

Signature Projects

While the above Scenarios differ in their spatial emphasis, they all have a series of projects and initiatives that could be taken forward under any of the scenarios. This package of projects would collectively raise the quality of life, quality of place and the visibility of the Eastbourne - Hailsham Triangle.

- **Business / Science Park:** A high quality business park at Sovereign Harbour. A future public sector led business park in the Polegate and Lower Willingdon area;
- **Advanced Manufacturing Centre:** co-locating further and/or higher education with an advanced manufacturing industrial park;
- **Town Centre Regeneration:** at Eastbourne, Hailsham and Polegate;
- **A New Multi-Purpose Conference Facility:** to be located in Eastbourne;
- **A signature development at Fisherman's Green:** A signature high quality mixed use development;
- **Countryside Spa Hotel:** to be developed close to Hailsham;
- **High Quality Bus Corridor:** linking Eastbourne, Hailsham and Polegate;
- **Integrated Sustainable Housing:** one or more housing developments of a scale which would have a significantly lower impact on the environment than a standard new housing development;
- **Triangle Leisure Centre:** at Polegate in a location that could serve the whole Triangle;

- **Eastbourne Park Regeneration:** HQ for potential South Downs National Park;
- **A Green and Blue Grid Framework:** a comprehensive system of paths and trails.

Scenario Assessment

GVA Grimley were asked to suggest which of the scenarios would best meet local objectives to achieve a step change. It is their opinion that Scenario One – Focus on the Core is the best option. This is based on:

- Accessibility of the area from within the Triangle and the wider region;
- The opportunity to create a step change in the economy through development of key sites;
- The potential for joint and integrated planning for residential, employment and mixed use development;
- Private sector interest in a number of sites in the area;
- A significant absence of community and leisure facilities;
- A concentration of social and economic deprivation;
- The opportunity to redefine Polegate as a high quality place to live and work in a sustainable manner that can serve as an example of how the entire Triangle will proceed in the future.

Scenario One would represent a new focus for the communities in the Triangle. Under Scenario One a range of public and private sector investments would nevertheless be expected to continue in a variety of locations in the Eastbourne - Hailsham Triangle. Realising this scenario will require significant new coordination and investment.

A long term commitment will be required among public and private partners. As such, there are higher risks associated with this scenario. However, the rewards are also likely to be higher.

The pursuit of Scenario One will not see change overnight. The three scenarios above have all been set out for consideration by local and regional stakeholders. No final decisions have been made. Discussions regarding the preferred spatial strategy will continue through LDF Core Strategy planning processes and public consultation carried out by Eastbourne Borough and Wealden District Councils.

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