

EASTBOURNE TOWN CENTRE LOCAL PLAN

Implications of Revised Submission Version of TCLP January 2013

	Summary of Change to TCLP	Implications for the SA/SEA
Eastbourne Town Centre Local Plan (Full Document) Terminology	Changes to Planning Policy terminology: <ul style="list-style-type: none"> • Area Action Plan (AAP) changed to Town Centre Local Plan (TCLP); and • Local Development Framework (LDF) changed to Local Plan; • Core Strategy changed to Local Plan; • The Borough changed to Eastbourne; • Wilmington Gardens changed to Wilmington Square; • 	No changes to the findings of the SA / SEA.
What is a Town Centre Local Plan? Explanatory Text	Number of stages in preparing the TCLP has been increased from four to five.	No changes to the findings of the SA / SEA.
How can you get involved? Explanatory Text	Section removed as it referred to the consultation process for the previous Submission Version of the AAP.	No changes to the findings of the SA / SEA.
Town Centre Objectives Explanatory Text	Additional text added regarding the presumption in favour of sustainable development, as outlined in the National Planning Policy Framework (NPPF).	No changes to the findings of the SA / SEA.
The Town Centre Spatial Framework Explanatory Text	Further text added to explain spatial framework.	No changes to the findings of the SA / SEA.
Approaches, gateways, streets and spaces	Further text added to explain what constitutes a key street and / or space.	No changes to the findings of the SA / SEA.

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Explanatory Text		
Policy TC4 Primary Retail Areas (PRAs) Explanatory Text	Further text added which relates to the key in Figure 1.	No changes to the findings of the SA / SEA.
Policy TC5 Secondary Retail Areas (SRAs) Explanatory Text	Further text added which relates to the key in Figure 1.	No changes to the findings of the SA / SEA.
Living and working in the Town Centre	The number of housing to be provided within the Town Centre has been increased from 962 to 1,190 dwellings.	The increase in housing numbers within the Town Centre would contribute to the positive effect on SA/SEA objective 1a and 1g. However, this is not expected to change the overall significance or findings of the SA / SEA
Living and working in the Town Centre Deletion of Text	Details' pertaining to the delivery of housing (such as development size and type) within the Town Centre has been deleted.	No changes to the findings of the SA / SEA.
Evening and night-time economy Explanatory Text	Additional text on area consideration: <i>"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".</i> <i>"The individual and cumulative impact of proposals will also be carefully considered in order to minimise the potential for noise, nuisance and disturbance".</i>	This additional explanatory text clarifies how potential noise, nuisance and disturbance issues due to promotion of the night-time economy would be mitigated. No changes to the findings of the SA / SEA.
Arts trail Explanatory Text	Additional text added on consultation and implementation: <i>"The Council will initially engage with local stakeholders including those making representations as part of the TCLP, and businesses along the proposed trail to scope out the provisions for the arts trail project including design objectives, alignment of the route, the location of appropriate signage and installations, and pedestrian crossing facilities. The project will be incorporated into</i>	No changes are made to Policy TC8 in relation to the Arts Trail. However, the additional text on consultation and implementation strengthens the TCLP. It would further contribute to the

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	<i>an ongoing review of the Council's assets at Devonshire Park and led by the Council. Initial scoping work will be undertaken in the short term of the TCLP period with implementation in the medium term. This will be coordinated with the other public realm priority projects set out in Policy TC13. Further information on the delivery strategy for the Arts Trail is set out in the TCLP Implementation Framework in Section 6".</i>	<p>positive effect on SA/SEA objective 1f (<i>To create and sustain vibrant communities which recognise the needs and contributions of individuals</i>).</p> <p>This is not expected to change the overall significance or findings of the appraisal.</p>
Building heights Explanatory Text	Further text added to define what constitutes a 'tall building', outlining the existing building heights within the Town Centre, the importance and role tall buildings can play within the Town Centre and justification for Policy TC11.	No changes are made to Policy TC11. However, the additional text strengthens the TCLP and would contribute to the positive effect on SA/SEA objective 3b (<i>Protect, enhance and make accessible for enjoyment of the Borough's parks and gardens, countryside, seafront and historic environment</i>).
Building Heights	Additional text added in relation to tall buildings of over six storeys on Development Opportunity Site 2: <i>"Exceptionally, on Development Opportunity Site Two, tall buildings over 6 storeys in height may be acceptable if they are of outstanding architectural quality and add positively to the townscape qualities of Eastbourne. Tall buildings shall be designed in the form of slim point blocks, which limit the visual prominence of development".</i>	The additional text would allow tall building to be developed in Development Opportunity Site 2 adjacent to a listed Station building. However, it is considered that the policy together with Policy TC9 and the policies of the Core Strategy would ensure the listed Station is protected. Therefore there would be no changes to the findings of the SA/SEA.
Public realm priorities Explanatory text	<p>Additional explanatory text setting out how the proposals will be implemented and funded: <i>"There are also a number of key locations within the Town Centre where enhancements to and investment in the public realm will be prioritised. These key streets and spaces make a particular contribution towards enhancing the legibility, identity, functionality, particularly in terms of facilitating easier pedestrian movement, and the overall appearance of the Town Centre and have therefore been prioritised.</i></p> <p><i>Enhancement proposals for each of these locations will be developed by the Council having regard to the Public Realm Design Objectives in order to address the principal design issues highlighted and also to the Public Realm Guidance being prepared by East Sussex County Council (regarding funding of high-quality materials). Funding will come from a variety of different sources including developer contributions from adjoining Development Opportunity Sites as well as potential other sources including the Community Infrastructure Levy (CIL) where it is directly</i></p>	<p>Additional explanatory text setting out how the proposals will be implemented and funded.</p> <p>No changes to the findings of the SA/SEA.</p>

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	<i>linked to new development. Where contributions are sought from the Development Opportunity Sites information is given in the relevant policy. Additional information on how they will be brought forward for delivery is given in the TCLP Implementation Framework in Section 6”.</i>	
Public realm priorities Explanatory Text	Further text added in relation to consultation on public realm on land that is adopted highway.	No changes to the findings of the SA / SEA.
Site Specific Proposals	Additional text on monitoring of the TCLP: <i>“Importantly, in the case of the Development Opportunity Sites, the Council acknowledges that during the lifetime of the TCLP detailed issues of delivery and land ownership may result in adjustments to the boundaries shown on TCLP Figure 1 in order to bring forward appropriate development to meet the policy aims and objectives of the TCLP”.</i>	Further text added on monitoring of the TCLP. Monitoring and updating the AAP, particularly housing delivery will allow the AAP to be revised to reflect changes circumstances. No changes to the findings of the SA/SEA. Further consideration to monitoring requirements will be set out in the SEA Post Adoption Statement.
Site Specific Proposals Explanatory Text	Additional text on housing provision on the Development Opportunity Site: <i>“Furthermore, the Council will carefully consider the provision of housing on each of the Development Opportunity Sites. The Council will monitor housing targets against delivery in order to determine if a review is required during the TCLP period. The TCLP makes allowance for up to 450 units to be accommodated as part of the development mix on the Development Opportunity Sites. The Council will negotiate with developers and landowners to secure adequate housing provision to meet the requirements of the Eastbourne Core Strategy Local Plan on the Development Opportunity Sites. Development coming forward in the Transition Areas (Policy TC23) and the Areas of Potential Change (Policy TC24) will contribute to the windfall assumptions for the Town Centre as set out in the Eastbourne Core Strategy Local Plan”.</i>	No changes to the findings of the SA/SEA.
Development Opportunity Sites Explanatory Text	Further text added to define what constitutes a major development: <i>“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))”.</i>	No changes to the findings of the SA/SEA.

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Development Opportunity Sites Explanatory Text	<p>Additional text added on implementation:</p> <p><i>“In addition there will be a requirement for proposals to demonstrate how they will be implemented with appropriate consideration given to phasing and delivery. The Council will expect an implementation and phasing plan to be submitted as part of the comprehensive master plan for each of the Development Opportunity Sites as well as other major development or redevelopment proposals in the Town Centre.</i></p> <p><i>The TCLP Implementation Framework in Section 6 sets out a broad delivery strategy for each Development Opportunity Site, as well as other identified projects within the Town Centre, including broad timescales over the TCLP period, project leads and key partners, and potential funding sources. Applicants will be expected to demonstrate how they comply with the requirements of the Framework as part of the comprehensive master plan.</i></p> <p><i>The Council will monitor progress of each of the Development Opportunity Sites and related projects over the TCLP period and review the Implementation Framework as required in order to ensure the coordinated and timely delivery of development within the Town Centre”.</i></p>	No changes to the findings of the SA/SEA.
Policy TC17 Strategic Approach to Town Centre Development Sites	<p>Additional policy text added:</p> <p><i>“The five Development Opportunity Sites will deliver a minimum of 450 net residential units and 3000sqm of new B1(a) office space. These requirements should be provided across all five sites allowing flexibility for the quantum of development to be delivered on each site to be determined by an appropriate design response”.</i></p>	Further information on quantum of development added. However, this is not expected to change the overall significance or findings of the SA /SEA.
Policy TC17 Strategic Approaches to Town Centre Development Sites	<p>Additional policy text added regarding the implementation and phasing for the delivery of the Town Centre.</p>	No changes to the findings of the SA / SEA.
Policy TC17 Strategic Approaches to Town Centre Development Sites Explanatory Text	<p>Additional text regarding the implementation of development:</p> <p><i>“In order to ensure that the overall quantum of development of 450 net residential units and 3000 sq m of new B1(a) office space is delivered successfully, the Council will monitor the overall delivery rates and residual capacity, across the five Development Opportunity Sites.</i></p> <p><i>Trigger Mechanism</i></p> <p><i>Contingency options will be implemented in the event that proposals come forward and are granted planning permission on a number of the Development Opportunities Sites and it becomes</i></p>	<p>The additional text outlines how the TCLP would ensure that development will occur evenly across the five Development Opportunity Sites.</p> <p>This would contribute to the positive effect upon SA/SEA objective 1a and 1g.</p>

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	<p><i>evident that the residual capacity on the remaining sites is unlikely to deliver sufficient residential units and office floorspace, to meet the overall requirement, having regard to all the policies in this plan. Development proposals can only be determined on a site-by-site basis as and when they come forward.</i></p> <p><i>The Council has been working proactively to facilitate investment and bring forward appropriate mixed-use development in the Town Centre, in spite of the challenging economic climate. In this context, Development Opportunity Site 1 may not deliver housing or new office space giving priority instead to new high-quality comparison floor space which is also an important Town Centre regeneration priority.</i></p> <p><i>The Council will work with landowners and developers to deliver an uplift of residential and employment development on the remaining Development Opportunity Sites, still to be brought forward. If there is no reasonable prospect that the remaining Development Opportunity Sites will meet the residual residential and employment land requirements, then this will trigger the implementation of the contingency options”.</i></p>	

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Contingency Options	Additional text regarding contingency options to avoid unequal development across the five Development Opportunity Sites.	<p>The additional text outlines how the TCLP would ensure that development will occur evenly across the five Development Opportunity Sites.</p> <p>This would contribute to the positive effect upon SA/SEA objective 1a and 1g. However, this is not expected to change the overall significance or findings of the appraisal.</p>
Development Opportunity Site One Explanatory Text	<p>Additional background and information on delivery added: <i>“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.</i></p> <p><i>Planning permission was granted for the 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”.</i></p>	No changes to the findings of the SA / SEA.
Development Opportunity Site One Explanatory Text	<p>Additional background and information on delivery added: <i>“In terms of delivery, the Council anticipates that development of the site will come forward as part of the medium term phase of the TCLP period during the period from 2017-2022. The Council will pursue initial discussions with the principal site owners, including Network Rail, who have already signalled a willingness to bring the area forward for development subject to accommodating ongoing operational requirements.</i></p> <p><i>The site is expected to be delivered in the medium to longer term with a planning application submitted sometime after 2018. Development of the initial phases of a scheme would commence by 2020/2022 with the site substantially developed by the end of the TCLP period”.</i></p>	No changes to the findings of the SA / SEA.
Policy Development Opportunity Site Two TC19	Further details regarding the provision of taxi rank facilities added.	The provision of taxi rank facilities could improve the accessibility of Development Opportunity Site Two. As such, this would contribute to the positive effect upon SA/SEA objective 1g. However, this is not expected to change the overall significance or findings of the appraisal.

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Development Opportunity Site Three	<p>Additional background and information on delivery added: <i>"In terms of delivery the site is likely to be a medium to longer term opportunity during the TCLP period. The Council will continue to pursue discussions with adjoining landowners within the short term phase of the TCLP in order to secure comprehensive redevelopment. Also in the short term the Council will engage with East Sussex County Council as part of the discussions with landowners in relation to necessary highway and access works around the Town Centre gateway at the junction of Upperton Road and The Avenue as part of Policy TC2.</i></p> <p><i>The site is likely to be brought forward in development phases with an initial phase delivered in the medium term of the TCLP focused on the Council owned car park and former garage premises. A second phase will be focused on the Post Office premises and land holdings dependent upon a review of accommodation requirements by the Post Office and suitable and viable replacement premises being provided elsewhere, subject to need. This phase will be delivered in the long term. Although the site may be delivered in phases the Council will pursue a comprehensive master planned approach in accordance with Policy TC17.</i></p> <p><i>The Council anticipates a planning application for the site will be submitted sometime after 2017".</i></p>	No changes to the findings of the SA / SEA.
Development Opportunity Site Four Explanatory Text	<p>Additional background and information on delivery added: <i>"In terms of delivery the Council anticipate that the site will come forward in the long term phase of the TCLP period, from 2022 onwards. As part of the lead-in to development the Council will actively pursue discussions with landowners in the short to medium phase of the TCLP period to further scope and refine development aspirations for the site. The Council will also engage with adjoining landowners to assess the potential for additional sites to be considered as part of the overall proposals thereby enhancing the overall development potential of the site.</i></p> <p><i>This will include discussions with East Sussex County Council regarding the closure of through traffic at the junction of Langney Road, Terminus Road and Bolton Road in order to bring forward proposals for a new public space.</i></p> <p><i>The Council anticipate that a planning application will be brought forward post 2022. The site is likely to be developed in phases with an initial phase focused on the frontage site overlooking Terminus Road and a second phase focused on the adjoining frontage site overlooking Langney Road. Where funding is available through CIL or other sources the Council will also consider bringing forward the development of a new public space at the junction of Terminus Road, Langney Road and Bolton Road prior to a planning application being submitted on Development Opportunity Site Four".</i></p>	No changes to the findings of the SA / SEA.
Development Opportunity Site Five Explanatory Text	<p>Additional information providing an update on planning permission for a hotel use located within Development Opportunity Site Five: <i>"Planning permission for a hotel use has recently been approved, and the Council will continue discussions in the short term phase of the TCLP period with the site owners to bring forward development".</i></p>	No changes to the findings of the SA / SEA.

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Policy Development Opportunity Site Five TC22	Additional policy text added: <i>"Storey heights: New development up to 6 storeys above street level".</i> <i>"Mix of uses. Uses which provide an active frontage at ground floor level are required to include A1 retail, A3 restaurants and cafés, and/or A4 drinking establishments. On the upper floors, acceptable uses include Class C3 residential, B1 (a) offices, C1 hotel, D1 community uses and D2 assembly and leisure above ground floor".</i>	Promotion of active frontages would contribute to a positive effect on SA/SEA objective 1e and 1f. However, this is not expected to change the overall significance or findings of the appraisal.
Potential Areas of Change Explanatory Text	Additional background and information on delivery added: <i>"In terms of delivery the Potential Areas of Change are both long term proposals within the TCLP period likely to come forward post 2022. Indicative boundaries for the Potential Areas of Change are shown on TCLP Figure 1 but will be subject to detailed assessment and review by the Council as and when proposals are brought forward".</i>	No changes to the findings of the SA / SEA.
Potential Area of Change One: International Lawn Tennis Centre Explanatory Text	Additional background and information on the CCouncil's decision making process for Potential Area of Change One: <i>"In addition the Council is undertaking a review of the whole of Devonshire Park, which will be completed in 2013 and will lead to the production of a business plan for the site including the arts and cultural activities based there. The Council will consider future proposals for the International Lawn Tennis Centre within the context of the review to ensure Devonshire Park becomes a distinctive, visually inspiring and high value cultural destination which can accommodate a diverse set of visitor and user needs".</i>	No changes to the findings of the SA / SEA. The proposals for the Lawn Tennis Centre and Devonshire Park will be considered following the Council's further review.
Potential Area of Change Two: Land at Langney Road and Pevensey Road Explanatory Text	Additional background and information on the Council's decision making process for Potential Area of Change Two: <i>"Land at Langney Road and Pevensey Road will be considered by the Council over the short and medium term phases of the TCLP period and where appropriate will work with land owners to produce a broad development framework for the area to ensure a coordinated approach to the development of the area as and when proposals are brought forward by landowners".</i>	No changes to the findings of the SA / SEA.
Implementation and Monitoring	Additional text added on Implementation and Monitoring: <i>"The TCLP is focused on implementation and must therefore demonstrate who is responsible for the delivery of each project, provision and policy. It must indicate when, where and how it will be delivered. A number of potential delivery options for generating the capital required to fund planned improvements are identified. The tables below set out this information for each section of the document.</i> <i>Underlying the implementation of the TCLP is the principle of partnership working with all groups seeking positive change in the Town Centre. Delivery of proposals throughout the Town Centre will be critical to the success of the TCLP. It is important to establish a range of opportunities for the Council to pursue. Implementation will be secured through a variety of methods and techniques which are set out below and cross referenced in the TCLP Implementation Framework:</i>	This provide further information on the delivery of the objective of the TCLP. However, does not alter the objective or policies set out in the TCLP. As such there would be no changes to the findings of the SA/SEA.

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	<p>Infrastructure Delivery Plan and Community Infrastructure Levy <i>The Council has produced an Infrastructure Delivery Plan (IDP) setting out the key pieces of infrastructure required to enable development to come forward during the Eastbourne Core Strategy Local Plan Period (2006-2027) including, for example, public realm improvements, public transportation infrastructure and highway improvements. Details on the working of the Community Infrastructure Levy where financial contributions will be collected from all developments across Eastbourne for key Town Centre enhancements are also referenced in the IDP and will be further developed in the CIL Charging Schedule. The Council will introduce the CIL by 2014 as a means of funding strategic infrastructure requirements set out in the IDP. All key Town Centre infrastructure projects including public realm enhancements, the Arts Trail, and public transport interchange are set out in the IDP. The CIL will be one of a number of key funding mechanisms to be drawn against for the implementation of key projects in the Town Centre. In addition, the TCLP identifies where development contributions will be sought from key development sites, specifically the five Development Opportunity Sites, where they reasonably relate to particular public realm and other enhancement projects. These are set out in the relevant policies contained within the TCLP.</i></p> <p>Development management decisions <i>Decisions on development will be made in conformity with the TCLP and other relevant DPDs. Conditions, legal agreements and other supporting information will also contribute to successful implementation.</i></p> <p>Pre-application discussions <i>Pre-application discussions are essential to securing the successful implementation of the plan. They are a key element in ensuring that prospective developers understand what the Council considers acceptable development proposals and how they meet the objectives of the TCLP. The Council is actively pursuing pre-application discussion in relation to the Development Opportunity Sites and will continue to do so in order to shape projects and proposals as they are brought forward in the Town Centre. The TCLP Implementation Framework identifies where discussions are ongoing and where the Council will use its important development management function to facilitate development.</i></p> <p>Site specific master plans Proposals coming forward on the identified Development Opportunity Sites, as well as <i>Other major development or redevelopment sites in the Town Centre, will be subject to the preparation of a master plan to be led by developers in accordance with Policy TC17. This will ensure a comprehensive, design led approach to implementation. The Council will contribute to the preparation of the site specific master plans through pre-application discussions and meetings. In addition, the Council will consider the production of a development brief for major sites where this would add value to the development process. The TCLP Implementation Framework identifies where this approach will be taken, specifically at Development Opportunity</i></p>	

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	<p><i>Site Two: land adjoining the railway station and the Area of Change in Langney Road.</i></p> <p>Other Council and partner strategies <i>There are other strategies and programmes sponsored by both the Council and other agencies. The Local Transport Plan (LTP) is a good example. Ensuring that the objectives and priorities are co-ordinated with the TCLP is essential if return on the limited investment funds available is to be maximised. The TCLP Implementation Framework sets out where the Council will work with East Sussex County Council in considering how funding for public realm projects may be secured, paying regard to the emerging Public Realm Guidance on funding for high-quality materials. The Council will also give further consideration to a Business Improvement District for the Town Centre particularly as a means of continuing the work of the Town Centre Management Initiative.</i></p> <p>Partnership working <i>The Council is keen to work up development proposals in partnership with prospective development interests. This method of working is the most appropriate way of minimising risk to the developer by ensuring that development meets the aims of the plan and encourages innovative design approaches. The TCLP Implementation Framework identifies lead and partner organisations against each of the key projects in the TCLP together with an indication of which phase of project development they will contribute towards.</i></p> <p>Council owned Land <i>Where appropriate, the Council will use its own Town Centre relatively minor landholdings, to secure the TCLP development objectives either on its own or co-operation with others.</i></p> <p>External funding <i>The opportunities to secure additional external funding will be very constrained in the current economic circumstances. However, the Council will remain alert to the possibility of drawing down external funding when opportunities arise.</i></p> <p>Liaison with utilities providers <i>The Council will use the TCLP and the evolving IDP to provide a framework for discussions and agreements with utility providers. This will ensure that services do not place a constraint on development, capacity constraints are identified early in the process and the plans of utility providers are co-ordinated with development requirements.</i></p> <p>Special Delivery Vehicle <i>For major regeneration projects it may be appropriate to establish a bespoke public partnership through the creation of a Special Delivery Vehicle. These can take a number of forms depending upon the specific shape of the project in question. Although a Special Delivery Vehicle is not currently identified as a means of implementing any of the key projects set out in the TCLP the Council will continue to review its position during the TCLP period as part of an ongoing</i></p>	

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	<p><i>programme of monitoring. Where appropriate a special delivery vehicle may be used if it is identified as being expedient to do so.</i></p> <p>Compulsory Purchase Orders (CPO) <i>The Council places great emphasis on collaborative working to secure development objectives. However, in some situations there may be a need to compulsorily acquire land where ownership is creating particular constraints to development. In these circumstances the Council will consider using CPO powers to enable key proposals in the TCLP”.</i></p>							
<p>Timescales and Programme</p>	<p>Further information on Timescales and programme:</p> <p><i>“In order to provide timescales for implementation three development phases are envisaged as part of the TCLP based on 5 year periods. These are:</i></p> <table data-bbox="465 614 1160 699"> <tr> <td><i>Short Term</i></td> <td><i>2012 – 2017</i></td> </tr> <tr> <td><i>Medium Term</i></td> <td><i>2017 – 2022</i></td> </tr> <tr> <td><i>Long Term</i></td> <td><i>2022 – 2027</i></td> </tr> </table> <p><i>6.4 The TCLP Implementation Framework identifies which of the key TCLP projects are anticipated as being brought forward within the three development phases together with a commentary on an outline delivery strategy for each. The Council is already in discussion with key partners and landowners on a number of projects, particularly the Development Opportunity Sites. Other projects, particularly longer term or aspirational, provide more of an outline of what the Council intends to do in order to drive forward delivery.</i></p> <p><i>6.5 Table 1 Timescales and Programme summarises the timescales for all of the projects and policies contained in the TCLP within the three development phases. It provides a timeline to show the interrelationship between different policy, development and public realm projects showing where over the TCLP period proposals are anticipated as coming forward. It also indicates which public realm projects are considered to be aspirational, i.e. those that perform a role and function in terms of the overall structure of the Town Centre but for which project planning and funding sources have yet to be identified. The table summarises the timescales set out in Table 2 Implementation and Delivery Framework and provides a means of quickly assessing which projects are coming forward concurrently”.</i></p>	<i>Short Term</i>	<i>2012 – 2017</i>	<i>Medium Term</i>	<i>2017 – 2022</i>	<i>Long Term</i>	<i>2022 – 2027</i>	<p>This provides further information on the delivery of the objective of the TCLP. However, does not alter the objectives or policies set out in the TCLP. As such there would be no changes to the findings of the SA/SEA.</p>
<i>Short Term</i>	<i>2012 – 2017</i>							
<i>Medium Term</i>	<i>2017 – 2022</i>							
<i>Long Term</i>	<i>2022 – 2027</i>							

Summary

Minor revisions have made to the TCLP following consultation, primarily associated with its implementation, monitoring and delivery. The majority of the changes relate to explanatory text rather than changes to the wording of the actual policies. These changes do not alter the findings of the SA/SEA as previously reported. Generally additional information on implementation, monitoring and delivery will help to improve the certainty over the effects identified.