

Jean Radley
Programme Officer
Eastbourne Core Strategy – Examination
1 Grove Road
Eastbourne
BN21 4TW

30th April 2012

Dear Jean,

Eastbourne Borough Council Response to Inspectors letter regarding the National Planning Policy Framework and Planning for Traveller Sites

The Council has carefully considered the points made in the letter from Steve Carnaby on behalf of Sue Turner and is grateful for the Inspectorates guidance on the issues which have arisen because of the very recent publication of two pieces National Planning Policy guidance. The following paragraphs indicate the Council's response to the questions raised and points made.

National Planning Policy Framework

1. The Council considers that there is a strong sustainability emphasis in the Core Strategy in accordance with the NPPF. The spatial strategy of the Core Strategy is based on the principle that future growth in Eastbourne will be delivered at an appropriate level and in a sustainable manner (para 2.1.1 of the Core Strategy). The visions for each of Eastbourne's neighbourhoods reflect the views and aspirations of local residents – supporting strong, vibrant and healthy communities.

2. In accordance with the agreed timetable of 4 May 2012, the Council will be submitting a formal response to indicate whether there is a need for further changes to the Eastbourne Plan as a result of the publication of the NPPF, in particular the presumption in favour of development. As part of that work the Council will give careful consideration to the inclusion of the new specific policy as suggested in the Inspectors letter dated 19th April.

Housing supply

3. The Council intends to undertake additional work to support its position in relation to paragraphs 47 – 55 of the NPPF statements before the commencement of the EIP.

Windfall Allowance

7. The Council has addressed the issue of reliance on windfall development in the 'Matter Statements' in response to the Inspectors EIP final 'Programme /Matters and

Issues for Hearings. It also intends to undertake additional work to support its position and to provide additional evidence relating to the potential of windfalls as a continuing source of housing land supply in the Core Strategy. This will include sample survey work within areas of the town where there is considered to be strong ongoing potential for windfall units..

Protection of Employment uses

8. The Council intends to support its position in relation to the identification of employment sites within the Core Strategy and therefore does not consider there is any change needed as a result of paragraph 22 of the NPPF. Further details on how the SHLAA reviewed and subsequently re-designated former employment sites suitable for housing use will also be provided.

Planning Policy for traveller sites

9. The Council will be submitting a formal response to the impact of the new policy document in relation to the contents of the core strategy, in accordance with the agreed timetable of 4th May. The issues raised by the Inspector in the additional questions have been addressed in the Councils formal 'Matter Statements' and at the Hearings. There will be no need for any delay to the scheduled hearings for this work to be carried out.

I hope this adequately deals with the points raised but if there is any further information required to clarify the Councils intentions, please let me know.

Yours sincerely

**Iona Cameron
Planning Policy Manager (Job Share)**