

GLADEDALE PROPOSAL -19.09.06

- The proposed development is on a strip of land-locked land situated north of Dittons Road and south of the Polegate by-pass.
- The site is currently allocated to a high quality business park within the non statutory WDC Local Plan.
- The Sellwood (or Wimpey) site with a proposal of 265 dwellings adjoins this land to the west.
- Gladedale propose the sub-division of this site to provide further dwellings and a smaller business park
- The proposal includes:
 1. 220 homes, being a mix of 1, 2, 3 and 4 beds with a total occupancy of 610 persons
 2. 30% of the homes to be affordable
 3. 8800 sq m B1a business park (offices)
 4. vehicular access created by the purchase and demolition of 2 properties on Dittons Road, namely Gulfoss and Winfield Farm
 5. the junction to be signal controlled, allowing for formal pedestrian and cyclist crossing
 6. an additional pedestrian and cycle access doubling as a secondary emergency vehicle access

CONCERNS

- The non statutory WDC Local Plan allocates 250 dwellings to this strip of land. Sellwood are already proposing 265 - plus 15.
- If this application is approved it would exceed that allocation by a further 220 - plus 235.
- No additional supporting infrastructure or planning gain, eg schools or doctors surgery provision.
- Additional traffic movements out onto recently de-trunked road.

POSITIVES

- Location does not impact on South Downs or AONB
- Argument for reducing size of business park proposed by WDC in Local Plan