

POLEGATE TOWN MASTERPLAN

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1. Introduction

- 1.1 The purpose of this proposal for a Masterplan for Polegate was to develop a strategy for the Town which provides a framework for making decisions on current and future proposals, in a manner that is advantageous to the overall improvement of the area. A Masterplan offers a long term sense of direction through which change can be effectively managed and co-ordinated for the greatest benefit of the Town and local area, with a focus on implementation.
- 1.2 The first stage in producing the brief for the Masterplan involved Polegate Town Council forming a Masterplan Working Group to input evidence and ideas. It culminated in the Annual Town Meeting, at which residents were asked for their contributions into the subject headings via small discussion groups.

2. Objectives for the Plan

- i. To provide a strategic document to guide and co-ordinate future development in the Town of Polegate but not to duplicate or seek to repeat national or regional planning policies that are to be found elsewhere
- ii. To provide a document that can inform and supplement the Wealden LDF
- iii. To identify the present local infrastructure and to highlight additions / changes / upgrades that may be required to accommodate present and future developments
- iv. To ensure that the needs of all sections of the community are addressed
- v. To enhance the economic performance and potential of the area
- vi. To improve the quality of life for all residents

3. Working Groups

Issues considered in the Masterplan:

- Community infrastructure
 - Roads / transport
 - Parking
 - Healthcare
 - Education and training
 - Water drainage and sewerage

- Economic performance
 - Retail
 - Employment
 - Housing
- Leisure and recreation
 - Formal and informal play space
 - Sporting facilities
 - Clubs and social / community centres

4. Spatial Vision / Objectives

- i. Ensuring that the location of development to meet Polegate's service and employment needs is co-ordinated with that of Eastbourne and the surrounding areas and that public transport links to Eastbourne are improved through a quality bus corridor.
- ii. Taking advantage of Polegate's position at the junction of the A22 and A27 and as a main line rail station, to provide for strategically important employment and civic facilities.
- iii. Improving / redeveloping the Rail Station and adjoining Town centre with more intensive use of land, an improved environment and choice of shops.
- iv. Taking advantage of the by-pass to improve the environment and space available for buses, pedestrians and cyclists.
- v. Improving gaps in Polegate's housing stock with the provision of good quality new housing, community facilities, including those for the elderly and a new sports hall.
- vi. Identifying land suitable for the provision of a cemetery.
- vii. Respecting and protecting the backdrop and setting of Polegate against the South Downs National Park.
- viii. Providing new parks and open spaces in and around Polegate
- ix. Maintaining strategic green gaps between Eastbourne and Polegate, and Polegate and Hailsham.

5. Shopping / Retail Centre

Council is very aware of changes occurring in the High Street, as gradually traders are obtaining permission for change of use from retail units to offices for service industries and internet based businesses. The siting of new housing development is critical to the prosperity of retail premises within Polegate. If it is situated too far out from the Town centre or is inaccessible on foot, residents will use a car to travel to the larger 'out of town' outlets rather than shopping locally.

It was agreed that the main re-development of the Town centre should focus around The Centre and railway station transport hub area, by compulsory purchase if necessary, including adjacent areas which could be included within a newly developed and expanded centre. Radical proposals must be considered in order that it would

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become possible to create larger retail units which may, in the future, encourage larger national retailers to Polegate. In order to facilitate this, encouragement should be given to property companies and developers to talk to the Town Council. Although the Town's commercial premises have many different landlords, it would seem many High Street shops are in the ownership of one common landlord, which could assist regeneration of the parade.



A weekly / monthly farmers market is something that should also be explored and supported, together with the revival of a traders' association through regular 'Business Breakfast' meetings.

All suitable, radical proposals to improve and upgrade the Town centre will be encouraged, including any that will increase retail space by incorporating land currently occupied by residential properties.

6. Employment Land

Employment in the Town is currently provided by business and light industrial units, educational and medical facilities, small retail shops, estate agencies, funeral directors, insurance brokers, taxi firms, nursing/rest homes, public houses, food outlets and small trades people working from home. The Town's principal employers are estimated to be Britannia, Co-op, Polegate Primary School and healthcare facilities, including 2 GP surgeries and 5 care homes.

There are no statistics available at present as to how many employees are resident and how many travel from outside Polegate to work in these businesses. An employment survey could be commissioned, possibly in conjunction with the Federation of Small Businesses, in order to collate this data.

Main employment areas are provided at the Chaucer Industrial Estate, the Chaucer Business Park, Dittons Business Park and the old Waterhouse Coaches site. To this will be added land north of Dittons Road, recently approved for 6,500 sq metres of B1(A) employment floor space and a 600 sq metre nursery. Polegate Town Council support the area identified as SD5 in the Wealden Core strategy for employment space, subject to a section of land being made available for a link road from SD4 to the

roundabout at Jubilee Way and the land being used for light industrial use. The Town Council do not support employment land on the area SD4.

Site PW1, known as land at Honey Farm, is not considered suitable for employment development due to its location. Brambley Farm is also not considered suitable for employment.

PTC fully supports high quality business parks and would welcome the siting of a new 'Public Service Village' within close proximity of the Town centre. It is averse to the loss of employment space where it would reduce the opportunity to bring residents into the High Street to support existing retail outlets.

7. **Housing**

Polegate has a good mix of housing stock, from starter homes to large detached houses. There are several roads of Victorian terraced cottages, sixties developments and many bungalows, especially popular with those who wish to retire to the area. There is a need for additional reasonably priced, larger homes, suitable for growing families and also higher end executive homes.

Planning consents are being sought or have been granted for the following:

- Taylor Wimpey, on land east of Shepham Lane (16e)*, approximately 260 new homes
- Gladedale, on land north of Dittons Road, Phase I - outline planning consent for 109 residential units and some business units
- Phase II – a further possible 71 residential units and further business units
- Kitewood, on land east of Gladedale development, north of Dittons Road, possible 57 residential units together with 3,500 sq m light industrial
- Raglan Housing, on land to the south of Lynholm Road, proposed site works to form access and construction of 39 residential units
- Former Redcroft site, St John's Road, 9 residential dwellings with parking
- In the grounds of Nightingale Place, Hailsham Road, application for new day care hub and residential care resource centre to include 84 residential bedrooms with associated communal resources
- Land adjoining Cophall Wood Transfer Station, permission is being sought for a Biomass Combined Heat And Power Plant (CHP plant) in order to utilize waste wood as raw material to produce electricity by gasification.
- Galliford Try Renewables are exploring the option of Shepham Wind Farm on land north of A27 at Polegate consisting of up to 5 wind turbines.
- Other sites have been identified in the SHLAA document, some of which have developers with possible options on the land.

Pelham Holdings Ltd had an outline application for up to 520 dwellings (comprising 416 houses and 104 flats over 13 hectares), a one form entry primary school incorporating a community centre, provision for a health centre and convenience store at Honey Farm, Eastbourne Road, Polegate. This would have been Phase I of a III Phase plan to develop additional land north of Polegate bypass. 18 November 2008 –

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Polegate Town Council recommended refusal of the outline planning application, 29 September 2009 - Polegate Town Council recommended refusal of the amended outline planning application, 17 December 2009 - planning committee members of Wealden District Council refused the application, 15 June 2010 - Pelham Holdings Ltd lodged an appeal against the WDC decision with the Planning Inspectorate. PTC considers area PW1 to be inappropriate, taking into account its proximity to the South Downs National Park, an Area of Outstanding Natural Beauty and its isolation from the main settlement of Polegate by 2 major roads. The application was rejected by the Inspectorate .

A Strategic Housing Land Availability Assessment (SHLAA) and subsequent amendments have been published by WDC, providing a technical assessment of land which may or may not be suitable for housing development. The Assessment is part of the evidence base needed to inform future plan making. See Appendix B for an extract from the document, including site plans.

Listed below are sites within Polegate that WDC considered as potentially suitable for development and those considered unsuitable.

SHLAA Potentially Suitable Sites Summary	SHLAA Unsuitable Sites Summary
Hindsland Fields, Eastbourne Road, Polegate with the provision of a link road to Jubilee Way roundabout (North) site ref 120/1510	Paddock to front of Dittons Park Industrial Estate, Dittons Road site ref 048/1510 unsuitable for housing PTC consider could be suitable for employment
Land at Greenleaf Gardens, Polegate site ref 150/1510	Paddock to rear of Dittons Park Industrial Estate site ref 049/1510 unsuitable for housing PTC consider could be suitable for employment
North of field and adjoining land South of the Polegate Bypass and North of Dittons Road site ref 166/1510 current application WD/2010/2255	
Land bounded in part by A27(T) and Levett Road site ref 193/1510	Land North of Elsinore, Dittons Road, Polegate site ref 167/1510
Land at Shepham Lane, Polegate site ref 241/1510	Cophall Farm, Baytree Lane site ref 204/1510
Hindsland Fields, Eastbourne Road, Polegate site ref 261/1510	Land at and adjoining Bramley Farm, Baytree Lane site ref 255/1510
Little Shepham, Shepham Lane, Polegate site ref 457/1510	Land at and adjoining Honey Farm, Eastbourne Road site ref 256/1510
Hindsland Fields site ref 180/1510 and Mornings Mill Farm, Eastbourne Road, Polegate (Willingdon & Jevington Parish) site ref 236/3370	Land adjacent to Cophall Farm, Eastbourne Road site ref 257/1510
	Land South of Aberdale Road, Polegate site ref 271/1510
	Dittons Farmland, Dittons Road, Polegate site ref 458/1510

PTC fully supports the sites identified in the SHLAA, with the proviso that Hindsland Fields, Eastbourne Road, should only be considered for the provision of new

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educational facilities including secondary provision and for residential housing subject to a link road being provided across the railway to Jubilee Way roundabout.

Underpinning the philosophy that future development of Polegate must be that of an 'urban extension' south of the by-pass, no 'stand alone' site to the north of the A27 or west of the A22 should be considered for any potential development.

It is imperative that the strategic green gaps between Polegate / Hailsham and Polegate / Willingdon & Eastbourne be preserved in order for Polegate to maintain its own identity. Any proposed development should include a good mix of dwellings which would blend in with existing building styles and complement existing housing stock.

New infrastructure would be required to accommodate further housing e.g. employment land / Folkington Link / further improvements to the A27 / possible no-through link road to join the rear area of SD4 with Jubilee Way roundabout / hospital provision / satellite health centre / primary and secondary schools / sewerage works / reservoir / additional railway car parking / residents' parking permit scheme / park / revitalised and expanded High Street / multi use sport and youth facility.

The Town Council will also endeavour to attain land suitable for a cemetery from any future major developers via a s106 Agreement.

**(Ref nos refer to WDC Core Strategy Issues and Options document 2007)*

NB This document will not prejudice any potential planning submission for sites identified within it.

8. **Roads & Parking**

Despite the removal of the traffic lights on Cophall Roundabout, it is still difficult to negotiate due to the speed of the vehicles using it and at peak times is grossly overloaded, due to Highways' failure to deliver the underpass that was planned alongside the Folkington Link.

Although most heavy goods vehicles now use the by-pass, private cars have reverted back to their original routes and there has been a large increase in rat running through Polegate High Street and other roads.

The need for either a multi storey rail user car park or a park & ride scheme has been identified, for which land at Black Path and Gosford Way could be considered. Residents compete with commuters for on street parking spaces outside their homes during the day. Council will encourage the rail company to make more affordable car parking available to their customers, which would subsequently alleviate problems in the roads within the centre of Polegate.

High Street parking should be policed effectively to maximise the benefit of the 2 hour parking restriction and more short term parking bays need to be identified in the northern stretch.

Recent plans for traffic calming measures along Station / Pevensey / Dittons Road are not supported due to the proposed removal of lay-bys causing a further deficit in on-street parking spaces and traffic congestion. However, the reduction of the speed limit from 40 mph to 30 mph is welcomed.

9. Transport

Polegate is well served by a network of local bus routes and a mainline rail link with London Victoria, Brighton and Ashford.

There is support for the creation of an integrated transport hub of rail and bus services, to be situated at either the existing railway station or on land at Black Path, which is owned by the rail company and which could be developed into a shoppers / railway car park. This could be a partnership between the Town Council and the rail company and could have prioritised usage for the Town's shoppers and rail users.

A new footbridge could be constructed to link the north and south sides of the Town across the railway crossing and the railway station should be upgraded to form the centre of this enterprise. The Polegate – Pevensey link (Willingdon Chord) is supported so that travellers do not have 17 minutes of added journey time going in to and out of Eastbourne on the Brighton – Ashford link. There should be a shuttle service to Eastbourne which could include a link to the DGH, with reduced rates for the elderly. The Hailsham line should be reinstated which would bring more people into the Town to use transport links. Support is given to the Lewes – Uckfield line as this would help remove more traffic from the congested roads. The Town Council also support a new station at Stone cross.

There has been an improvement in bus services and there are more new buses coming into service. However, there are still gaps in service, such as a late bus connecting Hailsham to the last train from London Victoria.

Polegate Taxi Rider is an underused, subsidised taxi service which provides a low cost door to door service all over Town and PTC should promote use of this through its own publicity.

10. Healthcare

There was originally going to be planning permission for the redevelopment of the site of the old sheltered housing development at Tower Mill, Park Croft, Willingdon to provide a new community Medical Centre with pharmacy, car parking and cycle parking spaces and the erection of a two storey apartment building to provide 6 self-contained flats (including two wheelchair user units) with car and cycle parking spaces. However, Tower Mill is now proposed to be affordable housing (by Wealden District Council) and no new surgery will be built there.

The two doctors' surgeries currently in Polegate High Street contracted Apollo to identify a site and design a new medical facility to improve patient services. Subject to attaining the necessary funding from the PCT, the healthcare teams from both Downland Medical Centre and Manor Park Medical Centre will relocate. At present the changes in the Primary Health Care Trust and lack of funding mean that there is unlikely to be a new health centre. The Town Council would prefer that a site be identified within the boundary of Polegate. It is vital that a satellite surgery remains in the centre of Town to enable residents with mobility issues to retain easy access medical care.

11. Education / Training / Skills

The local Schools Organisation Plan anticipates the need to provide new secondary and primary school accommodation in Hailsham and Polegate, depending on housing schemes as identified. The Core Strategy only identifies the need for a new secondary school for Polegate, but with the possible new housing, it is felt that a new primary school would be required as well. Nursery places should be provided at the existing primary school site as well as pre-school groups provided by the private sector. Polegate Town Council would support a land swap (some housing to be on the current school land at Broad Road, Willingdon.) at Willingdon Community School, to facilitate a new secondary provision on area SD4 and Support is given to a school which would be from nursery to 6th form. The school would provide facilities not only for the pupils but for the surrounding community, with a separate sports hall which could be used outside the school's core hours. The Town's schools could be federated by a super head. Adult education, which is sadly lacking in Polegate, should be seen as a key aspect of this education establishment and developed to its full potential. Further development of the community aspect of Willingdon Community School should be encouraged as fully as possible.



12. Leisure and Recreation

The Town is served by the existing recreation grounds / leisure areas of:-

Oakleaf Play Area (incl 'woodland' play equipment for young children); Brightling Road Leisure Ground (incl skate park, BMX track, basketball court, miniature engineering railway); Brightling Road Hay Meadow; Polegate War Memorial Recreation Ground (incl new play equipment with provision for disabled children, football / cricket pitch, one-on-one basketball court, sports pavilion, public toilets)

However, support is given to further expansion / development of recreational facilities within the town boundaries, to include a purpose built youth / sports club and courts for additional leisure activities, such as green bowls, petanque, and tennis and parklands. The Town Council also support a community facility on the area SD4.

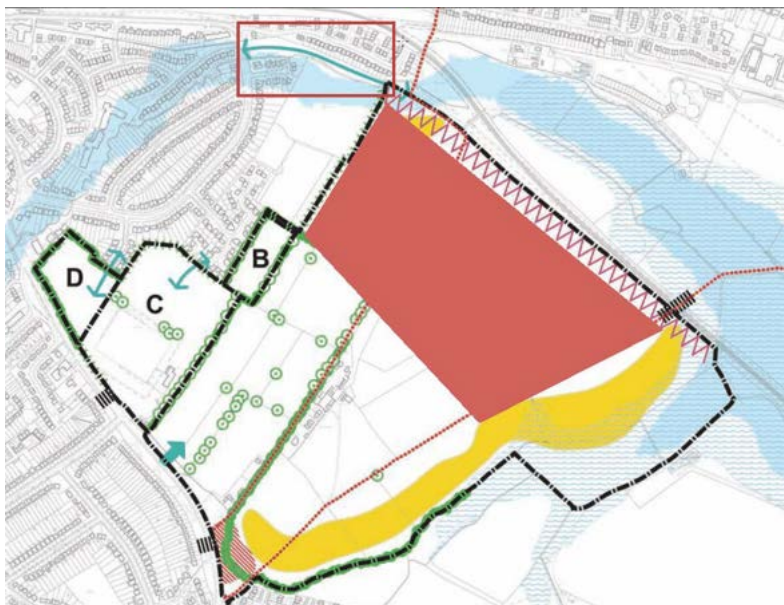
The Polegate War Memorial Recreation Ground is subject to an application for a grant of Town and Village Green status by a group of residents. Council is not in agreement with the registration of this land, as it considers it would be detrimental to its freedom of use by the community. Previous to the application, Council had long term plans to refurbish the pavilion building and explore the possibility of creating a park area with a sensory garden and an age gym.

Council considers that Brightling Road should be explored for further improvement and development as it has great potential. Access could be greatly improved and children's play equipment could be added, together with pathways and seating. The natural hay meadow must be preserved as an important conservation area and could possibly be enhanced with the provision of additional seating, from which residents could enjoy the wildlife. The wooded area is of particular interest and all species of wildlife should be encouraged by appropriate planting, ie buddleia, lavender etc and the creation of additional habitats such as bat boxes and wood piles.

Support is given to the extension / creation of cycle ways, possibly in conjunction with Sustrans. The new National Park status of the South Downs, will hopefully encourage more people to visit the area for recreational pursuits and cycling is to be promoted,

both from a fitness aspect and as the most environmentally friendly way to travel around Town.

Council consider the block highlighted area to be suitable for housing, subject to the provision of a link road to the North to Jubilee Way roundabout and a gap between the current playing fields to mitigate the impact on the nature of the recreation space. But the Council does not approve of direct access being gained on to Council owned land, Support is given to development that provides for a recreational area gap between the development area SD4 and Council owned land to preserve the nature of the facilities. Council may support development which improves pedestrian and cycle access through specific areas of council owned land, highlighted by the outline red box in the picture below.



13. **Clubs and Social**

Although all the existing halls in Polegate are very well used by a variety of organizations and by all ages, there is support for further facilities within the Town, especially a purpose built sports/youth hall. The Community Centre, which is the main focus for social clubs and groups, is in need of replacement with a contemporary building which could incorporate a library, computer suite, conference room etc. The Town Council support the provision of a purpose built youth facility and community facility on area SD4.

The Town is fortunate to have a wealth of social and special interest clubs and groups which meet regularly, including its own well supported junior and senior football clubs, and a locally renowned drama group. However, the continuity of many of these is under threat from lack of funds and a deficit of volunteers to give time to running them.



14. Allotments

There are three allotment sites in Polegate, at Cophall, Gosford Way and Stud Farm. There are waiting lists for plots and PTC is actively seeking additional land which could be cultivated as allotments.

The Town Council will endeavour to attain allotment land from any future major developers via s106 Agreements or Community Infrastructure Levy (CIL) payments.



15. Water and Sewerage

Where new housing is involved, the water service companies have a legal statutory duty to provide both services. At this time, a new water mains is being built from a reservoir north of Bexhill to the Hailsham area. It is known that a new sewage treatment plant will be needed for Polegate's new estates, the plant at Hailsham being at maximum capacity. Support must be given to urge Wealden to put these services in place prior to any housing development taking place and, if necessary, with developers contributing to the costs of any new works and facilities via Section 106 Agreements. It is understood that water and sewage providers have confirmed that they are able to provide services to the proposed new developments with the housing numbers submitted by Wealden District Council in the Core Strategy Local development Framework.

16. The Elderly

There are currently three privately owned residential care homes in Victoria Road and one in Black Path. There is also a need for an affordable respite and convalescent care facility within Polegate. Hailsham and Eastbourne are not acceptable alternatives, as often existing homes are a distance from public transport. Relatives, often elderly themselves, need to be able to drop in for frequent short periods.

There should also be excellent home-care provisions and support groups for carers, as well as a variety of suitable social activities for retired residents, including health walks and fitness classes.

17. The Way Forward

This Masterplan will provide a foundation for future proposals for the development of Polegate. It is a working document and will be subject to regular reviews, amendments and inputting of additional information.

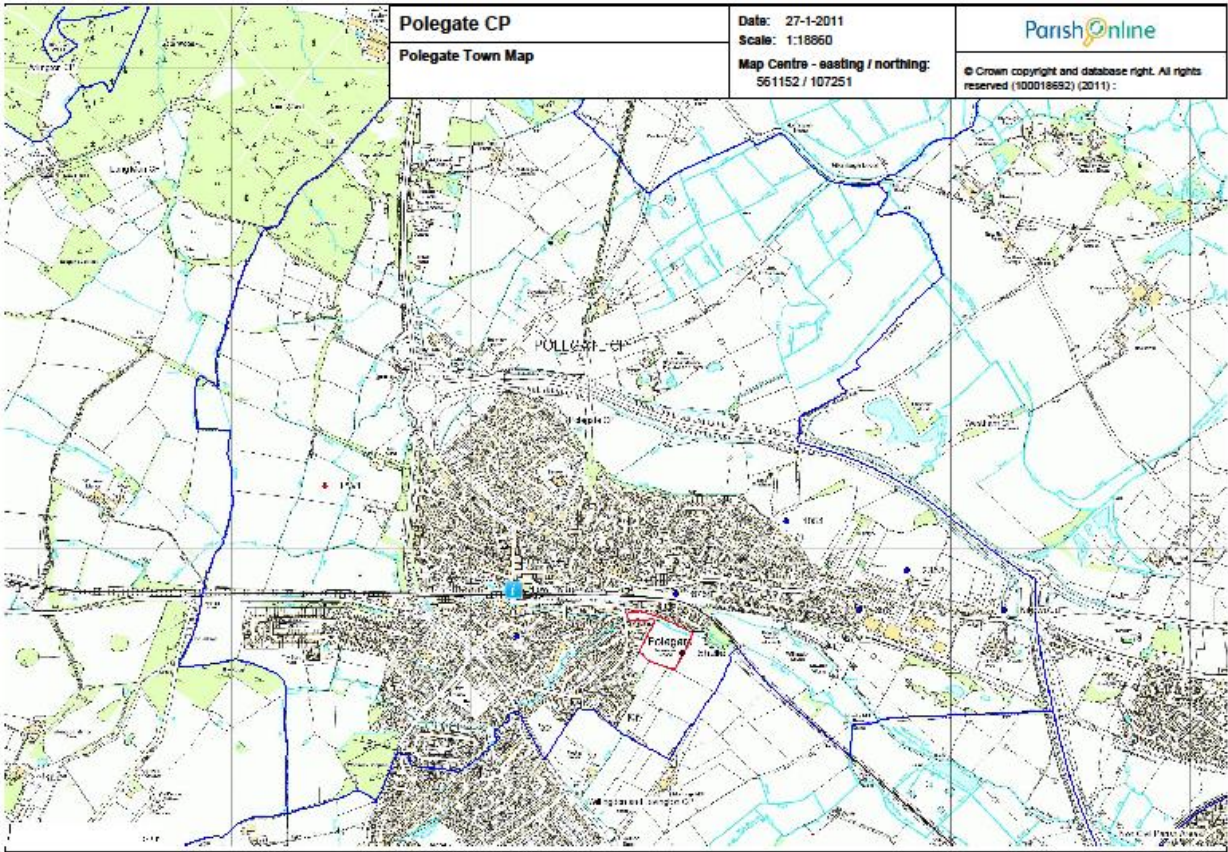
It is the aim of Polegate Town Council that consultation will continue, in order to ensure that the Masterplan is representative of the wider community. All comments and suggestions should be made in writing to the town clerk at the council offices.

In line with this, a review took place in February 2012 to update the document.



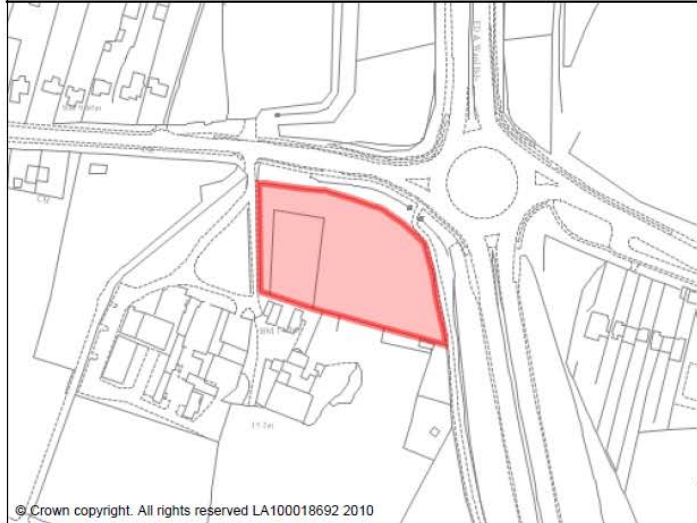
Appendix A

Polegate Town Map



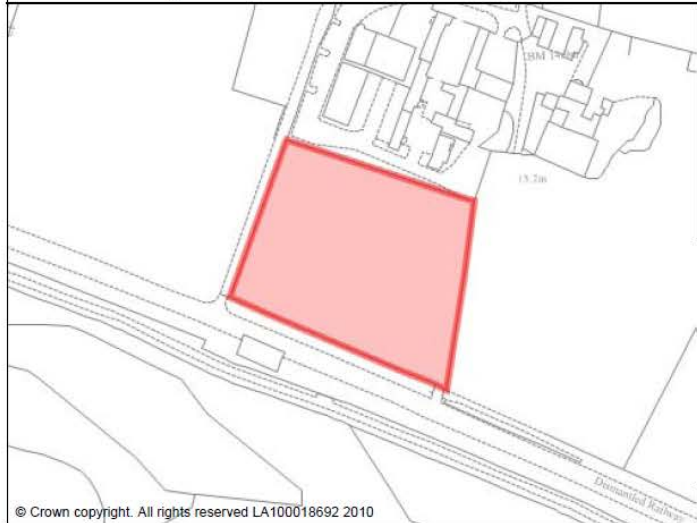
Appendix B

Wealden SHLAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 048/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Paddock to front of Ditton Park Industrial Estate, Dittons Road
	Current use: Agricultural
© Crown copyright. All rights reserved LA100018692 2010	Site area (ha): 0.5

Reasons: This is an isolated site, some distance from existing services and facilities, and highly visible from the adjoining busy roads. The site's proximity to sources of considerable traffic noise would necessitate very significant landscaping works to mitigate the noise impact, and there is insufficient land within the site to achieve this satisfactorily.

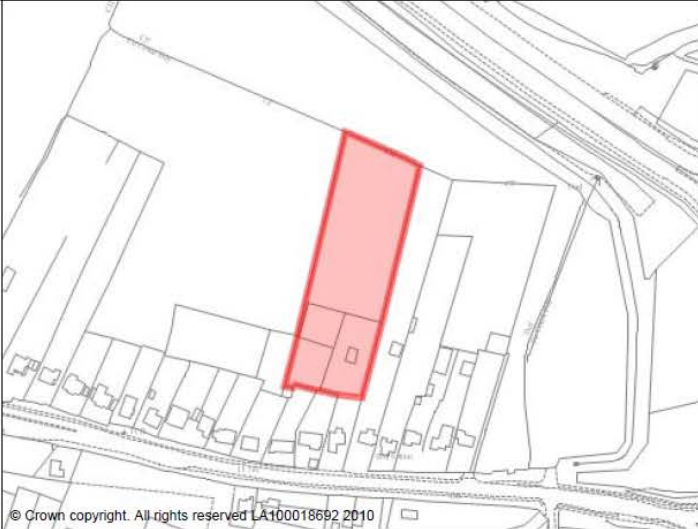
N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Plan showing whole extent of submitted site	Site Reference: 049/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Paddock to rear of Dittons Park Industrial Estate
	Current use: Agricultural land
© Crown copyright. All rights reserved LA100018692 2010	Site area (ha): 0.55

Reasons: The site is in an isolated location and does not have a suitable vehicular/pedestrian access to the highway network. It is close to existing potentially unneighbourly industrial uses, and is affected by road noise from Jubilee Way. The general environment would be unsuitable for residential estate development which would be in a generally unsustainable location. The site is likely to be more suitable for some form of business development which can be considered as part of the Council's LDF.

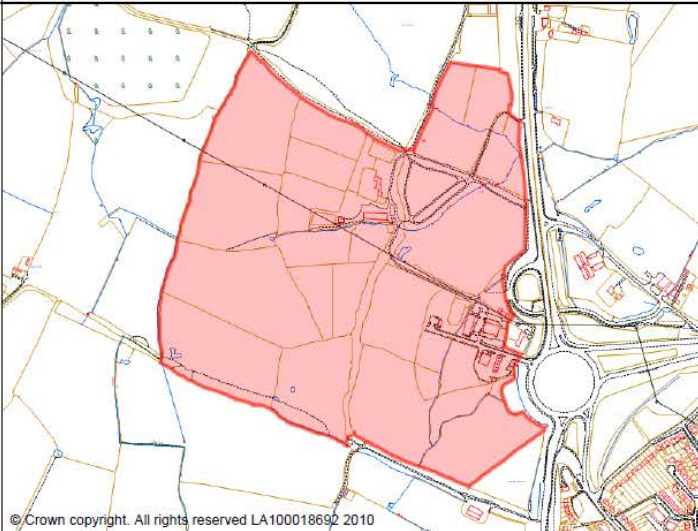
Wealden SHLAA Unsuitable Sites Summary

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Plan showing whole extent of submitted site	Site Reference: 167/1510
 © Crown copyright. All rights reserved LA100018692 2010	Settlement: Polegate
	Parish: Polegate
	Address: Land North of Elsinore, Dittons Road, Polegate
	Current use: Residential garden and agricultural land
	Site area (ha): 0.73

Reasons: There is no suitable pedestrian or vehicular access available to the site, and the majority of the site is in an area of flood risk which would constrain housing development.

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

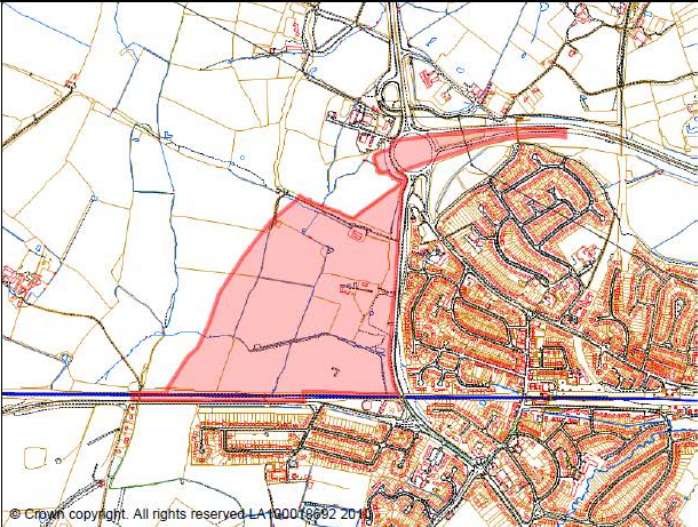
Plan showing whole extent of submitted site	Site Reference: 204/1510
 © Crown copyright. All rights reserved LA100018692 2010	Settlement: Polegate
	Parish: Polegate
	Address: Cophall Farm, Baytree Lane
	Current use: Agricultural, Farmhouse (dwelling), Petrol station, restaurant, hotel
	Site area (ha): 56

Reasons: This site is in an isolated location to the west of the A22/A27 Cophall roundabout junction, and remote from local services and facilities in Polegate. Housing development would be out of keeping with the rural location and would have an unacceptable impact on the wider landscape including the recently designated South Downs National Park. Development here would be severed from the town by major highways and would appear unrelated to it. The travel distances involved, and the practical difficulties of

Wealden SHLAA Unsuitable Sites Summary

access, would increase car dependency and contribute to creating an unsustainable form of development.

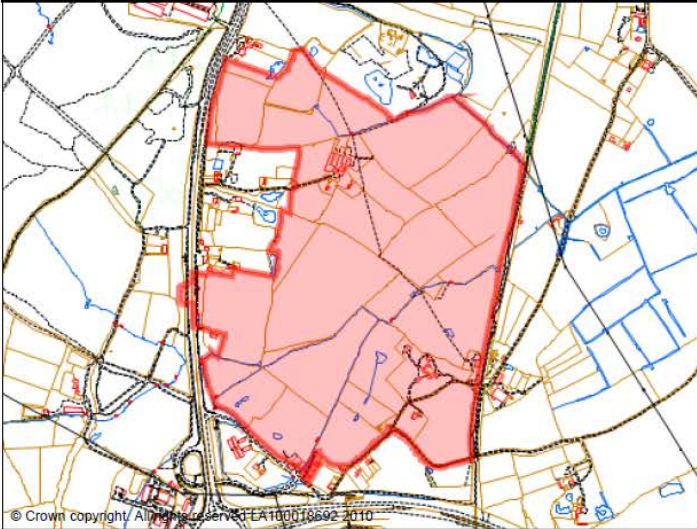
N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Plan showing whole extent of submitted site	Site Reference: 255/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at and adjoining Bramley Farm, Baytree Lane
	Current use: Agricultural
	Site area (ha): 41.52

Reasons: A substantial part of this site was previously allocated in the Wealden non statutory local plan. That previous allocation was made at a time when it was proposed to create a new link road from the Cophall roundabout to the A27 (trunk road -Folkington Link). This scheme is no longer programmed and there is now no guarantee that it will be built. In December 2009 a planning application for housing development and associated community uses was refused by Wealden Council. Without such a highway scheme the site is detached from local services and facilities in Polegate. Development here would be severed from the town by major highways and would appear unrelated to it. The travel distances involved, and the practical difficulties of access, would increase car dependency and contribute to creating an unsustainable form of development. Housing development on this scale would be out of keeping with the rural location and would be likely to have an unacceptable harmful impact on the wider landscape including the recently designated South Downs National Park and on the setting of the adjacent listed building/ registered historic garden to the west, which was listed after the initial allocation in the Non Statutory Local Plan.

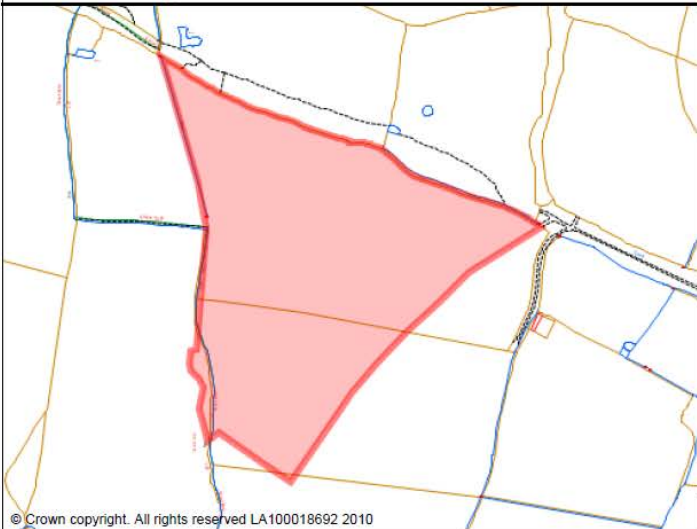
N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Wealden SHLAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 256/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at and adjoining Honey Farm, Eastbourne Road
	Current use: Agricultural
	Site area (ha): 20

Reasons: This site is in an isolated location to the north of the A22/A27 Cophall roundabout junction, and remote from local services and facilities in Polegate. Housing development would be out of keeping with the rural location and would have an unacceptable impact on the wider landscape including the recently designated South Downs National Park. Development here would be severed from the town by major highways and would appear unrelated to it. The travel distances involved, and the practical difficulties of access, would increase car dependency and contribute to creating an unsustainable form of development.

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

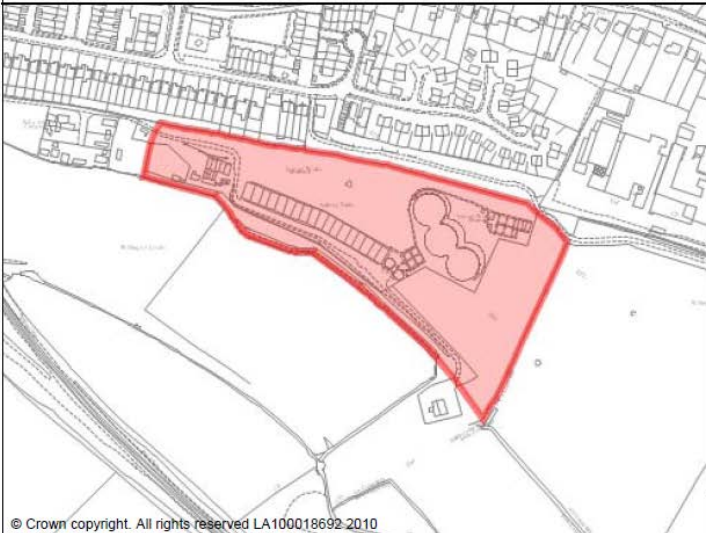
Plan showing whole extent of submitted site	Site Reference: 257/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land adjacent to Cophall Farm, Eastbourne Road
	Current use: Agricultural
	Site area (ha): 7.88

Reasons: This site is in an isolated and detached location to the west of other land submitted as part of SHLAA, and dependent upon it for vehicular access. It has been shown as part of a suggested "phase 3" development of land west of the A27/A22. However, the site is remote from local services and facilities

Wealden SHLAA Unsuitable Sites Summary

in Polegate and housing development would be out of keeping with the rural location and would have an unacceptable impact on the wider landscape. Development here would be severed from the town by major highways and would appear unrelated to it. The travel distances involved, and the practical difficulties of access, would increase car dependency and contribute to creating an unsustainable form of development.

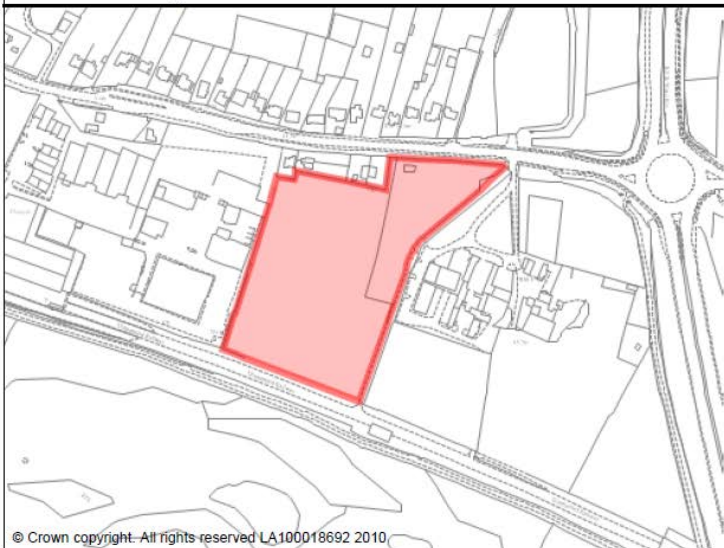
N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Plan showing whole extent of submitted site	Site Reference: 271/1510
 © Crown copyright. All rights reserved LA100018692 2010	Settlement: Polegate
	Parish: Polegate
	Address: Land South of Aberdale Road, Polegate
	Current use: Existing Pumping Station and Disused sewage works
	Site area (ha): 3.27

Reasons: The site is potentially highly contaminated and there are likely to be severe constraints over possible future housing use. It lies behind existing housing and does not have a suitable vehicular access available, and it is difficult to see how one could be created. The site is also dominated by two large power lines which cross the site and severely restrict the potential for housing development. In view of these three main site development constraints, the site is considered unsuitable.

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Wealden SHLAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 458/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Dittons Farmland, Dittons Road, Polegate
	Current use: Yard & agricultural land
	Site area (ha): 2.38

Reasons: The site is sandwiched between existing potentially unneighbourly industrial uses, which would create an unsuitable environment for residential development. The site is likely to be more suitable for some form of business development which can be considered as part of the Council's LDF.

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Wealden SHLAA - Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 120/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Hindsland Fields, Eastbourne Road, Polegate
	Current use: Playing fields (currently unused)
	Submitted site area (ha): 1.15
	Indicative developable area (ha): 1.15

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Suitability summary	This site is well located at the fringe of Polegate and development would have a limited impact on the wider landscape. However it depends upon third party land for vehicular and pedestrian access and so it is not suitable in its present form. Other potential housing sites have also been identified in SHLAA in the immediate vicinity. Should development in this general location be proposed within the Council's LDF, there would be a need to consider this submitted land comprehensively with these nearby sites. In particular access to the site would need to be achieved through the adjacent University of Brighton site (SHLAA ref. 180/1510), the existing access to which would need to be significantly upgraded in order to facilitate the level of vehicle movements and provide improved pedestrian links. Development would also be likely to require off site highway works and further transport studies would be needed to ascertain the nature and extent of these requirements. Development of this site would involve the loss of a playing field, the need for which would be required to be assessed by the Council against development plan policy and as part of the LDF.
Availability summary	The site is within single ownership. Subject to achieving third party access over the adjacent site to the south-west (SHLAA Ref: 180/1510), the site is assessed as being available for the delivery of housing.
Achievability summary	Attractive site on the edge of Polegate where market demand is moderate. Notwithstanding that the level of market price and demand for housing is anticipated to be only moderate, the development of this site for housing is still assessed as economically viable, due to the average site preparation costs arising from the greenfield nature of the site. The site is assessed as suitable, available and economically viable (achievable), with the capacity of a developer to complete and sell the housing in this area considered to be reasonable. Subject to development plan policy and the need to consider any development of this site comprehensively with adjacent land, there is a reasonable prospect that the housing potential on this site could be delivered in the medium to long term, reflecting the necessary time period required for emerging

Wealden SHLAA - Potentially Suitable Sites Summary

development policy within the LDF to address the loss of potential recreation/playspace on this site.

Strategic infrastructure	In isolation, there is currently (May 2009) sufficient wastewater treatment capacity to serve this site. However, the cumulative impact of any additional dwellings or employment floorspace draining to Hailsham South Wastewater Treatment Works may require an increase in the capacity of the wastewater treatment works. The earliest possible date for operational completion of new wastewater infrastructure is post 2018. Constraints at Willingdon Community College may be able to be overcome through developer contributions. Developer contributions may be sought to contribute to addressing highways capacity constraints on A27 to the west of Polegate (at the Cophall Roundabout and Lewes Road signalled junction). The need for A27 improvements will be determined through the Highway Agency, with a current transport study (South Wealden/Eastbourne Sustainability Study) informing the requirements.
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Indicative housing density (dph): 40

Deliverable net dwelling capacity (years 1-5): 0

Developable net dwelling capacity (years 6+): 46

Total net dwelling capacity: 46

Wealden SHLAA - Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 150/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Greenleaf Gardens Polegate
	Current use: Agricultural land
	Submitted site area (ha): 1.2
	Indicative developable area (ha): 0.84

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Suitability summary	The site is relatively flat, however to the north there is a large change in levels down to the A22. This means that road noise travels up the slope and into the site. Mitigation, potentially in the form of a bund and landscaping (or possibly acoustic fencing), would be necessary. The site is not currently accessible by vehicles, however there is potential for an access using the service road into the existing estate.
Availability summary	The site is controlled by a single landowner. With no known legal constraints regarding the availability of the site, the site is assessed as being available for housing.
Achievability summary	Edge of town site adjacent to Polegate where market demand is moderate. Whilst the noise generated from road traffic on the adjacent A27 would be likely to have a negative impact upon market price and demand (although this could be mitigated against), the site does have good road links on to the A27 road network. Notwithstanding that the level of market price and demand arising from housing on this site is anticipated to be moderate, the site is still assessed as economically viable, due to the average site preparation costs arising from the green field nature of the site. The site is assessed as suitable, available and economically viable (achievable), with the capacity of a developer to complete and sell the housing in this area considered to be reasonable. Subject to development plan policy, there is a reasonable prospect that in the short term, a proportion of the housing potential on this site could be delivered. The remainder would be delivered in the medium to long term.
Strategic infrastructure	In isolation, there is currently (May 2009) sufficient wastewater treatment capacity to serve this site. However, the cumulative impact of any additional dwellings or employment floorspace draining to Hailsham South Wastewater Treatment Works may require an increase in the capacity of the wastewater treatment works. The earliest possible date for operational completion of new wastewater infrastructure is post 2018. Constraints at Willingdon Community College may be able to be overcome through developer contributions. Developer contributions may

Wealden SHLAA - Potentially Suitable Sites Summary

be sought to contribute to addressing the highways capacity constraints on A27 to the west of Polegate (at the Cophall Roundabout and Lewes Road signalled junction)

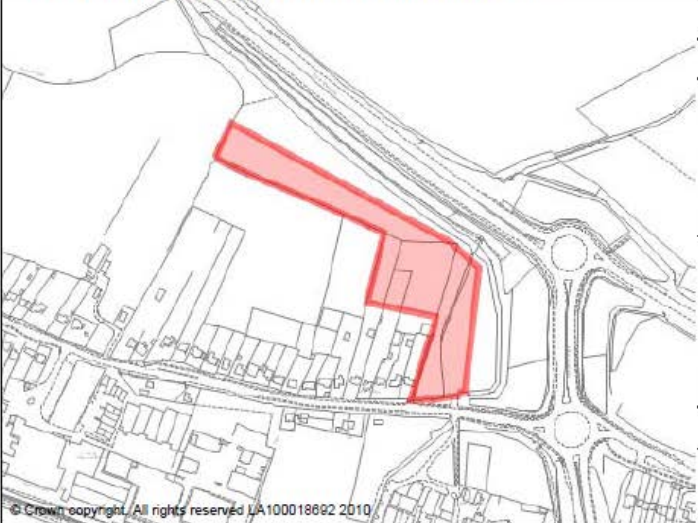
Indicative housing density (dph): 40

Deliverable net dwelling capacity (years 1-5): 25

Developable net dwelling capacity (years 6+): 9

Total net dwelling capacity: 34

Wealden SHLAA - Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 166/1510
	Settlement: Polegate
	Parish: Polegate
	Address: North of field and adjoining land South of the Polegate Bypass and North of Dittons Road
	Current use: Agricultural/unimproved grassland, and residential curtilage.
	Submitted site area (ha): 1.4
	Indicative developable area (ha): 0.36

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Suitability summary	The site is within close proximity of the A27, and therefore noise is a significant problem that would require mitigation. A large portion of the site is within flood zones 2 or 3 and therefore has been removed from the potential developable area. A suitable access would need to be created onto Dittons Road for both vehicles and pedestrians, and development is likely to be focused onto the Dittons Road frontage as land to the rear is subject to flood risk and has been removed from the developable area.
Availability summary	The site is in multiple ownership and controlled by a housing developer. With no other known legal constraints, the site is assessed as available for the delivery of housing.
Achievability summary	Edge of town site adjacent to Polegate where market demand is moderate. Whilst the noise generated from road traffic on the adjacent A27 would have a negative impact upon the level of market price and demand of housing (although this could be mitigated against), the site has good road links on to the A27. Notwithstanding the anticipated moderate market price and demand arising from housing on this site, the site is still assessed as economically viable, due to the average site preparation costs arising from the green field nature of the site. The site is assessed as suitable, available and economically viable (achievable), with the capacity of a developer to complete and sell the housing in this area considered to be reasonable. Subject to development plan policy, there is a reasonable prospect that in the short term, a proportion of the housing potential on this site could be delivered. The remainder would be delivered in the medium to long term.
Strategic infrastructure	In isolation, there is currently (May 2009) sufficient wastewater treatment capacity to serve this site. However, the cumulative impact of any additional dwellings or employment floorspace draining to Hailsham South Wastewater Treatment Works may require an increase in the capacity of the wastewater treatment works. The earliest possible date for operational completion of new wastewater infrastructure is post 2018. Constraints at Willingdon Community College may be able to be

Wealden SHLAA - Potentially Suitable Sites Summary

overcome through developer contributions. Developer contributions may be sought to contribute to addressing highways capacity constraints on A27 to the west of Polegate (at the Cophall Roundabout and Lewes Road signalled junction). The need for A27 improvements will be determined through the Highway Agency, with a current transport study (South Wealden/Eastbourne Sustainability Study) informing the requirements.

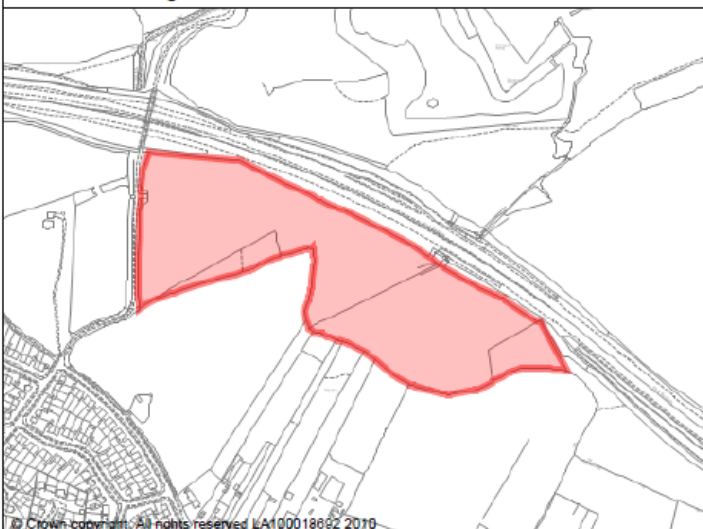
Indicative housing density (dph): 40

Deliverable net dwelling capacity (years 1-5): 14

Developable net dwelling capacity (years 6+): 0

Total net dwelling capacity: 14

Wealden SHLAA - Potentially Suitable Sites Summary

 Plan showing whole extent of submitted site	Site Reference: 193/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land bounded in part by A27(T) and Levett Road
	Current use: Agricultural land
	Submitted site area (ha): 8.5
	Indicative developable area (ha): 4

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Suitability summary	The site is presently isolated and in itself would not be suitable for housing development as it is unrelated to the existing settlement. However other potential housing sites have also been identified in SHLAA in the immediate vicinity. Should development in this location be proposed within the Council's LDF, there would be the opportunity to consider this submitted land comprehensively with these nearby sites. The site is not accessible by vehicles, however potential access opportunities may exist along the pedestrianised section of Shepham Lane, or potentially through an adjacent potential housing site. Further transport assessment would be required, particularly as the potential quantum of development is likely to have a significant impact on the wider local highway network, for which mitigation would be required. This in turn may have an impact on the potential site capacity of this land. There are also on-site physical constraints. There are significant slopes within the site, for example towards the north and the A27. This would need to be taken into account in the design and layout of any scheme which would need to provide landscape buffers/bunding to help mitigate the potential road noise.
Availability summary	The site is in dual ownership. Subject to achieving third party access over adjacent land to the south (SHLAA Ref: 383/1510) and no other known legal constraints, the site is assessed as available for housing.
Achievability summary	Edge of town site, located adjacent to the town of Polegate, where market demand is moderate. Whilst the noise generated from road traffic on the adjacent A27 would be likely to have a negative impact upon market price and demand (although this could be mitigated against), likewise the site has good road links onto the A27. Site preparation costs are assessed as high, given the high abnormal development costs arising from the sloping nature of the site; necessary noise mitigation measures and highway contributions towards upgrading Shepham Lane and/or improvements to the local highway network. The economic viability of developing this site for housing is assessed as marginal. Given that the site is currently a greenfield site under agricultural use only, the site is still assessed as

Wealden SHLAA - Potentially Suitable Sites Summary

economically viable. The site is assessed as suitable, available and economically viable (achievable) albeit marginal with the capacity of a developer to complete and sell housing on this site considered to be reasonable. Subject to development plan policy and the need to consider the development of this site comprehensively with adjacent land if allocated, there is a reasonable prospect that the housing potential on this site could be delivered in the medium to long term.

Strategic infrastructure	Whilst in isolation there is currently (May 2009) sufficient wastewater capacity to serve the development of this site, the accumulation of the estimated number of dwellings on all SHLAA sites that would be served by Hailsham south, would exceed the wastewater treatment headroom. The earliest possible date for operational completion of new wastewater infrastructure is post 2018. Constraints at Willingdon Community College may be able to be overcome through developer contributions. Developer contributions may be sought to contribute to addressing highways capacity constraints on A27 to the west of Polegate (at the Cophall Roundabout and Lewes Road signalled junction). The need for A27 improvements will be determined through the Highway Agency, with a current transport study (South Wealden/Eastbourne Sustainability Study) informing the requirements.
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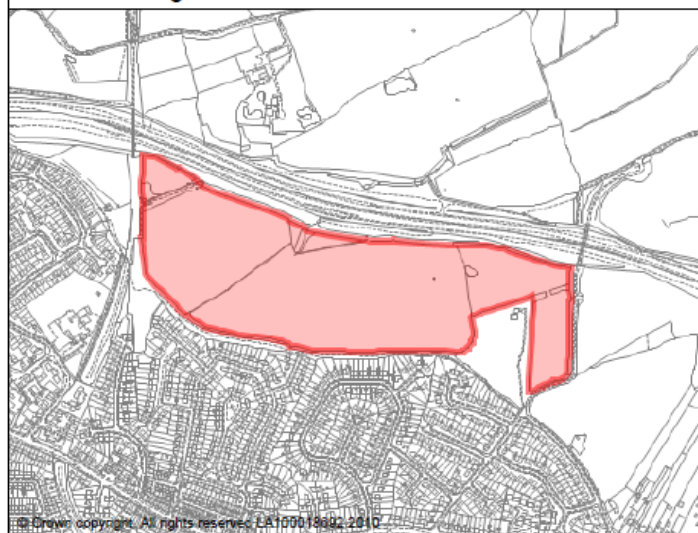
Indicative housing density (dph): 40

Deliverable net dwelling capacity (years 1-5): 25

Developable net dwelling capacity (years 6+): 135

Total net dwelling capacity: 160

Wealden SHLAA - Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 241/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Shepham Lane, Polegate
	Current use: Agricultural land
	Submitted site area (ha): 18.62
	Indicative developable area (ha): 12.5

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Suitability summary	The site is integrated into the existing settlement and development would have limited visual impact on the wider landscape. The site slopes down from north to south towards the A27, where bunding/landscaping would be needed to mitigate the potential impact of road noise. This would need to be taken into account in the design and layout of any scheme. A significant pylon route goes through the centre of the site and, as it may not be feasible to divert these overhead lines, the developable area is reduced accordingly. The site is not currently accessible to motor vehicles, however there is potential for an access to the site from Shepham Lane, subject to upgrading works to that element of the Lane that is effectively a track. In addition there is a potential second access point at North Close. Further transport assessment would be required, particularly as the potential quantum of development is likely to have a significant impact on the wider local highway network, for which mitigation would be required. This in turn may have an impact on the potential site capacity of this land. Other potential housing sites have also been identified in SHLAA in the immediate vicinity. Should development in this location be proposed within the Council's LDF, there would be the opportunity to consider this submitted land comprehensively with these nearby sites.
Availability summary	The site is within single ownership. Subject to achieving third party access over the adjacent sites (SHLAA Refs: 193/1510 and 383/1510) and with no other known legal constraints affecting the availability of the site, the site is assessed as available for housing.
Achievability summary	Edge of town site, located adjacent to the town of Polegate, where market demand is moderate. Whilst the noise generated from road traffic on the adjacent A27 would be likely to have a negative impact upon market price and demand (although this could be mitigated against), the site has good road links onto the A27. Site preparation costs are assessed as high, given the high abnormal development costs arising from the sloping nature of the site; necessary noise mitigation measures and highway contributions towards upgrading Shepham Lane and/or improvements to

Wealden SHLAA - Potentially Suitable Sites Summary

the local highway network. The economic viability of developing this site for housing is assessed as marginal. Given that the site is currently greenfield and under agricultural use, the site is still assessed as economically viable. The site is assessed as suitable, available and economically viable (achievable) albeit marginal, with the capacity of a developer to complete and sell housing on this site considered to be reasonable. Subject to development plan policy and the need to consider the development of this site comprehensively with adjacent land, there is a reasonable prospect that the housing potential on this site could be delivered in the medium to long term.

Strategic infrastructure	In isolation, there is currently (May 2009) sufficient wastewater treatment capacity to serve this site. However, the cumulative impact of any additional dwellings or employment floorspace draining to Hailsham South Wastewater Treatment Works may require an increase in the capacity of the wastewater treatment works. The earliest possible date for operational completion of new wastewater infrastructure is post 2018. Constraints at Willingdon Community College may be able to be overcome through developer contributions. Developer contributions may be sought to contribute to addressing highways capacity constraints on A27 to the west of Polegate (at the Cophall Roundabout and Lewes Road signalled junction). The need for A27 improvements will be determined through the Highway Agency, with a current transport study (South Wealden/Eastbourne Sustainability Study) informing the requirements.
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Indicative housing density (dph): 40

Deliverable net dwelling capacity (years 1-5): 25

Developable net dwelling capacity (years 6+): 475

Total net dwelling capacity: 500

Wealden SHLAA - Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 261/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Hindsland Fields, Eastbourne Road, Polegate
	Current use: Playing fields (disused)
	Submitted site area (ha): 1.83
	Indicative developable area (ha): 1.83

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Suitability summary	This site is well located at the fringe of Polegate and development would have a limited impact on the wider landscape. However other potential housing sites have also been identified in SHLAA in the immediate vicinity. Should development in this location be proposed within the Council's LDF, there would be a need to consider this submitted land comprehensively with these nearby sites. In particular, access to the site would need to be achieved through the adjacent site, the existing access to which would need to be significantly upgraded in order to facilitate the level of vehicle movements and provide improved pedestrian links. Development would also be likely to require off site highway works and further transport studies would be needed to ascertain the nature and extent of these requirements. Development of this site would involve the loss of a playing field (albeit private), the need for which would be required to be assessed by the Council against development plan policy and as part of the LDF.
Availability summary	The site is within single ownership. Subject to third party access being achieved over adjacent land and with no other known legal constraints regarding the availability of the land, the site is assessed as available for the delivery of housing.
Achievability summary	Edge of the town site, adjacent to Polegate where market demand is moderate. Notwithstanding that the level of market price and demand for housing in this area is anticipated to be only moderate, the development of this site for housing is still assessed as economically viable due to the average site preparation costs. The site is assessed as suitable, available and economically viable (achievable), with the capacity of a developer to complete and sell the housing in this area considered to be reasonable. Subject to development plan policy and the need to consider any development of this site comprehensively with adjacent land, there is a reasonable prospect that the housing potential on this site could be delivered in the medium to long term, reflecting the necessary time period required for emerging development policy within the LDF to address the loss of the play/recreation space on this site.

Wealden SHLAA - Potentially Suitable Sites Summary

Strategic infrastructure	In isolation, there is currently (May 2009) sufficient wastewater treatment capacity to serve this site. However, the cumulative impact of any additional dwellings or employment floorspace draining to Hailsham South Wastewater Treatment Works may require an increase in the capacity of the treatment works. The earliest possible date for operational completion of new wastewater infrastructure is post 2018. Constraints at Willingdon Community College may be able to be overcome through developer contributions. Developer contributions may be sought to contribute to addressing highways capacity constraints on A27 to the west of Polegate (at the Cophall Roundabout and Lewes Road signalled junction). The need for A27 improvements will be determined through the Highway Agency, with a current transport study (South Wealden/Eastbourne Sustainability Study) informing the requirements.
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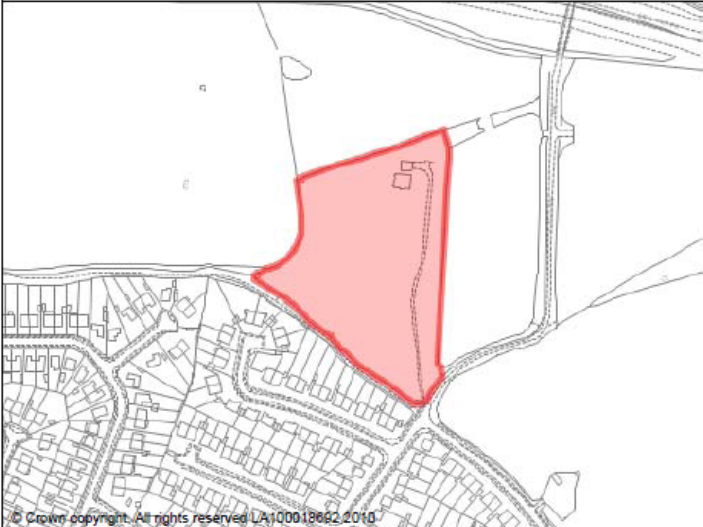
Indicative housing density (dph): 40

Deliverable net dwelling capacity (years 1-5): 0

Developable net dwelling capacity (years 6+): 73

Total net dwelling capacity: 73

Wealden SHLAA - Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 457/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Little Shepham, Shepham Lane, Polegate
	Current use: Residential, woodland and garden
	Submitted site area (ha): 2.06 Indicative developable area (ha): 1.33

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Suitability summary	This site is visible from the A27 and forms part of the open character of the countryside along this route. The site is surrounded by protected TPO trees which will require landscape buffering for protection and reinforcement. There is an existing vehicular access directly into the site between the trees, although the creation of a suitable access may be constrained by the presence of two Cuckoo Trail footpaths/bridleways forming a junction with Shepham Lane. There are no footpaths on immediately adjacent roads although scope would appear to exist to create them. Other potential housing sites have also been identified in SHLAA in the immediate vicinity. Should development in this location be proposed within the Council's LDF, there would be the need to consider this submitted land comprehensively with these nearby sites.
Availability summary	The site is controlled by two landowners. With no known legal constraints regarding the availability of the site, the site is assessed as being available for housing.
Achievability summary	Urban fringe site on the edge of Polegate where market demand is moderate. Notwithstanding that the level of market price and demand for housing in this area is anticipated to be moderate, the development of this site for housing is still assessed as economically viable due to the average site preparation costs. The site is assessed as suitable and available and economically viable (achievable), with the capacity of a developer to complete and sell the housing in the area considered to be reasonable. Subject to development plan policy, there is a reasonable prospect that in the short term, a proportion of the housing potential on this site could be delivered. The remainder could be delivered in the medium to long term.
Strategic infrastructure	In isolation, there is currently (May 2009) sufficient wastewater treatment capacity to serve this site. However, the cumulative impact of any additional dwellings or employment floorspace draining to Hailsham South Wastewater Treatment Works may require an increase in the capacity of the wastewater treatment works. The earliest possible date for

Wealden SHLAA - Potentially Suitable Sites Summary

operational completion of new wastewater infrastructure is post 2018. Constraints at Willingdon Community College may be able to be overcome through developer contributions. Developer contributions may be sought to contribute to addressing highways capacity constraints on A27 to the west of Polegate (at the Cophall Roundabout and Lewes Road signalled junction). The need for A27 improvements will be determined through the Highway Agency, with a current transport study (South Wealden/Eastbourne Sustainability Study) informing the requirements.

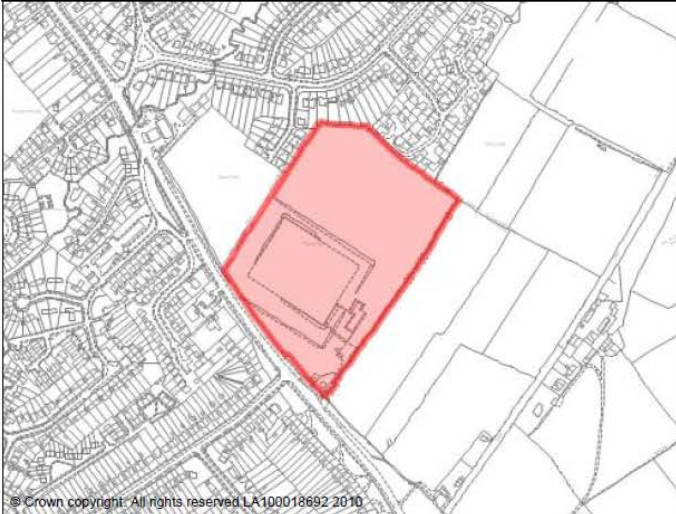
Indicative housing density (dph): 40

Deliverable net dwelling capacity (years 1-5): 25

Developable net dwelling capacity (years 6+): 28

Total net dwelling capacity: 53

Wealden SHLAA - Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 180/1510
	Settlement: Willingdon
	Parish: Willingdon/Jevington
	Address: Hindsland Playing Fields, Eastbourne Road, Lower Willingdon
	Current use: Disused playing fields
	Submitted site area (ha): 6.46
	Indicative developable area (ha): 6.46

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Suitability summary	The site is close to the existing settlement and development should have a limited visual impact on the wider landscape, provided strong landscape structure and boundaries are provided. Other potential housing sites have also been identified in SHLAA in the immediate vicinity. Should development in this location be proposed within the Council's LDF, there would be a need to consider this submitted land comprehensively with these nearby sites. Landscape buffers to the residential areas and multi-functional green networks which link to the existing fabric of Polegate would be important elements of any comprehensive housing scheme. The existing access to the A22 would need to be significantly upgraded in order to facilitate the level of vehicle movements generated, and there would be the need to provide for further off site works and public transport service improvements. These would need to be the subject of full transport assessment and analysis. Development of this site would involve the loss of a playing field, the need for which would be required to be assessed by the Council against development plan policy and as part of the LDF.
Availability summary	The site is controlled by a single landowner. With no known legal constraints regarding the availability of the site, the site is assessed as being available for housing.
Achievability summary	Attractive site on the edge of Polegate where market demand is moderate. Notwithstanding the level of market price and demand for housing in this area is anticipated to be moderate, the development of this site for housing is still assessed as economically viable, due to the average site preparation costs arising from the green field nature of the site. The site is assessed as suitable, available and economically viable (achievable) with the capacity of a developer to complete and sell the housing in this area considered to be reasonable. Subject to development plan policy and the need to consider any development of this site comprehensively with adjacent land, there is a reasonable prospect that the housing potential on this site could be delivered in the medium to long term, reflecting the necessary time period required for emerging

Wealden SHLAA - Potentially Suitable Sites Summary

development policy within the LDF to address the loss of the recreation space on this site.

Strategic infrastructure	In isolation, there is currently (May 2009) sufficient wastewater treatment capacity to serve this site. However, the cumulative impact of any additional dwellings or employment floorspace draining to Hailsham South Wastewater Treatment Works may require an increase in the capacity of the treatment works. The earliest possible date for operational completion of new wastewater infrastructure is post 2018. Constraints at Willingdon Community College may be able to be overcome through developer contributions. Developer contributions may be sought to contribute to addressing highways capacity constraints on A27 to the west of Polegate (at the Cophall Roundabout and Lewes Road signalled junction). The need for A27 improvements will be determined through the Highway Agency, with a current transport study (South Wealden/Eastbourne Sustainability Study) informing the requirements.
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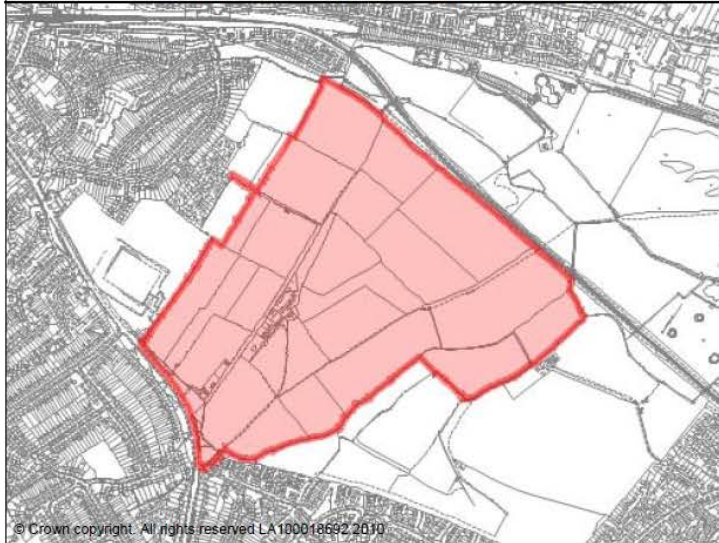
Indicative housing density (dph): 40

Deliverable net dwelling capacity (years 1-5): 0

Developable net dwelling capacity (years 6+): 258

Total net dwelling capacity: 258

Wealden SHLAA - Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 236/3370
	Settlement: Willingdon
	Parish: Willingdon/Jevington
	Address: Mornings Mill Farm, Eastbourne Road, Polegate
	Current use: Agricultural land
	Submitted site area (ha): 74.07
	Indicative developable area (ha): 53.4

N.B. The SHLAA has been conducted in advance of decisions on the planning strategy in the LDF

Suitability summary	This is a very substantial site but one which is visually well integrated into the existing settlement of Polegate. However it is currently detached from the urban area of Polegate and in isolation, it would not be suitable. Other potential housing sites have been promoted through SHLAA in the immediate vicinity. Should development in this location be proposed within the Council's LDF, there would be the opportunity to consider this submitted land comprehensively with the other sites which lie to the north west. Development should have limited impact on the wider landscape setting of the town as it will be read against surrounding urban form; however it may be perceived as contributing to closing a visual gap that currently exists between Polegate and North Willingdon. There is an existing vehicular access but this would need to be significantly improved, and access provided from a number of potential access points. In view of the potential scale of development, there is likely to be the need for further off-site works including junction improvements and capacity works on the local network. Full transport assessment and modelling will be required to evaluate these impacts fully, to assess the impact on the A27 trunk road, and to ensure good connectivity to the town centre. A small portion of the site is within flood zones 2 and 3 but this has been excluded from the developable area. Landscape protection and noise mitigation will need to be incorporated in the design of any scheme to minimise the noise impact of the railway, and traffic using the A22.
Availability summary	The site is within multiple ownership. There are no known legal constraints regarding the availability of the site and consequently, the site is assessed as being available for housing.
Achievability summary	The site is located between the towns of Polegate and Eastbourne, where market demand is moderate. Notwithstanding that market price and demand for housing in this area is anticipated to be moderate, this site is still assessed as economically viable for housing, given the anticipated high yield of housing potential and the average site preparation costs arising from the green field nature of the site. The site is assessed as suitable, available and economically viable (achievable), with the capacity

Sept 2010

Wealden SHLAA - Potentially Suitable Sites Summary

of a developer to complete and sell the housing in this area considered to be reasonable. Subject to development plan policy and the need to consider any development of this site comprehensively with adjacent land, there is a reasonable prospect that the housing potential on this site could be delivered within the medium/long term.

Strategic infrastructure	The earliest possible date for operational completion of new wastewater infrastructure is post 2018. Constraints at Willingdon Community College may be able to be overcome through developer contributions. Developer contributions may be sought to contribute to addressing the highways capacity constraints on the A27 to the west of Polegate at the Cophall Roundabout and Lewes Road signalled junction. These will be determined following the current south Wealden/ Eastbourne transport study.
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Indicative housing density (dph): 40

Deliverable net dwelling capacity (years 1-5): 25

Developable net dwelling capacity (years 6+): 2111

Total net dwelling capacity: 2136
