

## **Eastbourne Town Centre Local Plan Submission Version**

### **Schedule of Proposed Other Changes to the Town Centre Local Plan**

Date: June 2013

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## SCHEDULE OF PROPOSED OTHER CHANGES TO THE SUBMISSION EASTBOURNE TOWN CENTRE LOCAL PLAN

The Council proposes a number of other changes to the Submission Eastbourne Town Centre Local Plan (TCLP) to address factual and national policy updates, typographical errors and minor text amendments to help better describe and clarify the policies and do not address soundness issues. These changes are in addition to the Schedule of Main Modifications.

Ref	Section / Para	Modification	Reason
OM1	Whole Document (Various)	Amend references throughout the document to the Area Action Plan and AAP changing them to Town Centre Local Plan and TCLP.	To address changes to national planning policy.
OM2	Whole Document (Various)	Amend references throughout the document to the Proposed Core Strategy changing them to Eastbourne Core Strategy Local Plan.	To address changes to national planning policy and ensure consistency with the Eastbourne Core Strategy Local Plan.
OM3	Whole Document (Various)	Amend references throughout the document to the Proposals Map changing them to Policies Map.	To address changes to national planning policy and ensure consistency with the Eastbourne Core Strategy Local Plan.
OM4	Whole Document (Various)	Amend reference throughout the document to Local Development Framework and LDF changing them to Local Plan and local development documents as appropriate.	To address changes to national planning policy and ensure consistency with the Eastbourne Core Strategy Local Plan.
OM5	Whole Document (Various)	Amend reference throughout the document to add cyclists as well as pedestrians, as appropriate.	To take account of the Eastbourne Cycling Strategy (March 2012)
OM6	Whole Document (Various)	Amend reference throughout the document to Wilmington <u>Square</u> , deleting reference to Wilmington <del>Gardens</del> .	To amend a factual place name error.
OM7	Table of Policies	Amend the titles of those policies that have been updated comprising TC4, TC5, TC11, TC12 and	To ensure consistent referencing throughout the TCLP.

Ref	Section / Para	Modification	Reason
		TC17.	
OM8	Paragraph 1.4	<p>Amend the wording to read:</p> <p>“The Seafront is a key tourist attraction of the town. The establishment of a <del>genteel</del> seaside resort was the main reason for the nineteenth century development of Eastbourne by the Duke of Devonshire. Today tourism remains an important economic driver and the Seafront’s promenades, gardens, pier and bandstand overlooked by <del>grand</del> <u>large</u> hotels such as the <u>Grand</u>, Cavendish and Burlington attract a significant number of visitors. In addition <u>Eastbourne’s</u> <del>the town’s</del> theatres and award-winning Towner gallery contribute to the overall mix of attractions.”</p>	To better describe the Town Centre.
OM9	Paragraph 1.5	<p>Delete ‘the town’ from the first sentence of the paragraph and replace with ‘Eastbourne’ to read:</p> <p>“Given the nineteenth century development of <u>Eastbourne</u>, <del>the town</del> there is a strong variety of traditional architectural forms with many generously proportioned, tree lined streets fronted by buildings of a high quality. Open spaces at Devonshire Park, Hyde Gardens and Wilmington Square play an important role within the Town Centre and are important assets that could be enhanced.”</p>	To better describe the Town Centre.
OM10	Paragraph 1.9	Amend the wording of the first sentence of the	To provide a reference to the adopted

Ref	Section / Para	Modification	Reason
		<p>paragraph to read:</p> <p>"In terms of arriving at and moving around the Town Centre, enhancements to public transport provision, cycling, <u>having particular regard to the Eastbourne Cycling Strategy (March 2012)</u>, and pedestrian accessibility would greatly improve the way people use the Town Centre."</p>	<p>Eastbourne Cycling Strategy and take account of representations made by Bespoke.</p>
OM11	Paragraph 1.9	<p>Amend the wording to read:</p> <p>"The Town Centre Local Plan (TCLP) is a formal Development Plan Document (DPD) which establishes a planning framework for an area <del>which that</del> may be subject to change, in this case the Town Centre. It forms part of the <del>Local Development Framework</del> <u>Local Plan</u> for Eastbourne together with the Eastbourne Core Strategy Local Plan and other documents set out within the Local Development Scheme (LDS)."</p>	<p>To update the wording of the TCLP to address changes to national planning policy.</p>
OM12	Paragraph 1.10	<p>Amend the wording to read:</p> <p>"The purpose of the TCLP is to set out a strategy and proposals for the regeneration of the Town Centre. The TCLP is an important policy document that will shape development within the Town Centre to 2027 <u>in accordance with the National Planning Policy Framework and in particular the "presumption in favour of sustainable development"</u>. <del>It will be a key component of the Borough wide Local Development Framework.</del> It is being prepared</p>	<p>To update the wording of the TCLP to address changes to national planning policy.</p>

Ref	Section / Para	Modification	Reason
		in accordance <del>parallel</del> with the Eastbourne Core Strategy Local Plan which will set out the overarching policy direction for <del>the borough</del> Eastbourne."	
OM13	Paragraph 1.11	Amend the wording to read:  <del>"The Core Strategy and the AAP will share a</del> Proposals Policies Map, which <u>takes account of the Eastbourne Core Strategy Local Plan policies will be updated to reflect the TCLP.</u> It will set out and define important policy areas and locations within <del>the borough</del> Eastbourne and in the Town Centre. The Policies Map for the defined Town Centre will be based on TCLP Figure 1, which illustrates key policies and policy areas. It is appended to the TCLP. Where artist's perspectives are used in the TCLP these are for illustrative purposes only and are not indicative of a fully worked-up design proposal."	To update the wording of the TCLP to address changes to national planning policy.
OM14	Paragraph 1.12	Delete bullet three and amend the wording of bullets three and four and add a fifth bullet to read: <ul style="list-style-type: none"> <li>● <del>Stage 3:</del> Preparation of the complete Proposed Submission Version of the AAP, which is this document, having regard to the representations received at Stage 2 and in accordance with Regulation 27 of the Town and Country Planning (Local Development (England)) Regulations 2004 (as amended). The proposed Submission Version will be published to</li> </ul>	To update changes to the wording of the TCLP to address the latest planning regulations.

Ref	Section / Para	Modification	Reason
		<p><del>provide stakeholders and the community an opportunity to make final representations over a 9 week period before submitting the AAP to the Secretary of State.</del></p> <ul style="list-style-type: none"> <li>• <b><u>Stage 3:</u></b> Preparation of the Proposed Submission Version of the TCLP having regard to the representations received at Stage 2 and in accordance with Regulation 27 of the Town and Country Planning (Local Planning) (England) Regulations 2004 (as amended in 2008 and 2009)</li> <li>• <b><u>Stage 4:</u></b> Preparation of Modifications to the Submission Version of the TCLP, having regard to the representations received at Stage 2 and in accordance with Regulation 18(3) of the Town and Country Planning (Local Planning (England)) Regulations 2012). The Submission Version was published to provide stakeholders and the community with an opportunity to make final representations over a 6 week period prior to the document being submitted to the Secretary of State.</li> <li>• <b><u>Stage 4 Stage 5:</u></b> Independent examination of the Submission Version conducted by a Planning Inspector.</li> </ul>	
OM15	Paragraph 1.13	Add a new second sentence to the paragraph to read:	To update the wording of the TCLP to address Main Modifications that have been made.

Ref	Section / Para	Modification	Reason
		<p>"The TCLP has been prepared following a period of consultation on Issues and Options facing the Town Centre and represents the Council's proposed policy framework taking account of comments that have been received. <u>The document was originally submitted to the Secretary of State on 31<sup>st</sup> January, 2012.</u> However, the inspector raised a number of issues in correspondence and these have now been addressed. This revised <del>The Proposed</del> Submission Version of the document has also been subject to a Sustainability Appraisal (SA). The SA process has run in parallel with the preparation of the TCLP."</p>	
OM16	Paragraph 1.16	<p>Amend the wording of the second to read:</p> <p>"Eastbourne Core Strategy Local Plan which establishes the broad spatial development strategy and key policies for <u>Eastbourne (excluding the area of the Borough within the South Downs National Park)</u> <del>the whole Borough</del> and has been prepared in parallel with the TCLP."</p>	To update the wording of the TCLP to account for the designation of the South Downs National Park.
OM17	Paragraph 1.17	<p>Amend the wording of the paragraph and Vision for the Town Centre to read:</p> <p>"The Eastbourne Core Strategy Local Plan was <del>published</del> <u>submitted to the Secretary of State in January 2012 December 2010 and was adopted in February 2013.</u>"</p>	To ensure consistency with the Eastbourne Core Strategy Local Plan.

Ref	Section / Para	Modification	Reason
		<p>"The Town Centre will <del>maximise</del> <u>maintain its status as a sustainable centre by maximising</u> its economic potential and attract more shoppers, workers, residents and visitors through schemes and proposals for redevelopment detailed in the Town Centre Local Plan."</p>	
OM18	Paragraph 1.19	Amend references to the superseded Eastbourne Borough Plan and list of policies.	To update factual references within the TCLP.
OM19	Paragraphs 1.20 to 1.23	Delete paragraphs 1.20 to 1.23 from the TCLP.	These paragraphs describe the TCLP consultation process that has already taken place and are no longer relevant.
OM20	Paragraph 2.1	<p>Add wording to the paragraph to read:</p> <p>"The starting point for the TCLP is a clear vision for the future of Eastbourne Town Centre which will be achieved through a series of objectives. The Vision and objectives are consistent with the proposed Eastbourne Core Strategy Local Plan and the Community Strategy <u>and comply with the National Planning Policy Framework.</u>"</p>	To update the wording of the TCLP to address changes to national planning policy.
OM21	Paragraph 2.2.9 Town Centre Objectives	<p>Amend the ninth Town Centre Objective to read:</p> <p>"<b>Accessibility:</b> improve accessibility to and within the Town Centre and Seafront for all sectors of the population, through the provision of an integrated approach to all transport users particularly pedestrians, <u>cyclists</u> and public transport customers"</p>	To take account of representations made by Bespoke.

Ref	Section / Para	Modification	Reason
OM22	Paragraph 2.2.11 Town Centre Objectives	<p>Amend the eleventh Town Centre Objective to read:</p> <p><b>“Public realm:</b> provide enhanced pedestrian and cycle links across the Town Centre, particularly between Sussex Gardens, the railway station, the seafront and Arts Quarter through improvements to the public realm ensuring that the qualitative experience for those who shop, work, visit and live in Eastbourne is improved through measures such as pedestrian access and security, <u>provision for cyclists taking account of the Eastbourne Cycling Strategy</u>, improving the quality of public places and securing increased priority for pedestrians and cyclists within the Town Centre”</p>	To take account of representations made by Bespoke.
OM23	Paragraph 3.2	<p>Amend the wording of the fifth bullet point after the paragraph to read:</p> <p>“Making it easier and more convenient to move around and spend time in the Town Centre by identifying key public realm enhancements, opportunities for new public spaces and improving sustainable movement patterns particularly pedestrian, <u>cycle</u> and public transport provision.”</p>	To take account of representations made by Bespoke.
OM24	Paragraph 3.4	<p>Amend the wording of the paragraph to read:</p> <p>“The <del>proposed boundary of the</del> Town Centre</p>	To simplify the wording of the TCLP.

Ref	Section / Para	Modification	Reason
		<p><u>boundary</u> defines the area within which the TCLP policy framework will be applied. The boundary is shown on TCLP Figure 1.”</p>	
OM25	Paragraph 3.7	<p>The first sentence of paragraph 3.7 has been revised to read:</p> <p>“<u>The spatial framework is based on an analysis of the Town Centre. Through identifying and reinforcing key structural elements through, for example, public realm enhancements, the TCLP aims to produce a well defined and legible neighbourhood.</u> The elements comprise:”</p>	To explain the importance of key structuring elements within the Town Centre.
OM26	TCLP Figure 2 Character Areas	Amend typographical error changing Pevensey Place to Pevensey Road and remove notation on Approaches, Streets and Gateways.	To ensure the TCLP is factually accurate.
OM27	TCLP Figure 2a	Add a new figure for Approaches, Streets and Gateways.	To make the TCLP more legible.
OM28	Paragraph 3.20	Amend the wording of the descriptions of the key streets and spaces. Cornfield Terrace and Cornfield Road delete the ‘these’ at the beginning of the first sentence. Pevensey Road and Lismore Road delete the words ‘both streets’ from the beginning of the first sentence.	To simplify the wording of the TCLP and amend a factual place name error.
OM29	Paragraph 4.11	<p>Amend the last sentence of the paragraph and following bullet point to read:</p> <p>“This <del>has been</del> <u>will be</u> achieved through positively managing demand for floor space by:</p>	To clarify the wording of the supporting policy text of the TCLP.

Ref	Section / Para	Modification	Reason
		<ul style="list-style-type: none"> <li>• <u>Updating the reviewing</u> boundaries of the existing primary and secondary retail areas <u>as part of the preparation of the TCLP</u> to ensure that they provide a focused, attractive and legible retail environment"</li> </ul>	
OM30	Paragraph 4.12	<p>Amend the second sentence of the paragraph to read:</p> <p>"Within the primary retail core retailing will continue to be the predominant land use. A limited number of other specific non-retail uses, <u>comprising such as</u> banks <u>and</u> building societies (class A2), <u>and</u> cafés and restaurants (class A3) will also be allowed within the primary retail core as long as they contribute to the vitality and viability of the Town Centre i.e. encourage activity at different times of the day and add to the overall variety of the primary retail core."</p>	To clarify the wording of the supporting policy text of the TCLP.
OM31	Paragraph 4.14 and Figure 3: Primary and Secondary Retail	<p>Amend the paragraph to read:</p> <p>"In calculating percentages for the purposes of applying Policy TC4 the Council will measure in metres the overall primary retail frontage sections as set out in the policy and defined on TCLP Figure 1 <u>and Figure 3 Primary and Secondary Retail Area.</u>"</p> <p>Add a new figure showing the boundaries of the primary and secondary retail areas.</p>	To add a reference to a new TCLP figure to clarify and support the policy text of the TCLP.

Ref	Section / Para	Modification	Reason
OM32	Policy TC4 Primary and Secondary Retail Area (PRAs)	<p>Amend the wording the policy to read:</p> <p><u>"The Town Centre's primary retail core will be maintained and enhanced and comprises the following principal retail areas in the Town Centre. The following are defined as primary retail frontages and are shown on TCLP Figure 1 and Figure 3:</u></p> <ul style="list-style-type: none"> <li>• The Arndale Centre (<u>PRA1</u>)</li> <li>• 11 to 155 Terminus Road (<u>PRA2</u>)</li> <li>• 96 to 170 Terminus Road (<u>PRA3</u>)</li> <li>• 1, 2, 3 and 4 to 3 Langney Road (<u>PRA4</u>)</li> <li>• <u>46-94 Terminus Road (PRA5)</u></li> <li>• <del>2 to 4 Langney Road</del></li> </ul> <p><u>Use Classes A2, A3 and A4 Non-retail uses (class A2 and A3) will only be permitted at ground floor level within the primary retail frontages where:</u></p> <ul style="list-style-type: none"> <li>• it would result in no more than 10% of the overall retail frontage in the Arndale Centre or <u>25% of the overall retail frontages in the remaining primary retail areas elsewhere in the primary retail core</u> being in non-retail use;</li> <li>• no more than three consecutive shop units are in non-retail use; and</li> <li>• a ground floor shop front window is retained.</li> </ul>	In order to clarify the policy wording of the TCLP.

Ref	Section / Para	Modification	Reason
		<p><del>Additional</del> <u>Other</u> non-retail uses will not be permitted within the Primary Retail Area.</p> <p>Public realm enhancements will be brought forward in order to improve the quality of pedestrian linkages between the primary retail core and secondary retail areas."</p>	
OM33	Paragraph 4.18	<p>Amend the paragraph to read:</p> <p>"In calculating percentages for the purposes of applying Policy TC5 the Council will measure in metres the secondary retail frontage sections as set out within the policy and defined on TCLP Figure 1 <u>and Figure 3 Primary and Secondary Retail Areas.</u>"</p>	To add a reference to a new TCLP figure to clarify and support the policy text of the TCLP.
OM34	Policy TC5 Secondary Retail Areas (SRAs)	<p>Amend the wording of the policy to read:</p> <p>"Policy TC5 Secondary Retail Areas (<u>SRAs</u>). Secondary retail areas make an important contribution to the diversity of retailing in the Town Centre and will be maintained and enhanced. The following are defined as secondary retail frontages and are shown on TCLP Figure 1 <u>and Figure 3</u>:</p> <ul style="list-style-type: none"> <li>• 2 to 66 Grove Road (<u>SRA1</u>)</li> <li>• 25 to 57 Grove Road (<u>SRA2</u>)</li> <li>• 3 to 89 South Street (<u>SRA3</u>)</li> <li>• Public House at Corner of South Street and Grange Road to 56 South Street</li> </ul>	In order to clarify the policy wording of the TCLP.

Ref	Section / Para	Modification	Reason
		<p><u>(SRA4)</u></p> <ul style="list-style-type: none"> <li>• 99 to 121 South Street <u>(SRA5)</u></li> <li>• 106 to 114 South Street <u>(SRA6)</u></li> <li>• 7 to 45 Cornfield Road <u>(SRA7)</u></li> <li>• 2 to 44 Cornfield Road <u>(SRA8)</u></li> <li>• 17 to 28 Cornfield Terrace <u>(SRA9)</u></li> <li>• 2 to <del>44</del> 94 Terminus Road <u>(SRA10)</u></li> <li>• 1a to 3b Gildredge Road including 1a and 1b Ivy Terrace (SRA11)</li> <li>• 157 to 187 Terminus Road <u>(SRA12)</u></li> <li>• 172 to 200 Terminus Road <u>(SRA13)</u></li> </ul> <p>In order to maintain and enhance secondary retail areas the comprehensive redevelopment or the amalgamation of individual shops within the secondary retail frontages will be resisted unless it can be demonstrated <u>that</u> this contributes to the overall vitality and viability of the Town Centre.</p> <p>Non-retail uses (class A2, A3, A4, B1(a) office), <u>D1</u> and <u>D2</u> will only be permitted at ground floor level where:</p> <ul style="list-style-type: none"> <li>• it would result in no more than 35% <u>of the overall retail frontages in each Secondary Retail Area</u> being in non-retail use;</li> <li>• no more than three consecutive shops are in non-retail use; and</li> <li>• a ground floor shop front window is retained.</li> </ul>	

Ref	Section / Para	Modification	Reason
		<p>Applications for new A5 hot food takeaways will not be permitted <u>within</u> <del>in the</del> secondary retail areas. This would be detrimental to other uses in the area, particularly residential, by way of noise, smell and disturbance.</p> <p>Public realm enhancements will be brought forward in order to improve pedestrian linkages between the primary retail core and secondary retail areas."</p>	
OM35	Policy TC6 Residential Development in the Town Centre	Amend the fourth bullet point of the policy deleting 'publically' and changing to 'publicly'.	In order to amend a typographical error.
OM36	Paragraph 4.28	Delete the wording 'including the St Leonard's Road area' from the first sentence.	In order to clarify the policy wording of the TCLP.
OM37	Paragraph 4.33	<p>Add two new sentences to the beginning of the paragraph to read:</p> <p><u>"Within these areas later opening will be considered subject to the cumulative impact of proposals in order to minimise the potential for noise and disturbance. All licensing applications or variations will be considered in line with the relevant legislation existing at the time.</u> Policies relating to general issues of noise, amenity protection and air quality, particularly in relation to residential development, will also be considered as part of the Development Management DPD which will replace saved</p>	To update the wording of the TCLP in line with the Council's guidance on licensing and assessing cumulative impact.

Ref	Section / Para	Modification	Reason
		policies from the Borough Plan.”	
OM38	Policy TC7 Supporting the Evening and Night-Time Economy	Amend last sentence of Policy TC7 to read:  “ <u>The individual and cumulative impact of proposals will also be carefully considered in order to minimise the potential for noise, nuisance and disturbance.</u> ”	To update the TCLP policy in line with the Council’s guidance on licensing and assessing cumulative impact.
OM39	Paragraph 4.41	Amend the paragraph to read:  “The commissioning of an Arts Trail <u>will</u> <del>would</del> provide opportunities for local artists and other creative practitioners to become involved in creating distinct spaces that develop links between cultural venues, exemplify and help interpret the cultural heritage of the Borough and add to the sense of place, promoting Eastbourne as a destination.”	In order to clarify the policy wording of the TCLP.
OM40	Paragraph 4.42	Amend the paragraph to read:  “ <del>Key areas for consideration are</del> <u>The route for the Arts Trail will provide</u> linkages with the railway station and the Seafront along Grove Road, South Street, Wilmington Square and Cornfield Terrace. This will be part of the wider network of <del>routes</del> <u>streets and spaces</u> across the Town Centre to generate a public realm that encourages people to walk and enjoy the built environment, cultural heritage and visitor offer in a way that is safe, clearly understood and signposted through use of lighting, materials,	In order to clarify the policy wording of the TCLP.

Ref	Section / Para	Modification	Reason
		street furniture and signage <u>(see Policy TC2 and Policy TC13).</u> "	
OM41	Paragraph 4.50	Amend the paragraph to read:  " <del>Borough-wide</del> Design issues and general design policies will be addressed within the Development Management DPD which will be prepared by the Council."	In order to clarify the policy wording of the TCLP.
OM42	Paragraph 4.51 Town Centre Design Objectives	Amend reference to 'principles' in the paragraph and subsequent bullet points and replace with 'objectives'.  In addition, amend the wording of the second bullet point to read:  <u>Objective Principle 2</u> : Ensure streets and spaces are well-connected, attractive and safe. Development proposals must link into the existing network of streets and spaces in the Town Centre and establish new routes that are attractive to use and legible, <u>particularly for pedestrians and cyclists</u> . Development proposals must front onto streets and spaces providing opportunities for passive surveillance of the public realm.	To ensure consistency of terminology in the TCLP and to take account of representations made by Bespoke.
OM43	Paragraph 4.55	Amend the first sentence of the paragraph to read:  "Within the primary and secondary retail areas of the Town Centre a requirement for the provision of shop frontages and window displays	In order to clarify the policy wording of the TCLP.

Ref	Section / Para	Modification	Reason
		is covered by Policy TC4 and <u>Policy TC5.</u> "	
OM44	Paragraph 4.70	<p>Amend the final sentence of the paragraph to read:</p> <p>"It also means designing places which are 'walkable' <u>and accessible by cyclists</u>, where local services are close by, thereby reducing reliance on motorised transport."</p>	To take account of representations made by Bespoke.
OM45	Paragraph 4.73	<p>Amend the last sentence of the paragraph to read:</p> <p>"It <del>will</del> <u>has</u> also <del>be</del> <u>been</u> used to prepare a Supplementary Planning Document looking specifically at issues of sustainable design and renewable energy promoting policies that require high standards of resource efficiency in the design, construction and subsequent occupation of buildings in the Town Centre – the full lifetime of development."</p>	In order to update the policy wording of the TCLP.
OM46	Paragraph 4.76	<p>Amend the fifth bullet point to read:</p> <p>"Improving opportunities for sustainable forms of transport particularly walking and cycling through enhancements to the connectivity and legibility of the Town Centre, introducing cycle routes <u>in accordance with those proposed in the Eastbourne Cycling Strategy</u>, <del>and</del> cycle parking and storage facilities, and identifying new and enhanced <u>pedestrian and cycle</u> linkages across and around the key Development Opportunity</p>	To provide a reference to the adopted Eastbourne Cycling Strategy and take account of representations made by Bespoke.

Ref	Section / Para	Modification	Reason
		Sites."	
OM47	Paragraph 4.78 Key Public Realm Objectives	<p>Amend the wording of Objective 2 and Objective 3 to read:</p> <p><b>“Objective 2: Ensure a safe, people focused, pedestrian <u>and cycle</u> friendly environment that is fronted by development.</b> Wide pavements and frontage development opportunities should be pursued in order to enhance the quality and safety of the <del>pedestrian environment</del> <u>public realm</u> encouraging people to walk <u>and to cycle</u> into and around the Town Centre. This must take account of the needs of all users, including those with particular mobility requirements, reducing conflict between pedestrians <u>and cyclists</u> and vehicles. Development should front on to the public realm ensuring there are opportunities for informal overlooking of streets and spaces from building occupants.</p> <p><b>Objective 3: Provide pedestrian <u>and cycle</u> routes and crossing points that reflect desire lines.</b> Proposals must enhance ‘walkability’ and <u>cycle access</u> by making streets in the Town Centre attractive and convenient for pedestrians <u>ands cyclists</u>, ensuring ease of mobility for everyone and maximising accessibility particularly between Eastbourne’s neighbourhoods. This is closely aligned to maximising opportunities for making it easier to move around the Town Centre including bringing</p>	To provide a reference to the adopted Eastbourne Cycling Strategy and take account of representations made by Bespoke.

Ref	Section / Para	Modification	Reason
		forward a comprehensive waymarking strategy (see <b>Policy TC16</b> ) <u>and implementing proposals in the Eastbourne Cycling Strategy.</u> "	
OM48	Policy TC13	Amend the second paragraph of the policy to read:  "Public realm proposals must establish a sense of place, improve legibility and enhance linkages, particularly for pedestrians <u>and cyclists</u> . Facilities for <u>safe and continuous</u> cycle routes and parking will be provided as part of the design of the public realm <u>having regard to the Eastbourne Cycling Strategy.</u> "	To provide a reference to the adopted Eastbourne Cycling Strategy and take account of representations made by Bespoke.
OM49	Paragraph 4.85 Terminus Road Corridor	Amendments have been made to the second bullet point in the description of the Terminus Road corridor to read:  "Establishing a new public square between the junctions with Bolton Road and Langney Road – <del>Langney Place</del> . The area would be closed to through traffic and pedestrianised to link with Sussex Gardens. Delivery access would be provided at key times of the day as with Sussex Gardens. Provision <u>has been</u> <del>would be</del> made for a street market, <u>which is to be held at the Seafront end of Terminus Road through the design and layout of the space.</u> "	In order to update the policy wording of the TCLP.
OM50	Figure 4 – Public Realm Priorities	A new figure has been added to the TCLP showing where the identified public realm priorities are located within the Town Centre.	To provide addition guidance to illustrate the policy requirements of the TCLP.

Ref	Section / Para	Modification	Reason
OM51	Paragraph 4.84	<p>Replace the last sentence of paragraph to read:</p> <p><del>“The Council will consider the preparation of development briefs for each of the public realm priorities. As the majority of the public realm priorities are on land that is adopted highway the Council will work closely with East Sussex County Council on developing and designing projects through to implementation.”</del></p>	<p>In order to provide additional information as to how the Council proposes to work towards the implementation of public realm priorities.</p>
OM52	Paragraph 4.94	<p>Add a new sentence to the paragraph to read:</p> <p>“The railway station and the adjoining bus stops on Terminus Road provide an important gateway and public transport interchange point for the Town Centre. <u>The railway station has also received funding to become a ‘cycling hub’, part of a network of new cycle routes and facilities proposed as part of the Eastbourne Cycling Strategy.</u> The Council will work closely with all bus operators, Network Rail, train operators and East Sussex County Council to ensure that public transport provision into and around the Town Centre is maintained and enhanced through:”</p>	<p>To provide a reference to the adopted Eastbourne Cycling Strategy and take account of representations made by Bespoke.</p>
OM53	Policy TC15	<p>Amend the third sentence of the final paragraph of the policy to read:</p> <p>“New cycle parking will also be considered adjoining <del>any</del> new cycle routes that <del>may be</del> <u>have been identified across the Town Centre as part of the Eastbourne Cycling Strategy.</u>”</p>	<p>To provide a reference to the adopted Eastbourne Cycling Strategy and take account of representations made by Bespoke.</p>

Ref	Section / Para	Modification	Reason
OM54	Paragraph 4.103	<p>Add a new paragraph and additional plan to read:</p> <p>“In addition cycling is an important, sustainable form of moving around the Town Centre and is supported through the TCLP and the Eastbourne Cycling Strategy. This includes proposals to establish a safe, more attractive and accessible cycle network including through the Town Centre with priorities identified between the railway and station and seafront, and along the length of the seafront. Key routes are shown figure X.”</p>	To provide a reference to the adopted Eastbourne Cycling Strategy and take account of representations made by Bespoke.
OM55	Paragraph 4.104	<p>Amend the first sentence of the paragraph to read:</p> <p>“The nature and pattern of interconnected streets which are, primarily, fronted by buildings already makes Eastbourne an attractive place to walk <u>and cycle</u> around.”</p> <p>Amend the fifth sub paragraph on pedestrianisation adding a final sentence to read:</p> <p>“Consideration will also be given to safeguarding cycle access through existing and any proposed pedestrianised areas.”</p>	To take account of representations made by Bespoke.
OM56	Paragraph 5.6	An additional sentence has been added to the end of the paragraph to read:	In order to define major development for the purposes of applying Policy TC17.

Ref	Section / Para	Modification	Reason
		<p><u>"For the purposes of the TCLP major development is defined as proposals over 10 dwellings and/over 1000m2 of floorspace (definition from the Town and Country Planning (Development Management Procedure) (England) Order 2010 (Part 1, section 2 (e))."</u></p>	
OM57	Paragraph 5.16	<p>An additional line has been added to the end of the paragraph to read:</p> <p><u>"and on Figure 5 – Development Opportunity Sites."</u></p>	To provide additional guidance to illustrate the key policy requirements of the TCLP in relation to the Development Opportunity Sites.
OM58	Paragraphs 5.20 and 5.21	<p>Two new paragraphs have been added to the supporting text of Policy TC18 to read:</p> <p><u>"The Council has actively progressed pre-application discussions with the principal landowners of Development Opportunity Site One together with East Sussex County Council and local bus operators concerning the delivery and implementation of the site and also the adjoining public transport interchange on Terminus Road (see Policy TC14). Delivery of the interchange will be an important related project. Discussions have addressed issues relating to site layout and associated highway works to accommodate development in the area and ensure that existing bus routes and services can be accommodated."</u></p> <p><u>"Planning permission was granted for the</u></p>	In order to provide additional information as to how the Council is working towards the delivery of the site.

Ref	Section / Para	Modification	Reason
		<p><u>extension of the Arndale Centre in Summer 2012. It is estimated that construction may take a further three year period to include associated public realm and highway works. This will mean that the development should be substantially completed within the initial short term phase of the TCLP period, with completion of the public realm and highway works being completed prior to the opening of the Arndale Centre extension."</u></p>	
OM59	Paragraph 5.22	<p>The paragraph has been amended to read:</p> <p><del>"Should the opportunity arise</del> There is also potential to incorporate land <u>on the western side of across</u> Ashford Road <del>potentially incorporating</del> it as part of a more comprehensive redevelopment that connects directly with the railway station, <u>or the land could come forward as a separate planning application</u>. This could result in the closure of Ashford Road to through traffic providing that suitable alternative routes can be provided around the Town Centre. This would be subject to detailed capacity and network modelling as part of any development scheme."</p>	In order to clarify the policy wording of the TCLP.
OM60	Policy TC18: Development Opportunity Site One	<p>The third and final paragraphs of the policy have been amended to read:</p> <p>"Important corners to address the junction of Terminus Road and Ashford Road providing a <u>key entrance point landmark feature</u> adjoining</p>	In order to clarify the wording of the policy.

Ref	Section / Para	Modification	Reason
		<p>the public transport interchange and the railway station, <u>a gateway into the Town Centre</u>, but leaving the railway station clock tower as the principal focal point in the locality.</p> <p><u>Developer Contributions will be sought</u> towards public realm enhancements to the public transport interchange on Terminus Road and <del>the</del> improving pedestrian accessibility at the junction with Ashford Road, Gildredge Road and Terminus Road."</p>	
OM61	Paragraph 5.24	<p>A new sentence has been added after the first sentence of the paragraph to read:</p> <p>"The railway station has received funding as a cycling hub in the Town Centre, with a new cycle route proposed as part of the Eastbourne Cycling Strategy running alongside. This route will be considered as part of the design of proposals coming forward on the site."</p> <p>An addition to the fourth bullet point following paragraph 5.24 has been made to read:</p> <p>"Create a new area of public space <u>in the form of a new public square</u> adjoining Terminus Road providing a setting for development and linking with the main secondary retail area in 'Little Chelsea'."</p>	In order to better describe the proposed public space and draw reference to the Eastbourne Cycling Strategy.
OM62	Policy TC19: Development	Revisions have been made to the second and sixth paragraphs of the policy to read:	In order to ensure consistency with the text amendment at paragraph 5.24 and to

Ref	Section / Para	Modification	Reason
	Opportunity Site Two	<p>“Active frontages comprising retail window displays and principal pedestrian entrances to Terminus Road, a new public <del>space</del> <u>square</u>, the junction with Grove Road, and adjoining the Upperton Road Gateway.</p> <p>Servicing access will be provided from St Leonard’s Road/Commercial Road. Servicing for the Enterprise Centre will be maintained from Terminus Road <del>across the new public square</del>. Access to operational railway land will be retained from St Leonard’s Road.”</p>	clarify the wording of the policy.
OM63	Paragraph 5.30	Amend reference to <del>Post Office</del> in the third sentence changing it to <u>Royal Mail</u> .	In order to update the TCLP in response to representations from the Royal Mail.
OM64	Paragraph 5.31	Amend reference to <del>Post Office</del> in the first sentence changing it to <u>Royal Mail</u> .	In order to update the TCLP in response to representations from the Royal Mail.
OM65	Paragraph 5.36	<p>Amend the second bullet point of the paragraph to read:</p> <p>“Provide a new public square at <u>the junction of Terminus Road, Langney Road and Bolton Road</u> <del>Langney Place</del> enhancing the character of the Terminus Road corridor at a key, central location ensuring that development fronts onto and provides opportunities for overlooking the space”</p>	In order to clarify the policy wording of the TCLP and remove reference to Langney Place.
OM66	Paragraph 5.37	Amend the last sentence of the paragraph to read:	In order to clarify the policy wording of the TCLP and remove reference to Langney

Ref	Section / Para	Modification	Reason
		<p>“Proposals should take the form of a comprehensive redevelopment scheme that links into and extends the Arndale Centre providing a new frontage to <u>a proposed</u> <del>the</del> pedestrianised public square <del>proposed at ‘Langney Place’</del> <u>at the junction of Terminus Road, Langney Road and Bolton Road</u>”.</p>	Place.
OM67	Policy TC21: Development Opportunity Site Four	<p>Revisions have been made to the fourth and seventh paragraph of the policy to read:</p> <p>“Mix of uses. Required uses are A1 retail. Acceptable additional uses are A3 restaurants and cafés and A4 drinking establishments at ground floor overlooking the <u>proposed public square</u> <del>public realm at Langney Place</del> (in accordance with Policy TC4), and B1(a) offices and C3 residential above ground floor.</p> <p>Public realm. A new public square will be created at <u>the junction of Terminus Road, Langney Road and Bolton Road</u> <del>Langney Place</del> incorporating the pedestrianisation of Terminus Road with development fronting <u>onto</u> <del>on to</del> and overlooking the space in accordance with Policy TC13.”</p>	In order to clarify the wording of the policy through removing reference to ‘Langney Place’.
OM68	Paragraph 5.50	<p>Add a new sentence to the end of the paragraph to read:</p> <p>“In addition, any proposals will also focus on enhancing safety and access for cyclists</p>	To provide a reference to the adopted Eastbourne Cycling Strategy and take account of representations made by Bespoke.

Ref	Section / Para	Modification	Reason
		particularly along Seaside Road and the seafront cycle route proposed in the Eastbourne Cycling Strategy."	
OM69	Paragraph 5.51	<p>Amend the second to last sentence of the paragraph and delete the final sentence to read:</p> <p>"Applications for new takeaway premises will <del>only</del> be considered in Transition Area One (Seaside Road and Terminus Road East). <del>The emerging character of Transition Area Two (Station Street and Mark Lane) will be protected and proposals for additional premises strongly resisted.</del>"</p>	In order to clarify the policy wording of the TCLP.
OM70	Paragraph 5.52	<p>Amend the second sentence of the paragraph to read:</p> <p>"The Council is keen to support further investment in the area through supporting a mix of uses, <del>improve</del> <u>improving</u> the environment and <del>enhance</del> <u>enhancing</u> signposting particularly from Sussex Gardens and Grove Road."</p>	In order to clarify the policy wording of the TCLP