

Polegate Town Council's observations and comments in regard to the proposed new housing developments on land west and east of Cophall roundabout (Pelham Homes) and land east of Shepham Lane (Sellwood)

Phase 1

Pelham Homes – land west of Cophall roundabout

The Council has no objection to the provision of 1,000 new homes, however, the provision of a 4,500 sq. m. business park is a matter of concern as it is not considered to be sustainable unless it is linked to the railway. Without this facility the units are almost certain to stand empty.

It is agreed that the Folkington link trunk road is an essential component of the application. It is also agreed that the A27 (Lewes Road) should become a no through road past the entrance to Stud Farm which will be a benefit to the residents of that estate. However the Council objects to the planned vehicular access to the application site via the old A22, not the new trunk road, and would prefer access to be provided from the new roundabout on the proposed Folkington link to service the whole site, including the proposed primary school.

Council also supports the provision of a pedestrian and cycle access from the new development to the High Street via Brookside Avenue with the provision of a pelican crossing under a footbridge.

The provision of a Parkway Station is supported as this will alleviate commuter parking. However an alternative provision for substantial parking would need to be provided should the Parkway Station not be a feasible option.

The provision of a primary school is considered to be essential as the existing school is at saturation point and would not be able to accommodate any additional intake.

With regard to community facilities, the Council would like to see the following provision:

- Convenience store to be located at the Parkway Station
- Doctors surgery/local treatment centre
- Dentist
- Multi purpose sports hall
- Tennis courts
- Community centre
- Place of worship
- Cemetery
- All weather sports facility
- Outdoor cinema
- Community open space

Note: tennis and all weather sports facility to be located on Council land

However the Council would not support phase 1 in isolation as the development would not provide sufficient planning gain and benefit to residents. There is also a strong preference for a graded separation and the provision of an underpass which would not be achieved by the provision of phase 1 in isolation which would only provide a high level roundabout. It is also considered that the graded separation of the roundabout should form part of a 106 agreement.

Phase 2

Pelham Homes – land east of Cophall Roundabout

The Council supports phase 1 and phase 2 together, but neither in isolation, and the same comments apply as for phase 1, with the exception of the provision of a business park which is not considered to be a viable option unless it is linked to the Parkway Station.

Sellwood Planning – land east of Shepham Lane - proposed George Wimpey development

The Council does not support this application for the following reasons:

- The proposed development is not linked to any local facilities and no new facilities on site are proposed.
- There is no primary school provision close by, the nearest school being approximately 1 mile distant and no local bus services
- The proposed new roundabout is just beyond the brow of a hill as well as being on a corner which is considered to be a potential traffic hazard
- The proposed wooded play area is considered to be unsuitable as it is located in an isolated area at the far end of the site
- The proposed Business Park is not considered to be a sustainable option at this location and the volume of traffic servicing the site would have an adverse impact on the recently detrunked road.
- The standard of the existing main street lighting at the end of Dittons Road is inadequate and there is no proposal for additional provision.

Suggestions for the use of commuted sums

- Contribution towards the regeneration of the town centre and improvements to the shopping precinct.
- Additional parking on railway land adjacent to Black Path Road.
- Continuation and improvements to the road system into Eastbourne, in particular Cross Levels Way with the provision of an additional roundabout to assist traffic flow and alleviate congestion at Cross Levels Way.
- Provision of a link road between the Cophall Phase 1 development site and Eastbourne and no right turn out of the development onto the old A22.