

Friday Street, Langney

(Inset Map No.62)

24.1 An area of some 4.4 hectares straddling the Eastbourne Borough boundary with a frontage to the east side of Friday Street, which was allocated for housing in earlier Plans, remains undeveloped. This land adjoins the recent housing development north of Pennine Way. Eastbourne Borough Council has reaffirmed its commitment to developing the frontage part of the site within its area by including it within the 'Built Up Area Boundary' of its Borough Local Plan. It is considered that the development of that part within Wealden District (3.6 hectares) would form a natural rounding off to the recent and committed development in the locality.

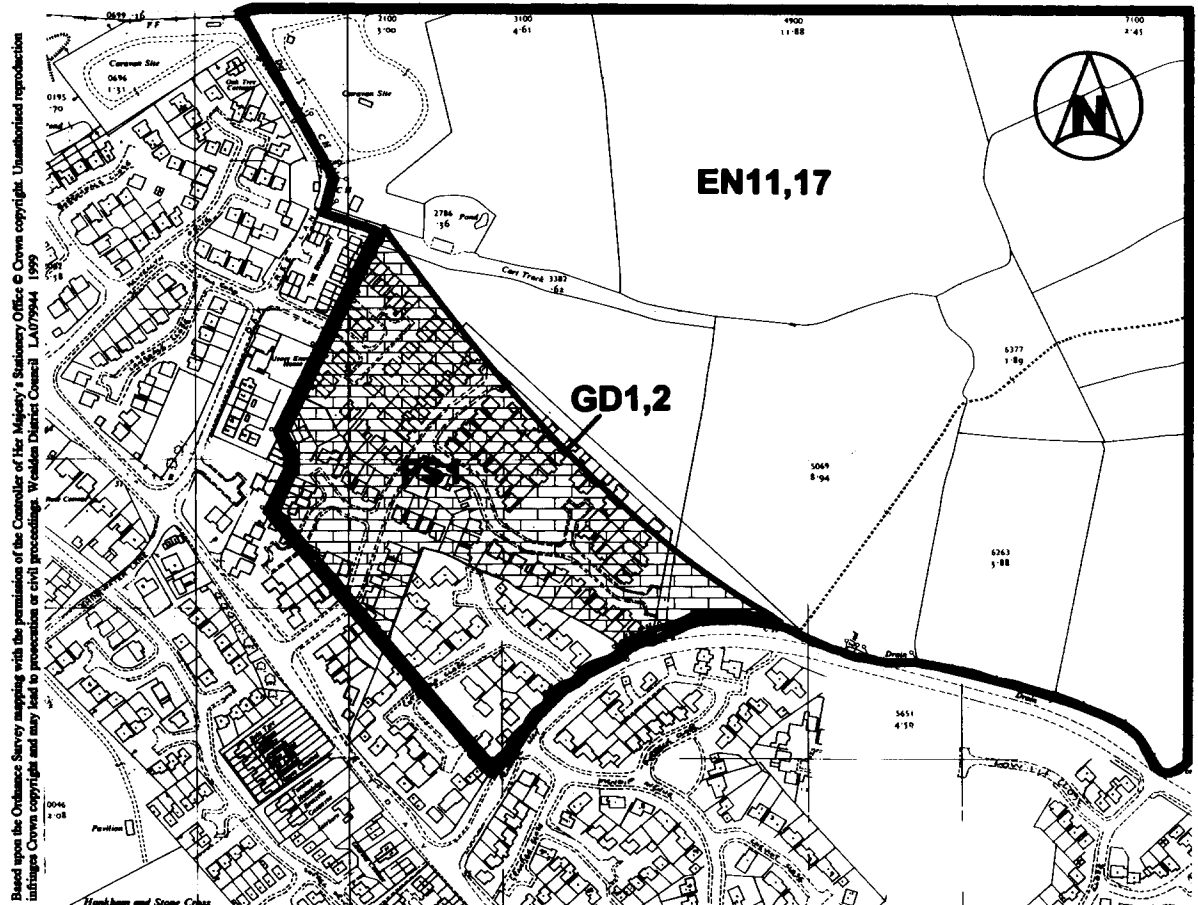
24.2 A co-ordinated approach to development of this land, together with recent housing on Coniston Road/Cotswold Close, has been set out in a Planning Design Brief approved by both Councils. The provisions of this Brief include requirements for a housing layout designed in coherent groups at a density of 8-10 dwellings per acre, landscaped open space in the eastern corner and other play provision. Also, it envisages that access through the site would link it with development either side and that Oak Tree Lane to the west becomes a cul-de-sac. It is considered that these provisions remain appropriate and that the uncommitted part of the residential allocation be carried forward on a similar basis.

24.3 Planning permission has been granted for residential development, including an element of affordable housing, on the allocated area and adjacent land fronting Friday Street within Eastbourne Borough. In the consideration of these proposals, it has been accepted that the principal access may be directly off Friday Street with a secondary, but unconnected, access off Oak Tree Lane, rather than as put forward in criterion (1) of the policy. However, retention of the allocation remains appropriate as permission was subsequent to the base date of the Plan.

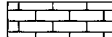
24.4 To the north-west of the allocated site, the extension of the built-up area beyond Oak Tree Lane into Wealden District is considered inappropriate as development would intrude on to an exposed ridge and into an open valley which runs down to the Mountney Levels. Similar concerns relate to the open valley side east of the allocation, while further east, any extension of development within the exposed landscape of the Levels is considered particularly inappropriate and incompatible with protecting the open countryside gap between Eastbourne and Westham.

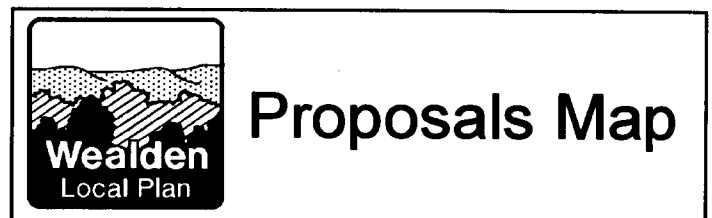
FS1 Land east of Friday Street, Langney, as defined on the Proposals Map, is allocated for housing purposes. Proposals for new housing development will be permitted where the following criteria are met:

- (1) access shall be provided through the site to link to Coniston Road (east) off Pennine Way and to Coniston Road (west) off Helvellyn Drive;**
- (2) a landscaped tree and shrub screen will be provided along the north-eastern boundary of the site;**
- (3) the laying out of public open space, including play provision, in accordance with the Council's standards;**
- (4) the design and layout of any development should have regard to the provisions of the Planning Design Brief for North Langney Area 3C, jointly produced by Wealden District Council and Eastbourne Borough Council.**



KEY

-  Inset Map boundary
-  Development boundary
-  Housing allocation



Plan wide policies are listed on the main Proposals Map.

