

**UNADOPTED
POLEGATE TOWN COUNCIL**

Minutes of the Special Full Council meeting held on Monday 13th February 2012 in the Council Chamber, 49 High Street Polegate at 7.30 p.m.

Present: Cllrs T Voyce (Chair), M Cunningham, G Carter, R Martin, Mrs J Voyce, M Clewett, J O'Riordan, S Shing, E Board, Mrs M Piper, J Harmer (11)

Not Present: Cllrs D Shing, M Pybus, G Gibbs, Mrs C Berry, (4)

4 members of the public

10 085 Apologies for absence

Cllrs D Shing, G Gibbs (personal), C Berry (Holiday), M Pybus (work)

10 086 Declarations of interest

None

10 087 Opportunity for public comment

None

10 088 Strategic Sites Development Plan Document (DPD) Issues and Options Consultation paper- to formulate corporate view on options for Chapter 4 Polegate/Stone Cross/Willingdon & Jevington for submission to Wealden District Council by 24th February 2012.

The Mayor gave a short update on the Hindsland site. None of the land is public land and the footpaths are the only rights of way across the land. There are two public rights of way across the land, if the public stray from these areas they are informally trespassing. As far as it was aware no one had used the "playing fields" since 2000 when the grasshoppers (under 11 football team) had a short lease on the land. It was approximately 20 years since the university last used the land for sports.

Each section was considered in order of the consultation questions:

Question 1a

It was resolved to agree with the statement that Wealden should ensure a minimum provision of smaller homes on all key sites. VOTE All in favour

Question 1b

It was resolved to agree with the statement that Wealden "should be more specific about the percentage of different sizes of 2, 3 and 4 bedroomed homes that they are looking for on each site" with the added comment that each area should be considered with its own needs. Polegate area may be different from other areas in Wealden in their needs for housing. Particularly that Polegate area receives many applications for loft conversions, which is changing the housing stock in the area. Polegate specifically needs houses that are low cost and affordable housing, including larger low cost houses. VOTE All in favour.

Councillor S Shing stated that as he did not wish to see any housing development on SDA4 he would abstain from all further votes.

Question 1c

It was resolved to disagree with the question that Wealden "should ask developers to provide more than 20% of smaller homes on the key sites" VOTE 10 for 1 abstention

Question 1d

It was resolved to add the comment "Wealden needs to be more specific regarding "smaller" homes; are these smaller size relating to 1 bedroom/2 bedroom properties. The Town Council wishes to add that all properties should be within a reasonable affordable budget. VOTE 10 for 1 abstention

Question 2a

It was resolved not to comment as there was insufficient information provided relating to the guiding principles for CIL. The Town clerk would request further information from Wealden District Council. VOTE 10 for 1 abstention

Question 2b

It was resolved not to comment as there was insufficient information provided relating to the guiding principles for Green Infrastructure. The Town clerk would request further information from Wealden District Council. VOTE 10 for 1 abstention.

Question 2c

It was resolved not to comment as there was insufficient information provided relating to the guiding principles relating to Biodiversity and Landscape Features. The Town clerk would request further information from Wealden District Council. VOTE 10 for 1 abstention

Question 2d

It was resolved not to comment as there was insufficient information provided relating to the guiding principles relating to SUDS (sustainable Urban Drainage Systems). The Town clerk would request further information from Wealden District Council. VOTE 10 for 1 abstention

Question 2e

It was resolved not to comment as there was insufficient information provided relating to guiding principles relating to Renewable energy. The Town Clerk would request further information from Wealden District Council. VOTE 10 for 1 abstention

Question 2f

It was resolved not to comment as there was insufficient information provided relating to guiding principles relating to Sustainable transport. The Town Clerk would request further information from Wealden District Council. VOTE 10 for 1 abstention.

Question 2g

It was resolved not to comment as there was insufficient information provided relating to guiding principles relating to Parking. The Town Clerk would request further information from Wealden District Council. VOTE 10 for 1 abstention.

Question 2h

It was resolved not to comment as there was insufficient information provided relating to guiding principles relating to Design. The town clerk would request further information from Wealden District Council. VOTE 10 for 1 abstention.

Question 2i

It was resolved to comment that there was insufficient information provided relating to the general guiding principles generally. VOTE 10 for 1 abstention.

Cllr S Shing left the room at 7.50pm
Part B

It was resolved that only the sections on SDA4 would be completed. Questions 12, 13, 14, 15, & 16. VOTE All in favour.

Cllr S Shing returned to the room at 7.55pm

Question 12a

It was resolved to comment that the Town Council has concerns about the renewable energy provision and require more details. The Town Council agrees in principle to the guiding principles for SDA4, but with the provision of a no through link road to Jubilee Way and in addition to nursery and primary provision a secondary provision with a 6th Form, with a possible land swap with Willingdon Community School's current location at Broad Road, Willingdon. (This area could be used for housing). VOTE 10 for 1 abstention.

Question 12b

It was resolved to comment that Polegate Town Council agree with the majority of the guiding principles as follows:

- **Address local socio-economic issues by encouraging more economically active families to the area, through the provision of a range of family sized housing.**
- **The provision of appropriate social and community facilities, including a new one form entry primary school, either as an extension to an existing school or as a completely new school together with a one form entry nursery school and the provision of green infrastructure.**

With the addition of a secondary provision, if necessary with a land swap for the existing senior school in Broad Road and a 6th Form provision.

- **Improved connections between the site and Polegate town centre, Willingdon Levels recreational area, commercial and community facilities to the west of Eastbourne Road and new and existing employment opportunities in Dittons Road. This will be achieved through retaining and improving existing footpath and cycle links, the provision of appropriate pedestrian crossing facilities on Eastbourne Road (A2270) and a new footbridge over the railway.**

Polegate Town Council do not accept access for transport over their land, but may be supportive of pedestrian and cycle access in conjunction with developer funding. The Council would not consider housing without a no through link road to the North of the site through SDA5 across the railway to join to the Jubilee Way roundabout.

- **Retention of the green lane adjacent to Mornings Mill Farm as a biodiversity corridor and as an important landscape feature.**
- **Retention of existing poplar trees at Hindlands fields, within amenity space provision within the site, as an important visual feature within the landscape.**
- **Retention of trees on the north eastern boundary of the site and hedgerow trees, where possible, to strengthen the new landscape structure, biodiversity and green infrastructure of the site.**
- **Retention of trees along Eastbourne Road adjacent to the petrol filling station, as well as other important hedgerows and trees as shown on Figure 8.4.**
- **Retention of oak trees to the north of Mornings Mill Farmhouse.**
- **Retention of trees and hedgerows, semi improved grasslands and wetland and marshy areas in the south western part of the site**

adjacent to Eastbourne Road and along the southern boundary, as these provide important habitat areas.

- Retention of trees adjacent to the railway in the northern part of the site.
- Provision of additional measures to reduce the impact of noise from the railway if necessary.

Polegate Town Council do not generally support employment development on SDA4

Polegate Town Council disagree and believe that land should not be retained within the SDA to enable the development of renewable energy provision to serve the development and surrounding areas.

Provision of sustainable drainage solutions, particularly in relation to existing drainage ditches and as part of the green infrastructure on site. The Town council particularly supports the suggestion of a park.

Polegate Town Council do not agree with the Quality Bus Corridor guiding principle as it is not seen to be realistically deliverable. -

Quality Bus Corridor along Eastbourne Road with sufficient and well located bus stops and pedestrian crossing facilities, and through the provision of cycle parking facilities. Provision of loop bus routes serving the site may be possible in the longer term, as may the provision of additional bus routes along Eastbourne Road serving more destinations. The provision of adequate signs within the site, and neighbouring areas, to cycle and footpath routes will be important as will facilities such as real time bus information at bus stops to highlight the frequency and accessibility of public transport.

VOTE 10 for 1 abstention.

Question 13a

It was resolved to disagree as Polegate Town Council do not agree with any of the options provided and wish to suggest their own at 13d . VOTE 10 for 1 abstention.

Question 13b

It was resolved to disagree as Polegate Town Council do not agree with any of the options provided and wish to suggest their own at 13d. VOTE 10 for 1 abstention.

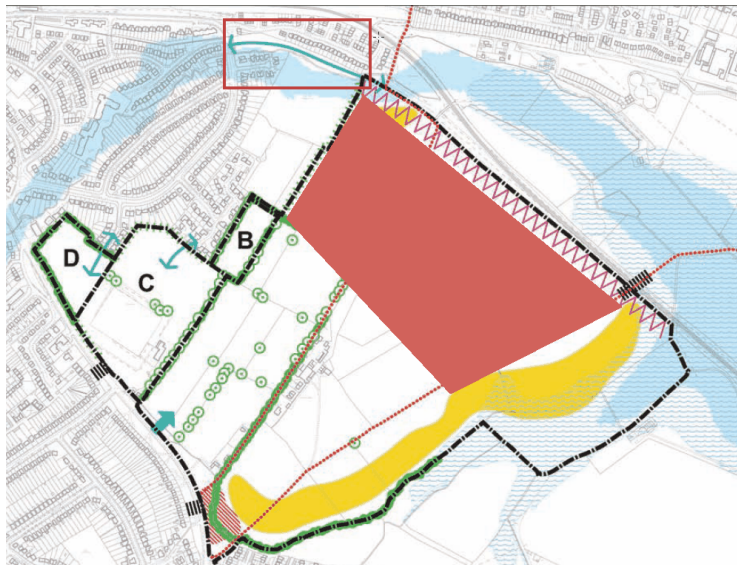
Question 13c

It was resolved to disagree as Polegate Town Council do not agree with any of the options provided and wish to suggest their own at 13d. VOTE 10 for 1 abstention.

Question 13d

It was resolved to comment that Polegate Town Council do not accept any of the three options provided and instead wish to make their own suggestions for a further option. VOTE 10 for 1 abstention

The council accept the provision of housing in the North end of the SDA4 as marked in block red on the image below. VOTE 9 for 1 against 1 abstention.



The council support a school at area C.

The Council do not generally support employment land on SDA4, but do support education, green space and some housing subject to a no through link road to Jubilee Way roundabout. The Council do not accept that large levels of traffic could be supported on the A2270 and suggest a no through link road to join to Jubilee Way roundabout, utilising a section of SDA5 to facilitate this and a possible road bridge/level crossing* at the area indicated for the footbridge over the railway. The Polegate by pass has only just started to feel the benefit of reduced traffic, which has recently been returning to the area. To add extra traffic would be counter productive.

The Town Council also support a new park and ride railway station at the Stone Cross area.

VOTE * Bridge 7 for 3 abstentions (carried); Level crossing 5 for 2 against 3 abstentions (carried); park & ride railways station at Stone cross 10 for 1 abstention

There should be no buildings close to the council owned recreation field, Meadow and BMX track and a green gap should be provided as a buffer at least at that point to preserve the nature of the recreation land.

Polegate Town Council consider that traffic signalisation at the Cophall roundabout has proved to be inadequate and unsuccessful in the past and therefore not an appropriate "improvement".

Polegate Town Council do support a land swap with the existing secondary school (Willingdon Community School) at Broad Road, facilitating houses at the Broad Road location and a new larger secondary provision at SDA4. Polegate Town Council do NOT support the further extensions to existing schools

Polegate Town Council do support a health/medical facility on SDA4 subject to it being in addition to the current provision for Polegate and Willingdon & Jevington areas.

Polegate Town Council are not in favour of on site treatment works.

Polegate Town council express their wish that from the A2270 Eastbourne Road the access should be to the school only with a blocked access from the Northern direction (possibly amalgamating in a drop off car park) for the school and community facility, with access from both directions but not through road to avoid "rat runs". Access from the A2270 to be for the school and community only, housing should be access from the Jubilee Way roundabout.

Polegate Town Council would support area D as a playing field or community recreation area.

Polegate Town Council would support area B as a parkland or community facility (including health)

Utilising the two areas B & D as playing fields/recreation would keep the green gap between Polegate and Willingdon.

VOTE 10 for 1 abstention

Cllr T Voyce left the room at 9.10 and returned at 9.10

Cllr R Martin left the room at 9.11 and returned at 9.12

Question 14a

It was resolved that the council would submit "agree" in response to – Please tell us whether you agree or disagree with the following proportions of affordable housing within SDA4 - 35% of total housing provided on the site should be affordable housing. VOTE 10 for 1 abstention.

Question 14b

It was resolved that the council would submit "disagree" in response to – 40% of the total housing provided on the site should be affordable housing. VOTE 10 for 1 abstention.

Question 14c

It was resolved that the Council would submit " as per the South East Plan, Polegate Town Council are happy with 20% of total housing as affordable housing on SDA4.

Question 15a

It was resolved that the Council submit "agree" with the additional comment "provided that part of the parcel of land to be used for access road to jubilee way from SDA4." VOTE 10 for 1 abstention.

Question 15b

It was resolved to submit a comment that a portion of land in SDA5 should be used to provide a link road to SDA4. VOTE 10 for 1 abstention.

Question 16a

It was resolved to submit disagree VOTE 9 for 1 against 1 abstention.

Question 16b

It was resolved to submit disagree VOTE 10 for 1 abstention.

Question 16c

It was resolved to submit "agree" to option 3 which increases the density on the western and central part whilst retaining the north eastern and south eastern sites as open land. VOTE 7 for 3 against 1 abstention.

Question 16d

It was resolved to submit "Polegate Town Council wish to use part of the eastern side of the SDA5 for access to the Jubilee Way roundabout from SDA4." VOTE 10 for 1 abstention.

The meeting closed at 9.45pm