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12th December 2011

Dear Lynette,

Further to the exploratory meeting, the guidelines of additional comments allowed and communications with Lynette Benton, I enclose some additional points in respect of the Polegate area that Polegate Town Council resolved to make regarding the public examination of the Core Strategy.

Matter 8

a) Have reasonable alternatives to the strategy been considered?

Polegate town Council consider that reasonable alternatives have been considered. Recently at the Honey Farm appeal, area PW1 was considered by the inspector to be unsuitable.

d) Has the impact of the strategy on the strategic road network been adequately assessed and is there reasonable prospect that the transport infrastructure required is deliverable?

The Town Council has not assessed the road network itself, but comment that the local road network is at present almost at capacity at peak times and is regularly congested. The Cophall roundabout scheme is incomplete and the Folkington link road not expected to be reviewed until at least 2030, at the earliest. The link road is therefore not expected to be deliverable. There is no sufficient room on the A2270 to expand for a bus corridor and there is no room to expand that road. Polegate Town Council therefore believes that the transport infrastructure will not be deliverable as envisaged in the core strategy.

e) Is the strategy sufficiently flexible to respond to an unexpected change in circumstances?

Polegate Town Council consider that the strategy is sufficiently flexible in that the Strategic Housing Land Availability Assessment (SHLAA) for Polegate allocations has identified a variety of areas, which are all adopted in the Polegate Town Masterplan. Should any area become undeliverable there are many alternatives within the Polegate area.

f) Is SD4 justified and deliverable?

SD4 only has a small acreage within the Polegate boundary, but there could be significant housing numbers within that boundary from SD4. The suitability of the access roads needs to be determined.

g) Is SD5 justified and deliverable?

The employment provision area is considered by Polegate Town Council to be justified and deliverable.

k) Have reasonable alternatives to SD4, SD5, SD6 and SD7 been considered – omission sites?
A full and thorough investigation of PW1 (an alternative to SD4 was considered at the Honey Farm inquiry and was determined by the inspector as an unsuitable site.

Yours sincerely



Jo Ognjanovic
Town Clerk