

A6. APPENDIX 6: SITE ASSESSMENTS: EASTBOURNE

Market Attractiveness Rating

Market attractiveness ratings have been provided to give an overall picture of the quality of a site. These are based on professional judgement, taking into account a combination of; access to amenities; accessibility; circulation; parking; and the age and quality of buildings. Accessibility has been given the most weighting in this consideration.

Recommendation Descriptors

Recommendation	Description
No Action	Where a site is not allocated for businesses/industrial uses and/or these uses are not protected, take no policy action.
Retain	Where a site is allocated for businesses/industrial uses and/or these uses are protected, retain this status.
Protect	Where a site is not allocated for businesses/industrial uses and/or these uses are not (adequately) protected, use Local Plan policy to do so.
Release	Where a site is allocated for businesses/industrial uses and/or these uses are protected, release the site from this protection and allow development of other uses.
Review Boundary	Where a site is allocated for businesses/industrial uses and/or these uses are protected, change the area over which this applies.

Key

	Development Areas
	Intensification Areas
	Re-development Areas
	New Development
	New Residential Development

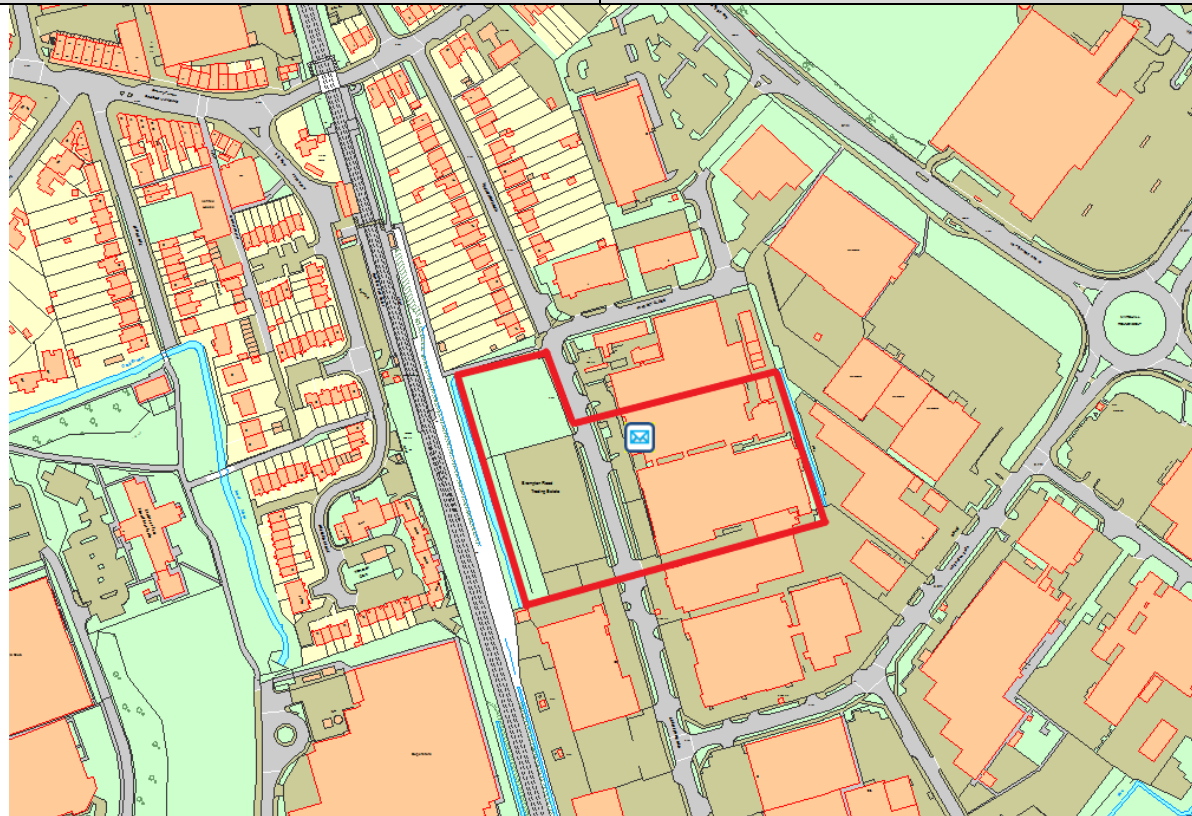
*Unimplemented permissions and applications are included where site is not included in SHELAA or is not deemed to be developable in the SHELAA. Unimplemented permissions are also included which highlight key issues (e.g. Changes of use to residential).

Brampton Road Industrial Estate	
Local Authority	Eastbourne
Address	Brampton Road, Eastbourne, BN22 9BA.



Gross Site Area (Ha)	13.53
Local Plan Designation	Designated Industrial Estate – Policy EL2 of Eastbourne Employment Land Local Plan (2016)
Description	Medium-large well developed industrial estate adjacent to retail park. Part of a wider area of industrial estates to the east of Hampden Park Station.
Uses	Manufacturing, light industrial, industrial, storage and distribution
Site Context	Residential area to north-west. Retail park immediately to the east, with industrial estates beyond these (the site is effectively part of these industrial estates). Golf course and open space to south.
Fit with Adjacent Uses	Appropriate – No heavy industrial uses adjacent to residences in north of site.
Amenities	Supermarkets and other shops adjacent.
Accessibility	Served by A-roads (direct access to A22), Hampden Park Train Station and bus stops at

	edge of site. Served by National Cycle Route (21).
Circulation	Good – wide roads with reasonable truck access.
Parking	Adequate parking provision including some business specific parking, as well as on street parking.
Age of Buildings	From ~1960 to ~2010 based on CoStar sample.
Quality of Buildings	Reasonable (Co-star suggests reasonable to low)
Vacancy Rate	Low (CoStar sample suggests 0%)
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Highly accessible location with good access to amenities. Reasonable quality environment and stock.
Development/Environmental Constraints	Further development in north west corner should be sensitive to adjacent residences.
Planning Application	



Address	41 Brampton Road, Eastbourne, East Sussex, BN22 9BN
Proposal	Demolition of existing industrial units and erection of 7 industrial terraces (providing 31

	B2/B8 units) with associated access, car parking and landscaping.
Status	Recommended for approval subject to conditions.
Net change in floorspace (sqm)	Net loss
Comment	The application site covers the Development opportunity site and Intensification site detailed above. The planning committee report notes that. 'the proposal would result in a net loss of employment floor space within this designated industrial estate. However, the units would be high quality and provide modern employment facilities that are considered to suit the needs of both existing businesses in the Borough and inwardly migrating businesses, including smaller start-up and fledgling companies.'
Unimplemented Permission	
Address	23 Marshall Road, Hampden Park, BN22 9AD
Proposal	Proposed full height extension to existing warehouse.
Net change in floorspace (sqm)	+500
Development Opportunity	
Current Use	Vacant, Open Space.
Status in SHELAA	Site HA03 – Suitable for employment development but undevelopable as not available. Not suitable for residential development.
Accessibility and Constraints	Accessible by road. Within Flood Zone 3a. May not be suitable for heavy industrial uses due to adjacent residences.
Market Attractiveness (Low to Very High)	High – Accessible site on established industrial estate, with local amenities and a reasonable quality environment.
Estimated Developable Area (Ha)	0.26
Potential Use	Class E and/or B
Unimplemented permission?	No but has been recommended for approval.
Intensification Opportunity	

Current Use	Car park (previously used by TEVA factory). Few cars parked and gate locked at time of visit.
Market Attractiveness (Low to Very High)	High – Accessible site on established industrial estate, with local amenities and a reasonable quality environment.
Estimated Area for Re-development	0.42
Potential Use	Class E and/or B.
Unimplemented permission?	No but has been recommended for approval.
Recommendation and Overall Development Potential	
Recommendation (Retain, No action, Protect, Release, Review Boundary)	Retain and Protect (i.e. strengthen policy to protect from change to non-industrial and office uses)
Development potential	Planning application covering the Development opportunity site and the Intensification opportunity site (0.68 ha in total) has been recommended for approval although this would lead to a net loss of floorspace.
Additional development potential (Ha)	None (Assuming the planning application covering the site will be approved).

Highfield North Industrial Estate and Highfield Park	
Local Authority	Eastbourne
Address	Edward Road, Eastbourne, BN23 8AS.



Gross Site Area (Ha)	6.06
Local Plan Designation	Designated Industrial Estate – Policy EL2 of Eastbourne Employment Land Local Plan (2016)
Description	Developed, medium sized, mixed commercial site. Part of a wider area of industrial estates to the east of Hampden Park Station.
Uses	Industrial, light Industrial, food and drink, retail, hotel.
Site Context	Residential area to north-west. Retail / school to west. More industrial estates to south and west. Agriculture and green space across A22 to east.
Fit with Adjacent Uses	Appropriate - Residential areas shielded by trees.
Amenities	Supermarket adjacent.
Accessibility	Served by A-roads (direct access to A22), Hampden Park Train Station, bus stops at edge of site, National Cycle Route (21).
Circulation	Good internal roads but circulation hampered by on-street parking.

Parking	Large amounts of on street parking despite car park for Travelodge being empty at time of visit. Some businesses have own parking.
Age of Buildings	Mostly post 2000, some older.
Quality of Buildings	Mostly high quality, some reasonable (CoStar sample suggests reasonable).
Vacancy Rate	0% (CoStar sample suggests 0% also)
Quality of Environment	Reasonable (has some public realm).
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Accessible site on established industrial estate, with local amenities. Reasonable quality environment and stock.
Development/Environmental Constraints	Lack of space.
Recommendation and Overall Development Potential	
Recommendation (Retain, No action, Protect, Release, Review Boundary)	Retain (although consider including Food and Drink, Retail and Sui Generis uses for designation under Policy EL2).
Development Potential	None
Highfield South Industrial Estate	
Local Authority	Eastbourne
Address	Whittle Drive, Eastbourne, BN23 6PU.



Gross Site Area (Ha)	8.16
Local Plan Designation	Designated Industrial Estate – Policy EL2 of Eastbourne Employment Land Local Plan (2016)
Description	Developed, medium-sized industrial estate. Part of a wider area of industrial estates to the east of Hampden Park Station.
Uses	Mainly industrial and storage and distribution. One leisure/community building.
Site Context	Industrial estates to north west and south west. Retail Park to south-west. Agricultural and green space across A22 to the south and east.
Fit with Adjacent Uses	Appropriate
Amenities	Supermarkets and other shops adjacent.
Accessibility	Served by A-roads (direct access to A22), Hampden Park Train Station, bus stops at edge of site, National Cycle Route (21).
Circulation	Adequate, although trucks may struggle to turn in some parts of site.
Parking	Some areas of poor parking provision within the site, although generally adequate. Some

	businesses have own parking, but on street parking also takes place.
Age of Buildings	Mainly 1970's (or older) based on CoStar sample.
Quality of Buildings	Reasonable to poor.
Vacancy Rate	Low (CoStar sample suggests 0%)
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Accessible site on established industrial estate, with local amenities and a reasonable quality environment.
	Lack of appropriate space – bounded on all sides, space in north east corner has a stream running through (along eastern border of site) and could only be accessed through yard of Gardeners Books. If developed new access would be needed from Willingdon Drove/A22 which is likely to be impractical.
Recommendation and Overall Development Potential	
Recommendation (Retain, No action, Protect, Release, Review Boundary)	Retain and Protect (i.e. strengthen policy to protect from change to non-industrial and office uses)
Development Potential	None

Finmere and Britland Industrial Estate	
Local Authority	Eastbourne
Address	Finmere Road, Eastbourne, BN22 8QL



Gross Site Area (Ha)	6.64
Local Plan Designation	Designated Industrial Estate – Policy EL2 of Eastbourne Employment Land Local Plan (2016)
Description	Gas works to the north of site with medium, developed industrial estate in the south. Part of wider Lottbridge Drove Industrial Estate area.
Uses	Mainly industrial/light industrial. Some office.
Site Context	Residential areas to south. Industrial estates and a retail park to north.
Fit with Adjacent Uses	Inappropriate to south of site as gardens back directly on to industrial area without shielding
Amenities	Supermarket, fast food and retail park adjacent, although lack of access this is a ~10 minute walk meaning some may drive.
Accessibility	Directly served via residential streets but ~1 minute drive from A2290. Edge of site served by bus stops and ~1 minute cycle from National Cycle Route (21) along residential streets.

Circulation	On street parking impairs circulation. Site is not joined up – access through 2 separate roads off residential street.
Parking	Inadequate. Some businesses have own parking, but on street parking also takes place.
Age of Buildings	CoStar sample suggests 1970's-2000 but likely to be some stock built between 1940 and 1970.
Quality of Buildings	Reasonable to poor
Vacancy Rate	None (CoStar sample suggests 0% also)
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	Moderate – Reasonable accessibility and access to amenities. Poor circulation and parking and some poor quality stock.
Development/Environmental Constraints	Whilst it is likely that some of the gasworks area is un/under-utilised, it is likely to be contaminated and development is likely to be complex. The gas work would also restrict the density of any development Wooded area in northwest corner of site is adjacent to gardens and is therefore deemed not appropriate for development.
Recommendation and Overall Development Potential	
Recommendation (Retain, No action, Protect, Release, Review Boundary)	Retain
Development potential	None

Hammonds Drive Industrial Estate	
Local Authority	Eastbourne
Address	Hammonds Drive, Eastbourne, BN23 6PW

Parking	Inadequate. Some businesses have own parking but cars are often parked informally and are crowded. High levels of on street parking.
Age of Buildings	Mainly 80's and 90's
Quality of Buildings	Reasonable
Vacancy Rate	Low (CoStar sample suggests 5.9%).
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Accessible site on established industrial estate, with local amenities. Reasonable quality environment and reasonable quality buildings.
Development/Environmental Constraints	Potential development area to north west of site is currently an Archaeological Notification Area in Eastbourne's Core Strategy. The green/ wooded area to the north is part of the Eastbourne Park designation.
Unimplemented Permission	
Address	Unit 4, Hammonds Drive, St Anthony's & Langney Point, BN23 6PW
Proposal	Removal of existing storage buildings and containers and erection of single storey warehouse (Class use B8).
Net change in floorspace (sqm)	+270
Development Opportunity	
Current Use	Vacant, open area.
Status in SHELAA	Not included.
Accessibility and Constraints	Accessible by road. In Archaeological Notification Area. Power cables traversing the site may limit development potential.
Market Attractiveness (Low to Very High)	High – Accessible site on established industrial estate, with local amenities and a high quality environment.
Estimated Developable Area (Ha)	0.33
Potential Use	Class E and/or B.
Unimplemented permission?	No
Recommendation and Overall Development Potential	
Recommendation (Retain, No action, Protect, Release, Review Boundary)	Retain and Protect (i.e. strengthen policy to protect from change to non-industrial and office uses)

Development Potential	Development Opportunity area (0.33 ha).
Additional Development Potential	0.33 ha

Birch Road, Hawthorns and Compton Industrial Estates	
Local Authority	Eastbourne
Address	Birch Road, Eastbourne, BN23 6PD



Gross Site Area (Ha)	20.9
Local Plan Designation	Designated Industrial Estate – Policy EL2 of Eastbourne Employment Land Local Plan (2016)
Description	Developed, large employment site with a mix of commercial uses. Core part of wider Lottbridge Drove Industrial Estate area.
Uses	Retail, industrial, transport, storage and distribution and leisure.
Site Context	Residential areas and school to the south-east. Industrial estates and a retail park to south and south-west. Agricultural land to north.

Fit with Adjacent Uses	Inappropriate where residential property is directly adjacent to the industrial area in the south-east.
Amenities	Supermarket, fast-food and retail park adjacent.
Accessibility	Directly served by A2290. Edge of site served by several bus stops and National Cycle Route (21).
Circulation	Circulation impaired by high levels of on street parking. Poorly signed.
Parking	Inadequate. Some businesses have own parking but high levels of on street parking.
Age of Buildings	CoStar sample suggests mainly 1960's, 70's and 80's. However, observations suggest there is likely to be more recent.
Quality of Buildings	Most reasonable, some very good. (CoStar sample suggests most reasonable with some poor).
Vacancy Rate	None (CoStar sample suggests 0.6%)
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	High – Accessible site on established industrial estate, with local amenities and some very good quality stock. Reasonable quality environment. Poor parking and circulation.
Development/Environmental Constraints	Space
Unimplemented Permission	
Address	26 - 28 Lottbridge Drove, St Anthony's & Langney Point, BN23 6NT
Proposal	Prior notification under Class O Part 3 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to change the existing use from Class B1a (first floor offices) to 2no. Residential Dwellings (Class C3).
Net change in floorspace (sqm)	Net Loss
Recommendation and Overall Development Potential	
Recommendation (Retain, No action, Protect, Release, Review Boundary)	Retain and Protect (i.e. strengthen policy to protect from change to non-industrial and office uses)

Development potential	None
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Courtlands Road Industrial Estate	
Local Authority	Eastbourne
Address	Courtlands Road, Eastbourne, BN22 8UY.



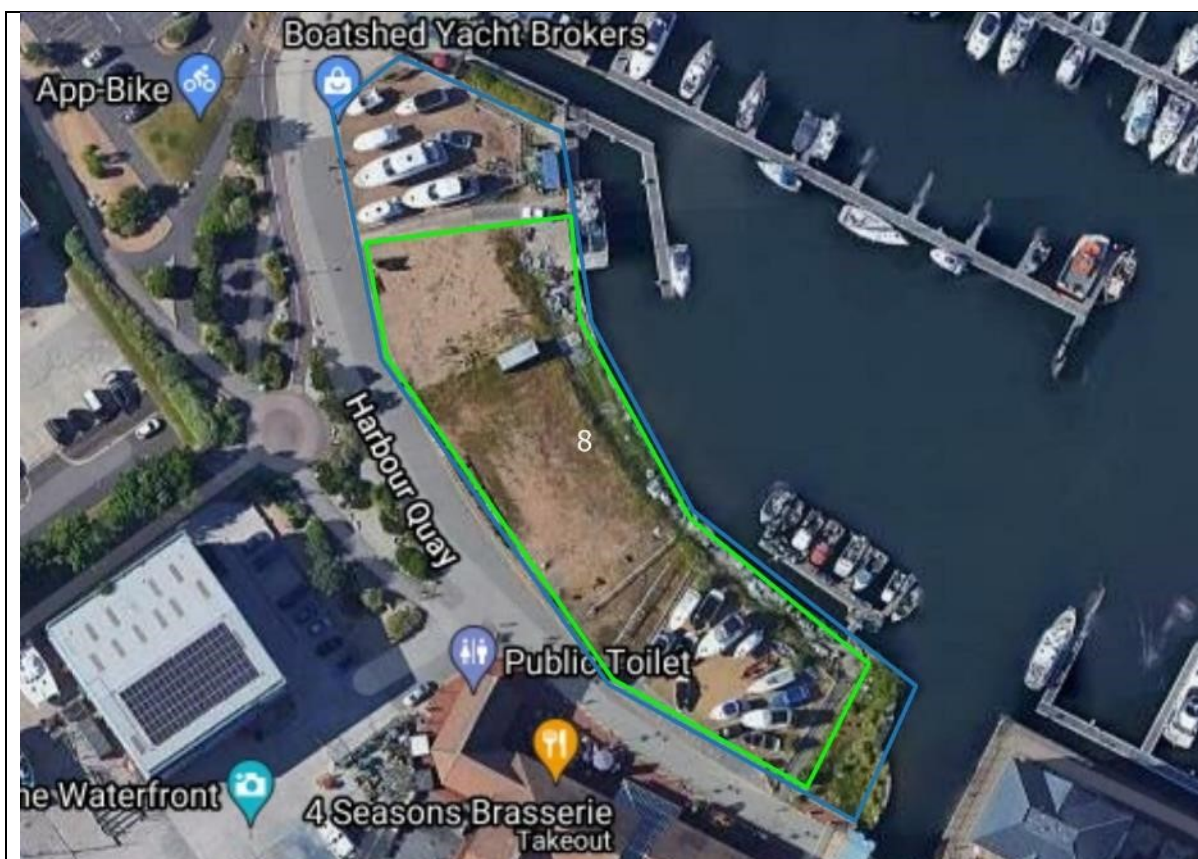
Gross Site Area (Ha)	6.55
Local Plan Designation	Designated Industrial Estate – Policy EL2 of Eastbourne Employment Land Local Plan (2016)
Description	Developed, medium sized employment site with a mix of commercial uses.
Uses	Industrial, retail, office. Some storage and distribution and leisure.
Site Context	Residential area to east and south. Railway line to west (then allotments and residential).

Fit with Adjacent Uses	Inappropriate where residences are directly adjacent to industrial area in north-east and south of site.
Amenities	Wholesaler adjacent to site but limited food stores/cafes in immediate vicinity of site (a few convenience shops and takeaways).
Accessibility	Just off A2021 (single carriageway in residential area). Edge of site is served by several bus stops. Short distance along residential street to Horsey Cycle Way which joins National Cycle Route (21).
Circulation	Inhibited by on street parking. Reasonable truck access.
Parking	Adequate parking provision including some business specific parking, although on-street parking is an issue.
Age of Buildings	CoStar sample suggests a mix of ages between the 1970's and 2000's, although some older stock apparent.
Quality of Buildings	Mix of very good, reasonable and poor (CoStar sample suggests reasonable).
Vacancy Rate	Low (CoStar sample suggests 0%, however, redevelopment area in the south, which is a potentially derelict/vacant building, is considered to be industrial land by CoStar)
Quality of Environment	Reasonable
Market Attractiveness of Existing Floorspace (Low to Very High)	Moderate – Reasonable quality floorspace and environment in a location with moderate accessibility and access to amenities.
Development/Environmental Constraints	No obvious constraints.
Re-development Opportunity A	
Current Use	Potentially derelict/vacant industrial building.
Status in SHELAA	RO15 – Currently in employment use. Suitable for residential development but unsuitable for employment development due to surrounding residential. Permission for flatted development.
Currently in employment use?	Unlikely
Accessibility and Constraints	Accessible by road. However, Abbots Close access is a small residential street. Waterworks

	Road access also has residential on opposite side. Not suitable for heavy industrial due to adjacent residences.
Market Attractiveness (Low to Very High)	Medium – Moderate accessibility and access to amenities. Surrounding residential limits development potential.
Estimated Gross Developable Area (Ha)	0.53
Potential Use	Class E (and residential)
Unimplemented permission	No but has resolution to grant permission for residential, subject to S106 agreement.
Re-development Opportunity B (Outside site area)	
Current Use	Derelict office building and land.
Status in SHELAA	RO03 – Currently in employment use. Suitable for residential development but unsuitable for employment development due to surrounding residential.
Currently in employment use?	Unlikely
Accessibility and Constraints	Accessible by road (industrial estate on one side, residential on the other). Not suitable for heavy industrial due to adjacent residences
Market Attractiveness (Low to Very High)	Medium – Moderate accessibility and access to amenities. Surrounding residential limits development potential.
Estimated Gross Developable Area (Ha)	0.59
Potential Use	Class E (and residential)
Unimplemented permission	No but has resolution to grant permission for residential, subject to S106 agreement.
Re-development Opportunity C (Outside site area)	
Current Use	Wholesalers and car park.
Status in SHELAA	RO20 – Currently in retail/car park use. Suitable for residential and employment development. Pre-app consultation ongoing (application has now been made for residential with some retail/community uses).
Currently in employment use?	Partially – Retail space to north of site
Accessibility and Constraints	Access in place. Not suitable for heavy industrial due to adjacent residences

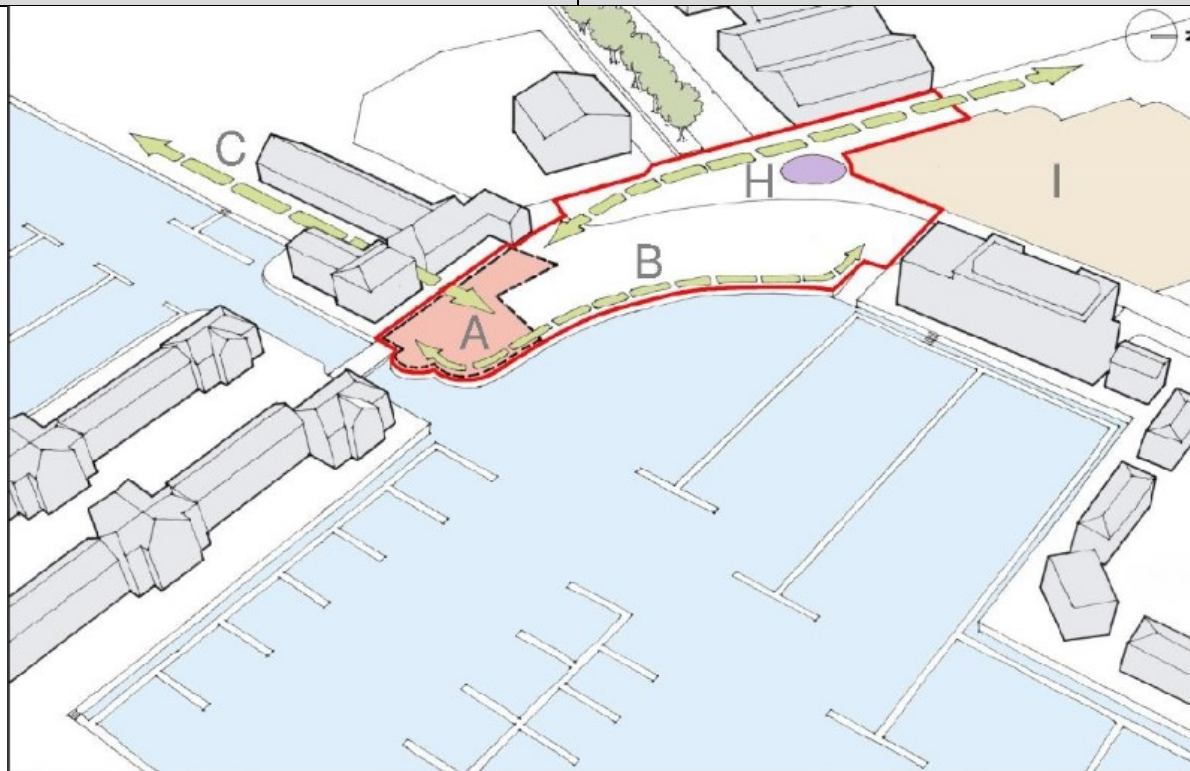
Market Attractiveness (Low to Very High)	Medium – Moderate accessibility and access to amenities. Surrounding residential limits development potential.
Estimated Gross Developable Area (Ha)	1
Potential Use	Class E (and residential)
Unimplemented permission	No but has resolution to grant permission for residential, subject to S106 agreement.
Recommendation and Overall Development Potential	
Recommendation (Retain, No action, Protect, Release, Review Boundary)	Retain and Protect (i.e. strengthen policy to protect from change to non-industrial and office uses).Review boundary if Re-development areas B and/or C are taken forward for employment.
Development potential (Within Site)	None - Re-development Opportunity area A has permission for residential and hence is not likely to come forward for employment use.
Development Potential (Outside Site)	None - Re-development Opportunities B and C are not likely to come forward for employment use as both have resolution to grant permission for residential, subject to S106 agreements.
Additional Development Potential (Ha)	None

Sovereign Harbour Site 4 (Land off Harbour Quay)	
Local Authority	Eastbourne
Address	Harbour Quay, Eastbourne, BN23 5QF.



Gross Site Area (Ha)	0.38
Local Plan Designation	Sovereign Harbour – Policy EL4 of Eastbourne Employment Land Local Plan, 2016 (suggested that office development could be accommodated on this site).
Description	Small, undeveloped site currently used as a boatyard and informal storage.
Uses	Storage and distribution
Site Context	South of site lies in front of a restaurant area. Harbour to east. Retail centre and car park to north-west. Industrial/Warehousing unit to west of centre of site.
Fit with Adjacent Uses	Boatyard is appropriate as marine area. Areas used for informal storage do not match the area and is not likely to support the restaurant.
Amenities	Wilkinson's and Asda in adjacent retail park. Restaurants and cafés in the Waterfront area immediately to south west of site.
Accessibility	Accessible by road (Harbour front B-road). A259 runs to the north of the site and links to this B-road. Bus stops require a short walk from the site.

	National Cycle Route (21) passes immediately adjacent to site.
Circulation	N/A
Parking	No on-site parking at present. However, Waterfront and retail centre car park adjacent.
Age of Buildings	N/A
Quality of Buildings	N/A
Vacancy Rate	N/A
Quality of Environment	Surrounding environment is of high quality. Informal storage on site brings down the quality of surrounding environment although may be required as the area is a working harbour.
Market Attractiveness of Existing Floorspace (Low to Very High)	N/A
Planning Application/Permission	



Address	Sovereign Harbour Eastbourne BN23 5UZ
Proposal	Up to 3,600 sqm (GEA) of commercial space (Potentially B1a/b). Part of a wider Outline Application across a number of Sovereign Harbour sites.
Status	Outline Application Approved in 2013. Currently working through reserved matters applications and variation of conditions (last application 2020).

Net change in floorspace (sqm)	Potential for net gain of up to 3,600 sqm (GEA) B1a/b.
Development Opportunity	
Current Use	Vacant/Informal Storage
Status in SHELAA	Part of SO04 – Suitable for employment development (not residential).
Accessibility and Constraints	Potential flooding issues. Heavy Industrial uses not appropriate. Office uses may also negatively impact the area high quality environment – leisure/food and drink uses likely to be most appropriate.
Market Attractiveness (Low – Very High)	High – In well-established retail and food and drink area with a high-quality environment but limited space and some constraints.
Estimated Developable Area (Ha)	0.27
Potential Use	Class E
Unimplemented permission?	Yes
Recommendation and Overall Development Potential	
Recommendation (Retain, No action, Protect, Release, Review Boundary)	Retain the northern portion of the site for Class E development and release the southern part of the site (in front of the Four Seasons Brasserie) for use as food and drink/leisure/amenity space to prevent significant negative impacts on the local harbourside food and drink businesses.
Development Potential	Development Opportunity area (0.27 ha). Taking into account just the northern portion of this area in line with the recommendation would leave 0.17 ha.
Additional development potential (Ha)	None – Unimplemented permission

Sovereign Harbour Site 6 (Land alongside Pevensey Bay Road)	
Local Authority	Eastbourne
Address	Easter Island Pl, Eastbourne BN23 6FA



Gross Site Area (Ha)	3.67
Local Plan Designation	Sovereign Harbour – Policy EL4 of Eastbourne Employment Land Local Plan, 2016 (Aim to deliver 23,125 sqm (GEA) of office and light industrial floorspace across sites at Sovereign Harbour).
Description	Partially developed, medium-sized site.
Uses	Office, community and vacant scrub land.
Site Context	The A259 separates the site from a residential area and school to the north and north-west of the site and agricultural land to the north-east. Vegetation and shingle separates the site from a residential area to the south-east of the site.
Fit with Adjacent Uses	Appropriate – shielding and separation from residential area.
Amenities	Wilkinson's and Asda in adjacent retail park. Restaurants and cafés in the Waterfront area immediately to south west of site. However, amenities would be beneficial on the site as it is developed out further.

Accessibility	Directly served by the A259. 2 bus stops on edge of site with others a short walk away. National Cycle Route (21) passes immediately past the site.
Circulation	High quality access road in place.
Parking	High quality parking provided at Pacific House.
Age of Buildings	Pacific House – 2015, Community Centre more recent.
Quality of Buildings	Very Good
Vacancy Rate	Low (CoStar suggests 0%)
Quality of Environment	Surrounding environment is of high quality and developed areas of site are of high quality.
Market Attractiveness of Existing Floorspace (Low to Very High)	Very High – Very good quality floor space in high quality environment with good access and access to amenities.
Development/Environmental Constraints	Potential land contamination. Part of site within 50m buffer of high pressure gas pipeline.
Planning Application/Permission	
Address	Sovereign Harbour Eastbourne BN23 5UZ
Proposal	Up to 15,000 sqm (GEA) of B1 space. Part of a wider Outline Application across a number of Sovereign Harbour sites.
Status	Outline Application Approved in 2013. Currently working through reserved matters applications and variation of conditions (last application 2020).
Net change in floorspace (sqm)	Potential for net gain of up to 12,677 sqm (GEA) B1a/b. This is due to the fact that 2,323 sqm has already been constructed (the Innovation Hub).
Development Opportunity	
Current Use	Vacant scrub/wooded land
Status in SHELAA	Part of SO07 – Suitable for employment development (not residential).
Accessibility and Constraints	Access road already in place along south border of site. Heavy Industrial uses not appropriate. Potential land contamination. Part of site within 50m buffer of high pressure gas pipeline.

Market Attractiveness (Low – Very High)	High – High quality environment with good access and access to amenities.
Estimated Developable Area (Ha)	2.15
Potential Use	Class E
Unimplemented permission?	Yes
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain. The Council should continue with a joined approach across the Sovereign Harbour sites.
Development Potential	Development Opportunity area (2.15 ha).
Additional Development Potential	0 ha

Sovereign Harbour Site 7 (Land fronting Pevensey Bay Road and Pacific Drive)	
Local Authority	Eastbourne
Address	Pacific Drive, Eastbourne BN23 6DW
	
Gross Site Area (Ha)	5.47

Local Plan Designation	Sovereign Harbour – Policy EL4 of Eastbourne Employment Land Local Plan, 2016 (Aim to deliver 23,125 sqm (GEA) of office and light industrial floorspace across sites at Sovereign Harbour – Office only on this site) .
Uses	Vacant scrub land, residential
Site Context	The A259 separates the site from agricultural land to the north. Residential area to the south. Sovereign Harbour Site 6 is adjacent to the south-east.
Fit with Adjacent Uses	Appropriate – residential in residential area.
Amenities	Wilkinson's and Asda in retail park a short walk away. Restaurants and cafés in the Waterfront area which are also a short walk away. However, amenities would be beneficial on the site as it is developed out further.
Accessibility	Directly served by the A259. 8 bus stops on edge of site. National Cycle Route (21) passes immediately past the site. Access to south-west of site already in place from Pacific Drive.
Circulation	N/A
Parking	N/A
Age of Buildings	N/A
Quality of Buildings	N/A
Vacancy Rate	N/A
Quality of Environment	Surrounding environment is of high quality.
Market Attractiveness of Existing Floorspace (Low to Very High)	High – High quality environment with good access and reasonable access to amenities.
Development/Environmental Constraints	Potential land contamination. Part of site within 50m buffer of high pressure gas pipeline.
Unimplemented Permission	



Address	Sovereign Harbour Eastbourne BN23 5UZ Site A (Sites B and C are open space and residential)
Proposal	6,700 sqm (GEA) of B1 space. Part of a wider Outline Application across a number of Sovereign Harbour sites.
Status	Outline Application approved in 2013. Currently working through reserved matters applications and variation of conditions (last application 2020). Site C has already been developed out for residential
Net change in floorspace (sqm)	Net gain of 6,700 sqm (GEA)
Development Opportunity	
Current Use	Vacant scrub/wooded land
Status in SHELAA	Part of SO09 – Suitable for office development (not residential).
Accessibility and Constraints	Potential land contamination. Part of site within 50m buffer of high pressure gas pipeline.
Market Attractiveness	High – High quality environment with good access.
Estimated Developable Area (Ha)	2.6
Potential Use	Class E

Unimplemented permission?	Yes – Outline Permission above
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Retain. The Council should continue with a joined approach across the Sovereign Harbour sites.
Development Potential	Development Opportunity area (2.6ha).
Additional Development Potential (Ha)	No – Unimplemented permission.

Town Centre Development Opportunity Site 2	
Local Authority	Eastbourne
Address	Wharf Rd, Eastbourne, BN21 3XQ
	
Gross Site Area (Ha)	2.91
Local Plan Designation	Policy TC19 – Development Opportunity Site 2 of the Eastbourne Town Centre Local Plan. Mix of uses supported. Required uses are A1 retail at ground floor and C3 residential above ground floor. Acceptable additional uses are A3

	restaurants and cafés, A4 drinking establishments at ground floor, and B1(a) offices and C1 hotel above ground floor.
Description	Town centre site with shopping sectors but mainly car park and rail sidings/land.
Uses	Retail, car park, food and drink.
Site Context	Town Centre. Train station, some industrial and other commercial units and residential units to south. Residential and some commercial units to north.
Fit with Adjacent Uses	Appropriate – Retail and parking in town centre at train station.
Amenities	Restaurants on site. Very short walk to high street with a range of amenities.
Accessibility	Good but poor HGV access (not appropriate for industrial/distribution). Adjacent to train station, a number of bus stops. Not served by cycle route but has funding for a new Cycle Hub with a new cycle route to the site proposed.
Circulation	Reasonable – Car park.
Parking	Good – Car park.
Age of Buildings	1900-2000. Shopping Centre is more recent.
Quality of Buildings	Reasonable
Vacancy Rate	None (CoStar sample suggests 0%)
Quality of Environment	Reasonable. Lacking greenery/public realm given town centre site.
Market Attractiveness of Existing Floorspace (Low to Very High)	Medium – Town Centre location with good access for office/retail businesses. Environment could be improved to increase attractiveness.
Development/Environmental Constraints	Railway line and shape of vacant space limits development potential in north-east of site. Furthermore, this land is likely to be Network Rail owned.
Recommendation and Overall Development Potential	
Recommendation (Retain, Protect, Release, Review Boundary)	Release.

Development Potential	None - Unlikely to come forward for office development given the need for residential set out in the planning policy and to ensure viability. Not a reliable source of employment land.
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