

Committee: **Regulatory
Planning Committee**

Date: **13 June 2007**

Report by: **Director of Transport and Environment**

Proposal: **Construction of 260 dwellings, a new roundabout access onto
Dittons Road, emergency access and footway/cycleway onto
Shepham Lane, internal access roads, footpaths and
cycleways, open space and landscaping.**

Site Address: **Land to the east of Shepham Lane, Polegate**

Application No: **WD/2007/1054/MEA**

Applicant: **George Wimpey (UK) Ltd.**

Strategic Issues:

- **Need for housing**
- **Transport infrastructure**
- **Other infrastructure**
- **Waste**

RECOMMENDATION:-

EAST SUSSEX COUNTY COUNCIL STRATEGIC REPRESENTATIONS

To resolve to inform Wealden District Council that:-

1. The County Council supports the principle of housing development on the application site as a departure from the adopted Wealden Local Plan and policy S10 of the Structure Plan, to help achieve structure plan housing provision for Wealden District for the period 2006 – 2011 (policy H1). The application also supports the achievement of structure plan policy for Polegate (policy S19). However, Wealden District Council should only approve an application provided:-

- a) appropriate contributions are made to trunk road junction improvements;**
 - b) that, in addition to access works, a Local Sustainable Accessibility Improvement Contribution (LSAIC) is made towards local transport improvements;**
 - c) that contributions to other county council infrastructure are secured through S106 Agreement including towards a new primary school and nursery school facility; and**
 - d) that any approval is conditioned to minimise waste (Structure Plan policy W10, Waste Local Plan policy WLP11 and Construction and Demolition Waste Supplementary Planning Document).**
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SUMMARY OF CONCLUSIONS ON KEY ISSUES

1. Need for Housing

1.1 Although outside the development boundary for Polegate in the statutory Wealden Local Plan (1998) where housing development would be a departure from Structure Plan countryside policy (S10), the application site forms part of a distribution strategy in the Non Statutory Local Plan which allocates land at Polegate and other towns to meet Structure Plan housing provision requirements for Wealden District for the period 2006 – 2011 (policy H1). Realising the potential of this site for housing development will therefore assist the achievement of structure plan housing provision (policy H1) and can be supported in principle.

2. Transport infrastructure

2.1 The development of this site is expected to provide a contribution to improve the capacity of trunk road junctions in the Polegate area. As well as appropriate provision for access into the site and mitigating measures on the Pevensey Road B2247, the County Council as Highway Authority will require a Local Sustainable Accessibility Improvement Contribution (LSAIC) from the development to spend on local measures in order to provide for the transport demand that the development creates (policies S1(d), S3 and TR3).

3. Other infrastructure

3.1 Contributions should be secured for other County Council infrastructure, to the requirements advised by the County Council's Development Contributions Co-ordinator, including a proportionate contribution to a new one-form entry primary school and nursery school facility currently envisaged as part of housing development west of the A22 and contributions to library, household waste and rights of way facilities.

4. Waste minimisation

4.1 Any approval should require the developer to seek to minimise waste generation as far as practicable and consider its reuse on site in accordance with guidance given in the Construction and Demolition Waste Supplementary Planning Document (Structure Plan policy W10 and Waste Local Plan policy WLP11).

BOB WILKINS

Director of Transport and Environment
5 June 2007

Contact Officer: Graham Arr-Jones 01273 481615
Local Member: Councillor Roy Martin
Councillor Stephen Shing

BACKGROUND DOCUMENTS

1. East Sussex and Brighton & Hove Structure Plan 1991-2011
2. Wealden Local Plan – adopted December 1998
3. Non Statutory Wealden Local Plan – December 2005
4. Submitted South East Plan – March 2006

CONSIDERATION OF THE ISSUES

1. Site

1.1 The application site consists of 9.64ha of land east of Shepham Lane, Polegate, lying south of the A27 Polegate Bypass and north of residential properties fronting Dittons Road, Polegate. The western part of the application site consists of agricultural land accessed from Shepham Lane and the eastern part consists of garden land and a redundant nursery along with two dwellings (Gardenia and Maybury) that would be demolished to provide access to the development. The site is bounded to the south by existing residential development fronting Dittons Road and Shepham Lane, to the north and west by agricultural land and to the east by land allocated for a Polegate Business Park and is well screened by existing woodland and tree belts.

2. The Proposal

2.1 The proposal consists of a full application for residential development of 260 dwellings, 30% of which would be affordable, with a single access from a new roundabout on Dittons Road at its junction with Shepham Lane. An additional emergency access and footpath / cycleway link to Shepham Lane is proposed along with a footpath / cycleway link to the land to the east proposed for a Polegate Business Park. These two routes connect through the development to provide a segregated route serving both the residential and business areas. The design principle is that of a network of streets and public spaces around a central 'village green'. The proposal includes measures to strengthen existing woodland, tree belts and hedgerows.

3. Comments / Appraisal

3.1 The Development Plan policy context for this proposal is set by RPG9, the East Sussex and Brighton & Hove Structure Plan 1991 – 2011, the Wealden Local Plan (1998) and the Non Statutory Wealden Local Plan (2005). Although non statutory, the 2005 Plan is a significant material consideration because of the substantial amount of work and public consultation that Wealden District Council has undertaken in producing it. The emerging South East Plan (submitted March 2006) is also a material policy consideration.

3.2 The strategic issues raised by this application are:-

- need for housing
- transport infrastructure
- other infrastructure
- waste

a) Need for Housing

3.3 Polegate is one of the low weald towns within Wealden identified in the Structure Plan as the focus for new allocations of housing land within the District to meet Structure Plan housing provision (policy H1). Structure Plan policy for Polegate seeks to strengthen the town's residential and employment roles (policy S19). The

completion of the A27 Polegate Bypass and its connection to the new route for the A22 enables further peripheral expansion of the town to take place. A high quality business park should be developed to serve both the town and a wider area and major peripheral development could contribute towards strategic housing allocations for the 2006-2011 period. The scale, nature and location of these major developments are to be determined through the local plan process subject to measures to improve accessibility further, reduce reliance on the private car and enhance the environment.

3.4 The application site lies outside the development boundary for Polegate set out in the statutory Wealden Local Plan (1998) and its development would be a departure from Structure Plan policy for the countryside (policy S10). However, the site forms an area allocated for housing development (250 dwellings) in the Non Statutory Wealden Local Plan (2005) (NSLP policy PW2). It is one of two sites at Polegate (the other is for 600 dwellings west of the A22) to deliver a total of 850 dwellings as part of the distribution strategy in the Non Statutory Local Plan to meet structure plan housing provision for the 2006 – 2011 period. To help meet the employment needs of the wider area 8ha of land to the east of the application site is allocated in the Non Statutory Local Plan for employment use as a Business Park. This Committee has already commented on an application for mostly housing development on the business park site at its meeting on 22 November 2006. The Committee recommended the application be refused and Wealden District Council subsequently refused to grant planning permission.

3.5 This application site was selected for housing development at both stages in the preparation of the Non Statutory Local Plan. It has been the County Council's policy to support the allocations made as a result of the housing distribution strategy in the Non Statutory Local Plan, provided Wealden District Council is satisfied that they will deliver the Structure Plan housing provision for Wealden District for the period 2006 - 2011. The current application site has been selected as a result of an extensive public consultation exercise, including consultation with County Council service interests and its development for housing can therefore be supported in principle as a departure from the adopted Wealden Local Plan (1998).

b) Transport infrastructure

3.6 The Non Statutory Local Plan makes clear (in NSLP policy PW2) that the development of this site is expected to provide a contribution to improve the capacity of trunk road junctions in the Polegate area. The County Council as Highway Authority has not yet completed its assessment of the current proposal but its earlier involvement in the local plan and in discussions with the applicant suggest there is likely to be no over-riding issue of highway capacity to address but rather issues of detailed access and mitigation of traffic effects along Pevensy Road (B2247). A Local Sustainable Accessibility Improvement Contribution (LSAIC) will therefore be required from the development to spend on local measures in order to provide for the transport demand that the development creates (policies S1(d), TR3).

c) Other infrastructure

3.7 The County Council's Development Contributions Co-ordinator is providing advice on the infrastructure contributions required from this residential development to meet the additional demands on County Council infrastructure in the Polegate area (policy S3). In particular, contributions will be required from the site towards a

new one form entry primary school and nursery school facility for 3 to 4 year olds, necessary to serve the additional housing brought forward on allocated housing land at Polegate. The Non Statutory Local Plan shows that this school and nursery facility is to be located within the larger housing allocation west of the A22, the development of which cannot proceed until there is a West of Polegate Trunk Road Improvement in place. If the Shepham Lane development proceeds first, which seems likely, then the contributions will need to be reserved until the new primary school and nursery facility can be achieved. Contributions will also be sought towards library, household waste and rights of way provision.

d) Waste minimisation

3.8. Construction activity generates a considerable amount of waste and the management of this waste should be an active feature of all development. Any approval of development on this site should require the developer to minimise waste generation arising from demolition and construction as far as practicable and consider its reuse on site. An appropriate waste minimisation condition should be imposed in line with Structure Plan policy S10 and Waste Local Plan policy WLP11 and the Construction and Demolition Waste supplementary planning document.