's Link coming forward in the future. SD/33 identifies that there may be little scope for adequately mitigating for the impact of the road footprints on the underlying habitats and species, as there are few areas of Eastbourne Park (other than parts of Shinewater Park) where there are no unimproved or semi-improved grasslands, ecologically valuable wetland habitats, nationally uncommon species or protected species. [Paras 10.90-10.91, p80]

j. If access were to be taken directly from Lottbridge Drove has there been any technical investigation of the impact of a new junction?

3.3.46 Eastbourne Borough Council is unaware of any traffic modelling that may have been undertaken to investigate the impact of a new junction on Lottbridge Drove.

k. Would allocation in the EELLP override the protection of the land afforded by Core Strategy Policy D11?

3.3.47 Eastbourne Borough Council does not consider that the EELLP should override the protection given to Eastbourne Park as part of Core Strategy Policy D11.

3.3.48 Eastbourne Park is a key priority for the Council. It is an important green space in the heart of the town that contains nationally rare wildlife habitats and species, and an internationally important archaeological site, and the Council are keen to ensure that full potential of this unique asset is realised.

3.3.49 Core Strategy Policy D11 and the Eastbourne Park Supplementary Planning Document [SD/22] sets out a co-ordinated approach to the future of Eastbourne Park, and provides a clear strategy for the development of the Park as a leisure resource that recognises the importance of the ecological and archaeological interest to benefit residents and visitors to Eastbourne. It also emphasises the Council's commitment to the conservation and enhancement of the natural environment.

3.3.50 The *Biodiversity Assessment [SD/33]* highlights the importance of Eastbourne Park as an extensive wetland area containing six Sussex Biodiversity Action Plan (BAP) Habitats. Eastbourne Park is also designated within the Eastbourne Marshes Biodiversity Opportunity Area (BOA), where opportunities arise for:

- Wetland habitat management, restoration and creation;
- Coastal habitat management, restoration and creation;
- Education and community engagement;
- Access improvements;
- Flood alleviation;
- Control of invasive species on vegetated shingle; and
- Survey and monitoring.

3.3.51 It is essential that the whole of the Eastbourne Park area is sensitively managed. The findings of SD/33 have informed the approach taken in Policy D11: Eastbourne Park, which seeks to preserve and enhance the existing environmental and ecological characteristics for future generations.

3.3.52 Policy D11 is clear that, aside from some leisure and recreation related development, no other development will be permitted in Eastbourne Park unless its contribution to the enhancement of the Park as an area of importance for ecology, archaeology or leisure/recreation can be clearly demonstrated.

3.3.53 The EELLP provides a replacement for Core Strategy Policy D2: Economy, and therefore it is appropriate that the EELLP is consistent with the adopted policies within the Core Strategy (2006-2027).

3.3.54 It is considered that the allocation of this site would have adverse impacts on Eastbourne Park, particularly in relation to the character of the landscape, the important biodiversity habitats and the ability of Eastbourne Park to function as a flood storage area.

3.3.55 The *Local Development Scheme [SD/04]* identifies that Eastbourne Borough Council intend to commence the preparation of a new Local Plan this year covering a plan period from 2015 to 2035.

- 3.3.56 The new Local Plan may include the consideration of further site allocations and it is considered that land north of Hammonds Drive could be put forward for further consideration, including Sustainability Appraisal, as part of the new Local Plan covering a new plan period.
- 3.3.57 However, it should be noted that the environmental constraints identified would remain a significant obstacle to development coming forward in this location.

Appendix 3.1 – Industrial Estate Data

Appendix 3.1 - Industrial Estate Monitoring Data

Completed Developments (1 April 2016)

Year	LA Reference	Site name	Description	Permission	Summary	Location	Neighbourhood	Ward	B1c		B2		B8		Mixed B		Total	
									Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net
2012/13	EB/2012/0123	46 and 46B Brampton Road	Change of use from Indoor Go Kart Track (Sui Generis) to mix use, motor vehicle auctions, car and van rental offices, vehicle body shop and garage, MOT testing station and associated offices, restaurant and parking, together with associated external alterations including demolition of part of existing building at 46 Brampton Road	Full Permission	Sui Generis to B8	Industrial Estate	Hampden Park	Hampden Park 02					4318	3321			4318	3321
2012/13	EB/2012/0367	14c Maple Road	Change of use from B8 (storage) to gym (D2)	Full Permission	B8 to D2	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02					0	-414			0	-414
2012/13	EB/2010/0170	15 Alder Close	Proposed extension to side elevation to provide cold store and installation of two wall mounted air conditioning units to rear elevation	Full Permission	New B8	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02					100	47			100	47
2012/13	EB/2011/0596	6A Alder Close	Sub division of premises to form self contained offices and self contained warehouse	Full Permission	Mixed B to B1a/B8	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02					771	771	0	-1071	771	-300
2013/14	EB/2011/0197	15 Marshall Road	Single storey extension to north east elevation to provide covered access for deliveries	Full Permission	New B1c	Industrial Estate	Hampden Park	Hampden Park 02	30	30							30	30
2013/14	130901	Unit 10 Harvington Business Park	Change of use of existing factory unit to storage facility for PaxtonAccess, including alterations to internal layout; together with colour change of existing windows, doors and two roller shutter doors from red to blue and the display of company logo and unit number to fascia on front elevation.	Full Permission	B1a to B8	Industrial Estate	Hampden Park	Hampden Park 02					475	475			475	475
2013/14	EB/2011/0794	Parker Building Supplies Moy Avenue	Refurbishment of existing building, temporary retention of portacabins(until refurbishment works are complete) and change of use of adjoining land as additional storage associated with builders merchants	Full Permission	B8 to B1a	Industrial Estate	Roselands & Bridgemere	St Anthonys 02					0	-113			0	-113
2013/14	EB/2012/0726	Units 1-3 Finmere Close	Erection of a single storey building (for class B1 (business office)/B8 (storage and distribution) use) including loading and parking facilities	Full Permission	New B1c/B8	Industrial Estate	Roselands & Bridgemere	St Anthonys 02	20	20			20	20			40	40
2013/14	130348	Units 4 & 5 16A Maple Road	Change of use to youth sporting facility	Full Permission	B2 to D2	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02			0	-1090					0	-1090
2013/14	EB/2011/0387	Birch Road Bus Depot Birch Road	Proposed new 100,000 litre above ground self bunded diesel fuel tank and refuelling hut	Full Permission	New B8	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02					48	48			48	48
2014/15	140093	19 Marshall Road	Demolition of Existing Industrial Unit and Erection of a New Industrial Unit	Full Permission	New B2	Industrial Estate	Hampden Park	Hampden Park 02			2275	875					2275	875
2014/15	EB/2012/0451	5 Courtlands Road	Change of use of part of site from B2 (Industrial use) to B8 (open storage)	Full Permission	B2 to B8	Industrial Estate	Roselands & Bridgemere	St Anthonys 02			0	-820	820	820			820	0
2014/15	EB/2011/0250	Unit 1-3, 1 Finmere Close	Additional first floor storage class B1/B8 with parking and loading facilities	Full Permission	New Mixed B	Industrial Estate	Roselands & Bridgemere	St Anthonys 02							145	145	145	145
2014/15	EB/2010/0514	Unit 4, 1 Finmere Close	Erection of light industrial warehouse unit with ancillary office and parking/loading facilities	Full Permission	Mixed B to B1c	Industrial Estate	Roselands & Bridgemere	St Anthonys 02	295	295					0	-295	295	0
2014/15	141316	Unit 1 Britland Estate	Change of use from indoor skate park (Sui Generis) to the storage and sale of timber & landscaping supplies and associated products (B8 - Storage and Distribution)	Full Permission	Sui Generis to B8	Industrial Estate	Roselands & Bridgemere	St Anthonys 02					930	930			930	930
2014/15	130412	White Knight Laundry, Hammonds Drive	Change the permitted use of the unit from B1/B2/B8 to Sui Generis to enable its use as a motor dealership, including MOT facilities	Full Permission	Mixed B to Sui Generis	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02							0	972	0	972
2014/15	EB/2012/0754	4 Hammonds Drive	Erection of storage building to the side	Full Permission	New B8	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02					320	320			320	320
2014/15	141262	Unit 2 Hawthorn Road	Proposed change of use from Class B1/B8 (Business/Storage and Distribution) to B2 (General Industrial) for form garage for servicing, repair and MOT testing of vehicles	Full Permission	Mixed B to B2	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02			928	928			0	-928	928	0
2014/15	130182	White Knight Laundry, Hammonds Drive	Proposed alterations to Units 1-3 Hammonds Drive (White Knight Laundry) and erection of 9No. new Class B1/B8 units	Full Permission	New Mixed B	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02							1755	1755	1755	1755
2014/15	130342	Police Patrol Centre, Hammonds Drive	Single storey extension at rear, new entrance door on NW elevation, together with two new gated vehicular access, one new pedestrian entrance with canopy and amended parking layout	Full Permission	New B1a	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02									0	0
2015/16	150396	Unit 4 1 Finmere Close	Change of use from use classes B1 (office) and B8 (warehouse and distribution) to auction rooms (sui generis use) and relocation of existing security entrance gates to the front north side of the building. (Amended description)	Full Permission	Mixed B to Sui Generis	Industrial Estate	Roselands & Bridgemere	St Anthonys 02							0	-307	0	-307
2015/16	EB/2013/0051	24 Lottbridge Drive	Erection of extension to the rear to facilitate improved internal arrangement and layout	Full Permission	New B2	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02			73	73					73	73
2015/16	150243	Unit 11 Whiteknight Laundry Hammonds Drive	Change of use of premises to allow for a professional Jaguar and LandRover vehicle Storage, Service and Repair Centre	Full Permission	Mixed B to B2	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02			520	520			0	-520	520	0
2015/16	150053	26-28 Lottbridge Drive	Proposed partial demolition and alterations to existing fenestration to subdivide existing b8 storage unit into two units. Existing b1 offices to be retained with alterations to internal layout, together with creation of additional 3 car parking spaces	Full Permission	Loss of B8	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02			0	-141					0	-141
2015/16	EB/2011/0335	15 Alder Close	Rear extension to warehouse	Full Permission	New B8	Industrial Estate	St Anthonys & Langney Point	St Anthonys 02					270	234			270	234

TOTAL	345	345	3796	345	8072	6459	1900	-249	14113	6900
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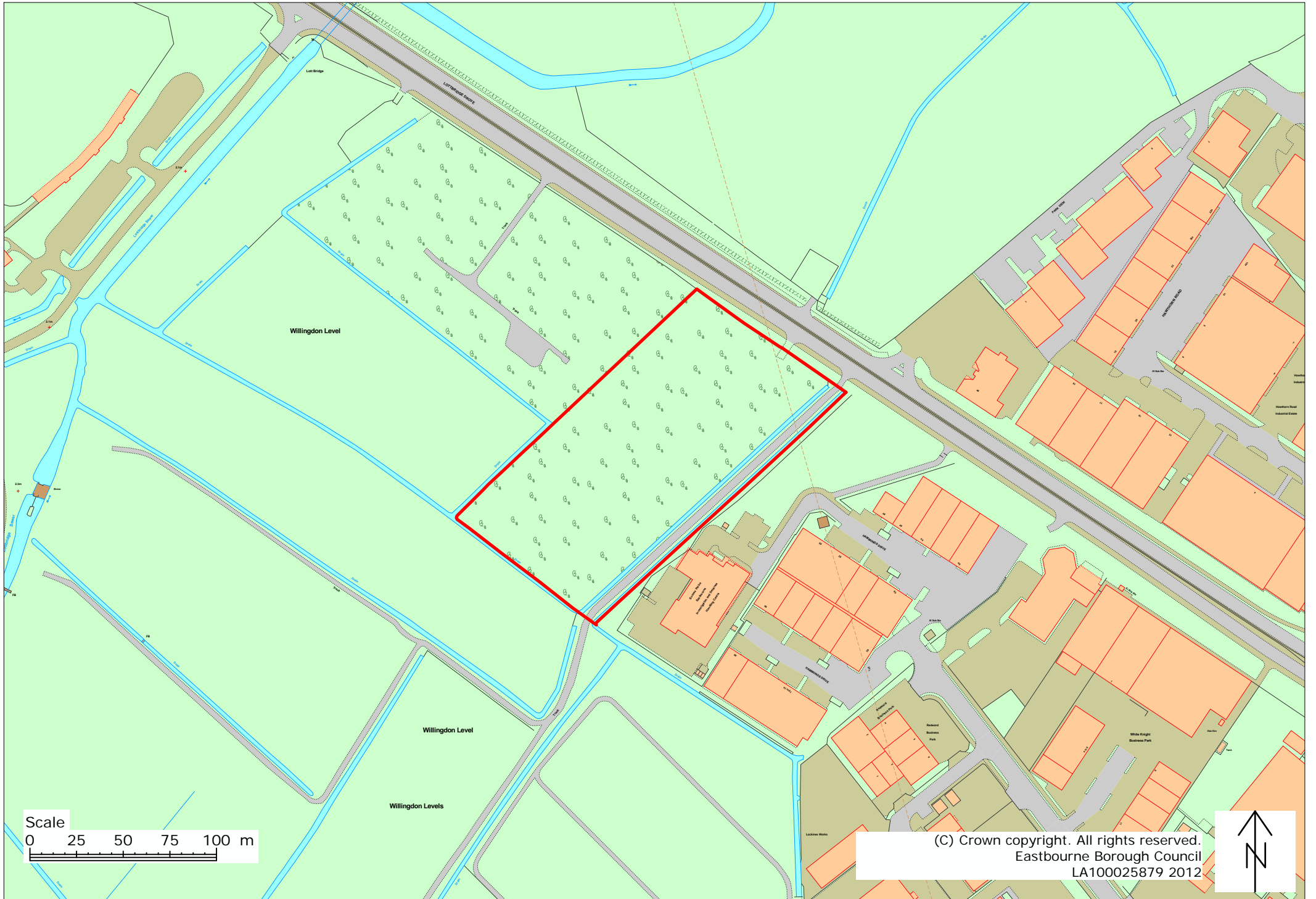
2012/13	0	0	0	0	5189	3725	0	-1071	5189	2654
2013/14	50	50	0	-1090	543	430	0	0	593	-610
2014/15	295	295	3203	983	2070	2070	1900	1649	7468	4997
2015/16	0	0	593	452	270	234	0	-827	863	-141

Appendix 3.1 - Industrial Estate Monitoring Data

Committed Developments (1 April 2016)

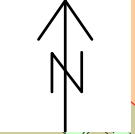
LA Referenc	Site name	Description	Permission	Summary	Locality	Ward	B1a		B1b		B1c		B2		B8		Mixed B		
							Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	
150072	21-23 Edison Road	Demolition of existing unit and replacement with new highbay warehouse, loading bay area, plant room and associated offices	Full Permission	New B8	Hampden Park	Hampden Park 02							3379	536					
150397	7-9 Finmere Road	Change of use from auction rooms to B2 general industrial to include existing loading and parking facilities	Full Permission	SG to B2	Roselands & Bridgemere	St Anthony's 02							566	566					
151074	25 Edison Road	Change of use of units from B1 to B8 with re-cladding of external walls and alterations to doors and windows	Full Permission	B1c to B8	Hampden Park	Hampden Park 02					0	-2843			2843	2843			
TOTAL								0	0	0	0	0	-2843	3945	1102	2843	2843	0	0

Appendix 3.2 – Land North of Hammonds Drive Site Plan



Scale
0 25 50 75 100 m

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Eastbourne Borough Council
LA100025879 2012



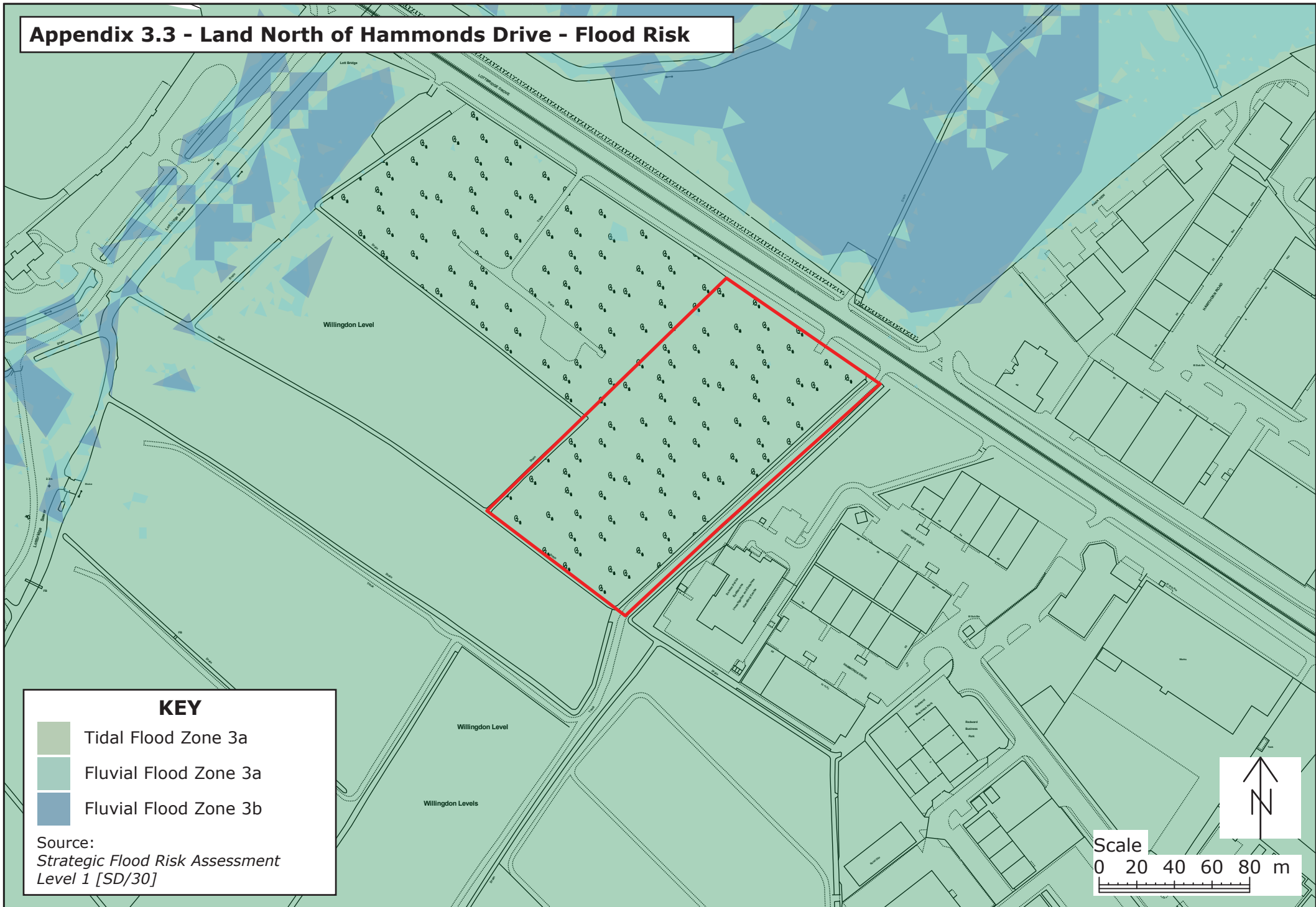


Scale
0 100 200 300 400 m

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Eastbourne Borough Council
LA100025879 2012
Princes-Park

Appendix 3.3 - Land North of Hammonds Drive – Flood Risk

Appendix 3.3 - Land North of Hammonds Drive - Flood Risk



KEY

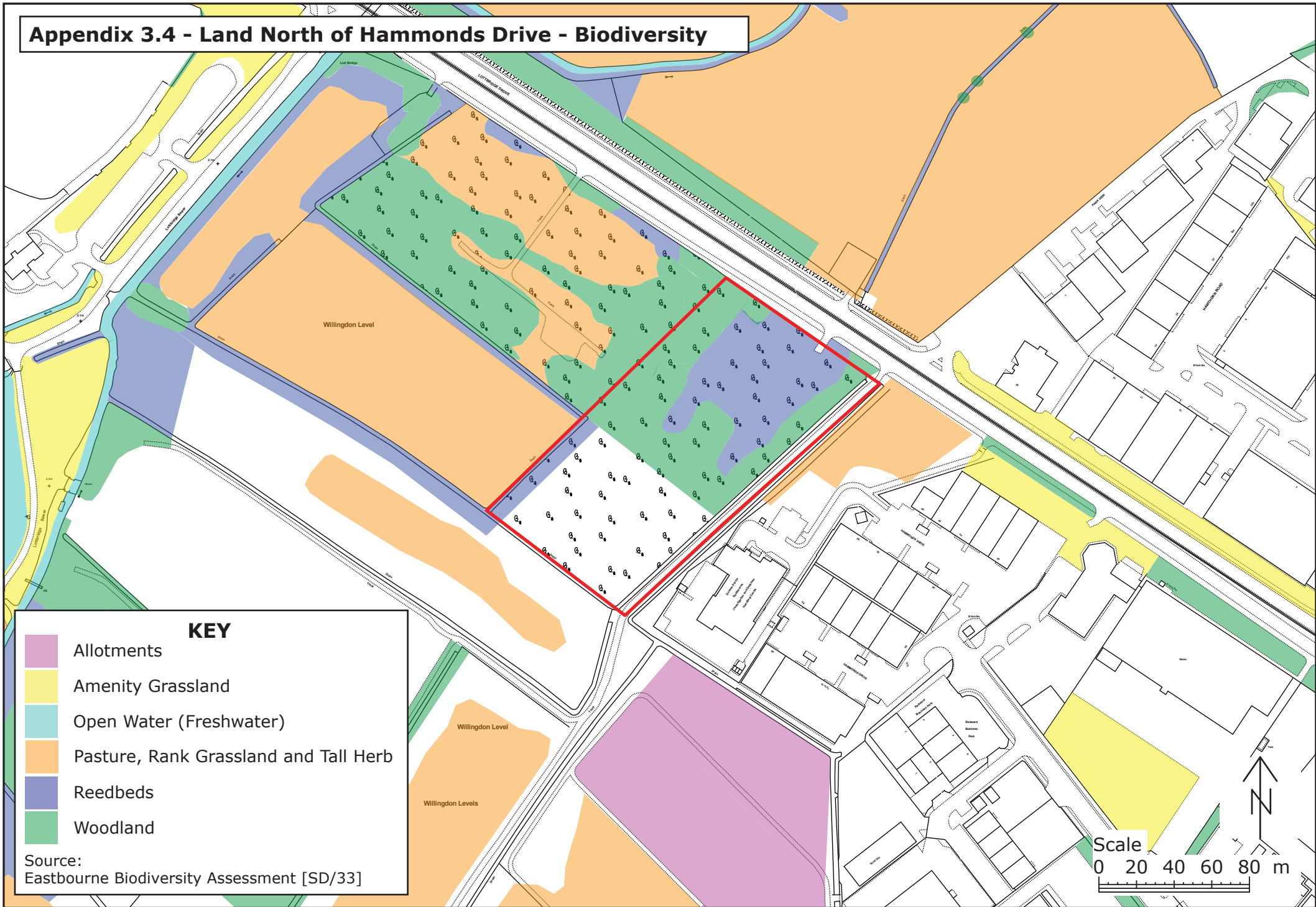
- Tidal Flood Zone 3a
- Fluvial Flood Zone 3a
- Fluvial Flood Zone 3b

Source:
*Strategic Flood Risk Assessment
Level 1 [SD/30]*

Scale
0 20 40 60 80 m

Appendix 3.4 - Land North of Hammonds Drive – Biodiversity

Appendix 3.4 - Land North of Hammonds Drive - Biodiversity



KEY

- Allotments
- Amenity Grassland
- Open Water (Freshwater)
- Pasture, Rank Grassland and Tall Herb
- Reedbeds
- Woodland

Source:
Eastbourne Biodiversity Assessment [SD/33]

