

**EASTBOURNE TOWN CENTRE LOCAL PLAN
INDEPENDENT EXAMINATION**

APPENDIX C

Matters And Issues for Hearing

**Thursday 16 May 2013 at 10.00 am
(continuing on Friday 17 May at 10:00 am)**

TIMING AND PROGRAMMING

In order to make efficient use of time whilst allowing each participant the opportunity to put their case, the hearings will be run as a "Rolling Programme" with no set timings for agenda items. The matters to be discussed will be dealt in the order below, unless any participants have time constraints, in which case the programme will be adjusted by agreement at the commencement of the Hearing.

1	Inspectors opening, including legal and procedural questions and the duty to co-operate
2	Questions/ procedural or programming matters
3	Council's opening statement
4	Quantum and type of development
4.1	Does the quantum of development align with the Core Strategy Local Plan (CSLP)?
4.2	Does the plan identify the distribution of uses in the town centre?
4.3	Is the reference to 3,000 sq metres of new office floorspace justified in view of the forthcoming review of employment land supply? Should the plan provide flexibility to allow for any additional office floorspace that may be required in the Town Centre?
4.4	Is the plan premature in view of this forthcoming review?
4.5	Should the plan set out how it will balance residential and office space in the light of forthcoming PD rights to allow conversion of office to residential use?
4.6	Does the plan take account of windfall housing evidence which was prepared for the Core Strategy examination?
5	Development opportunity sites – general matters
5.1	Are the DO sites intended to be site allocations and if so where are their boundaries/ site areas and phasing defined?
5.2	Are the DO sites and proposed uses justified and supported by robust evidence?
5.3	Are the DO sites deliverable? Are tables 1 and 2 (Programme and delivery framework) underpinned by project plans for each of the DO sites?

5.4	<p>Evidence is needed to address the following questions:</p> <ol style="list-style-type: none"> 1. Has masterplanning commenced for work shown in Table 1 as taking place in the first phase of the plan? 2. To what extent has infrastructure provision for each of the DO sites been explored? 3. Has this been taken into account in the timescales/ programme in Table 1? 4. What evidence has been used to justify phasing assumptions for the DO sites? 5. Does the programme and delivery framework take account of timing needed for masterplanning and land assembly? 6. Has lead-in work for DO sites 1, 2 and 5 commenced? 7. What evidence is there to demonstrate that the physical/ economic/ transportation/ environmental impacts of overlapping development on DO sites? (for example DO sites 1, 2, 5 are shown as being implemented concurrently) 8. Does the programme and framework in Tables 1 and 2 allow flexibility to allow for the slippage of each site?
5.10	<p>Monitoring – what evidence has informed the overall quantum? How is it distributed between individual DO sites?</p>
6 Development opportunity sites – site specific matters	
6.1	<p><u>Policy TC18: DO 1</u> Does the policy provide a clear and consistent steer regarding mix of uses?</p>
6.2	<p><u>Policy TC18: DO 1</u></p> <ol style="list-style-type: none"> 1. How much of the site is covered by the planning permission which has been granted for the Arndale Centre extension. 2. How much remains? 3. What are the proposals for the remainder of the DO? 4. Is the delivery of this DO site 2016, as the programme indicates, achievable?
6.3	<p><u>Policy TC18: DO 1</u></p> <ol style="list-style-type: none"> 1. What progress has been made on additional land and capacity and network modelling referred to in paragraph 5.22? 2. Does the plan take account of implications for DO 1 to progress with or without the additional land? 3. What are the implications for the quantum of development with/ without the additional land?
6.4	<p><u>Policy TC19: DO 2</u></p> <ol style="list-style-type: none"> 1. Paragraphs 5.27 state that the site will come forward in the medium/long term with initial phases in 2020/2022. Table I shows it as taking place during the short/medium term. Which is correct? 2. What are the phases referred to in Paragraph 5.28?
6.5	<p><u>Policy T20: DO 3</u></p> <ol style="list-style-type: none"> 1. Paragraph 5.32 states site is medium to longer term opportunity but Table 1 shows medium term only. Which is correct? 2. Are the two phases referred to in paragraph 5.33 delineated on a plan? 3. What is the justification for the Post Office (Royal mail) site and the former Caffyn's garage site being placed in the second phase of development?
6.6	<p><u>Policy T22: DO 5</u></p> <ol style="list-style-type: none"> 1. Does the planning permission for a hotel cover the whole site? 2. If not, what is the remainder of the site and what action is being taken to enable the rest of the site to be developed to meet the programme in table 1 (by 2017)?

7	Public realm projects/ initiatives
7.1	Have any of the public realm projects listed in Policies TC2 and TC13 been costed?
7.2	For "Funding sources" Table 2 refers to the IDP. However the IDP provides no costings and references are to CIL and Developer contributions. Can the Council provide some financial information/ examples to demonstrate that there is a realistic prospect that these projects can be delivered?
7.3	Policy TC2: are the projects listed here deliverable? They are shown on table 1 as "aspirational" and as being delivered in the last year of the plan period. Table 2 shows some as being delivered in the short/ medium term. Is there any evidence that these projects will be delivered at all?
7.4	Policy TC13: Table 2 contains some useful information which links projects to DO sites. Does the delivery of the public realm projects align with development of the DO sites?
8	Management/framework policies
8.1	When/ how will the review of primary and secondary retail area boundaries be undertaken? (Paragraph 4.11)
8.2	Policy TC4 - Is the restriction of A2, A3, A4 uses in the Primary Retail Area justified?
8.3	Policy TC4 – should primary retail area be extended to include 46 – 94 Terminus Road?