

Schedule of Major and Main Modifications to the Eastbourne Core Strategy: Local Plan and their relevant consultation periods

Mod Ref	Consultation Stage	Issue to be addressed	Policy/Table or paragraph	Proposed Modification
Main 1	Proposed Main Modifications: 22 June- 3 August 2012	In order to comply with paragraphs 14 and 15 of the National Planning Policy Framework, reference to the " <i>presumption in favour of sustainable development</i> " should be included in the Core Strategy which should be a " <i>golden thread</i> " running through planmaking.	Para. i.1 (page vi)	<p>Delete last sentence "The Core Strategy is in line with the South East Plan (Regional Spatial Strategy) to 2026..." and if the South East Plan is revoked at the time of adoption, replace with: "<u>The Core Strategy (to 2027) is in line with the National Planning Policy Framework and...</u>"</p> <p>Or: if the South East Plan is not revoked at the time of adoption, replace with: "<u>The Core Strategy is in line with the National Planning Policy Framework (to 2027), consistent with the South East Plan (Regional Strategy) to 2026 and...</u>"</p>
Main 2	Proposed Main Modifications: 22 June- 3 August 2012	In order to comply with paragraphs 14 and 15 of the National Planning Policy Framework, reference to the " <i>presumption in favour of sustainable development</i> " should be included in the Core Strategy which should be a " <i>golden thread</i> " running through planmaking.	Para i.10 (page viii)	<p>Amend sub-section title to read "How does the Core Strategy fit with the existing Borough Plan <u>and the National Planning Policy Framework?</u>"</p> <p>After "...planning policies in the Borough Plan." Add: "<u>When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development. It will work with applicants to find solutions, that address concerns raised by local residents and community groups, which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Core Strategy Local Plan (and, where relevant, with policies in other plans which form part of the Development Plan) will be approved, unless material considerations indicate otherwise.</u>"</p>

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Main 3	Proposed Main Modifications: 22 June- 3 August 2012	To reflect the most up to date housing completions as at 1 st April, 2012	Table 2 (page 15)	Delete existing table and replace with new table set out in Appendix 1.
MOD3	Proposed Major Modifications: 9 March - 20 April 2012		Table 3: Breakdown of Housing Delivery 2006-2027	Amend 'Potential Units on Windfall Sites (2022- 2027)' to 550 net units and 'Resulting Windfall Reliance (Before 2022)' to 798 net units to reflect the correct distribution of the windfall figure.
Main 4	Proposed Main Modifications: 22 June- 3 August 2012	To reflect the most up to date housing completions as at 1 st April, 2012	Table 3 (pages 15-16)	Delete existing table and replace with new table set out in Appendix 2.
Main 5	Proposed Main Modifications: 22 June- 3 August 2012	To reflect the most up to date housing completions as at 1 st April, 2012	Eastbourne Key Diagram (page 17)	Amend Langney's colouration and change it from "Medium Levels of Growth (200-500 units)" to "Low Levels of Growth (50-200 units)".
Main 6	Proposed Main Modifications: 22 June- 3 August 2012	To accurately reflect an extant planning permission for residential development	Figure 1: Eastbourne's Neighbourhoods (page 21)	Amend boundary of Upperton: Neighbourhood 2 (see Appendix 3) to include land at Bedfordwell Road depot, which has planning permission by virtue of planning application reference (EB/2008/0609).
Main 7	Proposed Main Modifications: 22 June- 3 August 2012	To accurately reflect an extant planning permission for residential development	Figure 3 Neighbourhood 2: Upperton – Key Diagram (page 29)	Amend boundary of Upperton: Neighbourhood 2 (see Appendix 4) to include land at Bedfordwell Road depot, which has planning permission by virtue of planning application reference (EB/2008/0609).

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Main 8	Proposed Main Modifications: 22 June- 3 August 2012	In order to comply with paragraphs 14 and 15 of the National Planning Policy Framework, reference to the " <i>presumption in favour of sustainable development</i> " should be included in the Core Strategy which should be a " <i>golden thread</i> " running through planmaking.	Policy D1:Sustainable Development (page 70)	Add new first sentences to read " <u>There is a presumption in favour of sustainable development.</u> " Amend previous first sentence by deleting " New Development will " and replacing with " <u>All new development should be sustainable and....</u> ".
Main 15	Proposed Further Main Modification: 3 August – 14 September 2012	To provide flexibility for alternative employment generating uses in the event that it is demonstrated that that the retention of this land is not required for B1(a) use.	Paragraph 4.2.14	Amend to read: "Land is identified for B1(a) use in Sovereign Harbour (30,000 square metres). The Council supports the use of this land for quality B1(a) office use to supplement This should take the form of a high quality business park to supplement local employment choice and provide a complementary development to the residential uses at the Harbour. <u>An early review of the employment land supply will be undertaken once the results of the 2011 Census are known and can provide up to date evidence of local workforce projections. This would include an assessment of the viability of business space development on the site for the Plan period. In the event of this showing that the retention of the land is not justified the Council will consider permitting appropriate alternative employment generating uses within use classes A2, C2 and D1.</u> "
MOD1	Proposed Major Modifications: 9 March - 20 April		Policy D4: Shopping	Delete Sovereign Harbour from the list of District Shopping Centres

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	2012			
Main 9	Proposed Main Modifications: 22 June- 3 August 2012	To provide clarity on the role of shopping centres within the retail hierarchy	Policy D4: Shopping (page 80)	Amend the first bullet point of the final paragraph of Policy D4: Shopping as follows: <u>"complies with the sequential approach to site selection, which prioritises development in the following order:</u> <ul style="list-style-type: none"> • <u>Eastbourne Town Centre Primary and Secondary Shopping Areas (PSAs and SSAs);</u> • <u>District Shopping Centres (DSCs);</u> • <u>Local Shopping Centres (LSCs);</u> • <u>Neighbourhood Shopping Centres (NSCs);</u> • <u>Edge-of-centres; and</u> • <u>Out-of-centre sites, which are accessible by a choice of transport means."</u>
Main 10	Proposed Main Modifications: 22 June- 3 August 2012	To provide clarity on the role of shopping centres within the retail hierarchy	Paragraph 4.4.8 (page 81)	Amend the text as follows: "Within Eastbourne, the shopping centres (which are mapped and described in Appendix C: <u>Eastbourne Retail Hierarchy</u>) are as follows. <u>Further guidance on the functioning of each type of shopping centre will be provided in the Development Management Development Plan Document (DPD):</u> <ul style="list-style-type: none"> • Primary and Secondary Shopping Areas (PSAs and SSAs) – areas where extensive retailing and the number of shops in the town centre is most concentrated; • District Shopping Centres (DSCs) – areas which provide a range of convenience goods as well as fashion provision, hairdressers, restaurants, banks and pharmacies; • Local Shopping Centres (LSCs) – areas which serve the day to day shopping and service needs of the local residents; and • Neighbourhood Shopping Centres (NSCs) – areas which serve basic daily shopping needs.
Main	Proposed Main	To provide clarity on	Paragraph	Amend to read:

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11	Modifications: 22 June- 3 August 2012	the role of shopping centres within the retail hierarchy	4.4.13 (page 82)	<p><u>"Within the district, local and neighbourhood shopping Centres centres, a range of shops, services and facilities and uses will be encouraged, consistent with the scale and function of the centre to meet people's day-to-day needs, individual centre's position in the retail hierarchy. Shops, services and facilities that meet people's day-to-day needs will be supported, whilst preserving the predominance of A1 use classes. In this way the Council will seek to encourage the continuing vitality and viability of shopping centres."</u></p>
Main 16	Additional Further Proposed Main Modifications: 31 August – 12 October 2012	To provide clarification on how the Council will make provision for the accommodation needs of gypsies, travellers and travelling showpeople.	Paragraphs 4.6.1 - 4.6.2	<p>Amend paragraph 4.6.1 to read:</p> <p>There are currently no official sites for gypsies and travellers within Eastbourne. There are, however, occasional unauthorised encampments. Work on the South East Plan carried out in 2005/2006, identified a low level of need for permanent pitches in Eastbourne up to 2016. <u>A further review of needs (Gypsy and Traveller Accommodation Assessment) will be undertaken to identify any possible need beyond 2016. The designation of the South Downs National Park for 40% of the Borough has superseded the process of identifying of sites within Eastbourne. The South Downs National Park Authority are however preparing a Gypsy and Traveller needs assessment by February 2014, to identify needs in the Park and neighbouring local authorities for the period beyond 2016. This will form part of the evidence base for the preparation of the Core Strategy for the Park which is due to be submitted in June 2015. The Council will work with the neighbouring local authorities in accordance with the 'duty to co-operate' in clauses 178 – 181 of the National Planning Policy framework, to meet the needs identified up to 2016 with any further needs arising beyond 2016. The Council will continue to co-operate with other local authorities in East Sussex in working towards a co-ordinated strategy for providing transit pitches across the county.</u></p>

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				<p>Amend paragraph 4.6.2 to read:</p> <p><u>The Council will continue to co-operate with other local authorities in East Sussex in working towards a co-ordinated strategy for providing transit pitches across the county. If Making specific provision is made for gypsies and travellers these sites may help to reduce the number of unauthorised encampments and reduce the potential for conflict with the settled community.</u></p>
Main 17	<p>Additional Further Proposed Main Modifications:</p> <p>31 August – 12 October 2012</p>	<p>To address concerns about the effectiveness of Policy D6 in making provision for the accommodation needs of gypsies, travellers and travelling showpeople.</p>	<p>Policy D6: Gypsies, Travellers and Travelling Showpeople</p>	<p>Amend Policy D6 to read:</p> <p><u>Appropriate provision will be made for a site(s) for Gypsies, Travellers and Travelling Showpeople to meet local needs. In order to meet identified need for Gypsies, Travellers and Travelling Showpeople for the plan period, the Council will work with neighbouring local planning authorities on the provision of sites. If this process fails to identify sufficient sites by 2015, a Gypsy and Traveller Site Allocations DPD will be prepared to address the deficit.</u></p> <p>The following criteria will be used to assess the suitability of sites and will also be used to assess planning applications or proposals for Gypsies, Travellers and Travelling Showpeople:</p> <ul style="list-style-type: none"> • the impact on landscape character and/or sites of nature conservation interest, and scope for mitigation; • the topography of the site and impact on visual amenity as well as the risk of flooding; • the location of the site in relation to the highway network and the potential impact on traffic movement and trip generation on local roads; • safe and convenient access to local services and facilities such as schools, shops and health services, and the availability of utility services; • adequate provision can be made for on-site parking, storage,

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				<p>play areas and landscaping screening in order to protect the amenities of adjacent occupiers; and</p> <ul style="list-style-type: none"> The impact on the residential amenity of the settled community
Main 12	Proposed Main Modifications: 22 June- 3 August 2012	To ensure that the Core Strategy is consistent with the Community Infrastructure Levy Regulations (as amended in 2011)	Paragraph 5.1.7 (Page 109)	<p>Amend to read:</p> <p>The Community Infrastructure (CIL) system allows Councils to raise funds for infrastructure to support an area's development by way of a charge per square metre of development. After <u>6 April</u> 2014 the CIL will replace the Section 106 system as the <u>only main</u> way to fund infrastructure, although Section 106 obligations will still continue to provide affordable housing and for site specific issues that cannot be dealt with through planning conditions.</p>
Main 13	Proposed Main Modifications: 22 June- 3 August 2012	To reflect the most up to date housing completions as at 1 st April, 2012	Appendix B: Monitoring Framework Table 6 (pages 119-124)	Amend the first target in each of the Core Strategy neighbourhood policies (see Appendix 5).
MOD2	Proposed Major Modifications: 9 March - 20 April 2012		Appendix C: Eastbourne Retail Hierarchy	Delete map relating to Sovereign Harbour District Shopping Centre.
Main 14	Proposed Main Modifications: 22 June- 3 August 2012	To provide clarity on the role of shopping centres within the retail hierarchy	Appendix C: Eastbourne Retail Hierarchy (page 128)	<p>Add the following text as a new paragraph C.1 of Appendix C.</p> <p><u>"Within Eastbourne, the shopping centres are as follows:</u></p> <ul style="list-style-type: none"> <u>Primary and Secondary Shopping Areas – are located in the Town Centre and serve a Borough-wide and sub-regional shopping function. They provide a wide range of comparison and some convenience shopping catering for residents, workers, students, visitors and tourists. They are</u>

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				<p><u>characterised by a variety of uses and whilst A1 uses predominate, there are several other uses including A2, A3, A4, A5, D1 and D2. These shopping centres will be maintained and enhanced over the plan period.</u></p> <ul style="list-style-type: none"> • <u>District Shopping Centres (DSCs) – play an important role at the heart of their communities. They provide a range of local shops, services and facilities and generally serve people within a 1200 metre (15 minute walking time) area. They typically have a limited level of car/cycle parking and primarily serve their local communities, although they do generate some passing trade. They provide a range of convenience goods as well as some comparison shopping comprising predominantly A1 uses with some A2, A3, A4 and A5 uses (including fashion provision, hairdressers, restaurants, banks and pharmacies). In addition, some centres benefit from additional D1 and D2 uses.</u> • <u>Local Shopping Centres (LSCs) – are small-scale centres that play a key role in their local areas and comprise almost entirely of convenience shopping and provide day-to-day shopping needs. They serve people within an 800 metre (10 minute walking time) area but may also have some limited car/cycle parking facilities to attract passing trade. They comprise predominantly of A1 uses with a limited number of A2, A3 and A5 uses.</u> • <u>Neighbourhood Shopping Centres (NSCs) – are very small-scale centres, which provide basic daily shopping needs. They serve people within a 400 metre (5 minute walking time) area. They comprise predominantly A1 uses, together with a very limited number of A2, A3 and A5 uses.”</u> <p>Add the following text as a new paragraph C.2 of Appendix C: <u>“Edge-of-centre locations are those that are well connected to and within easy walking distance (up to 300 metres) of the Town</u></p>

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				<p data-bbox="1184 272 1630 300"><u>Centre's primary shopping area."</u></p> <p data-bbox="1184 368 2018 400">Add the following text as a new paragraph C.3 of Appendix C:</p> <p data-bbox="1184 416 2040 512"><u>"Out-of-centre locations are those that are not within the boundary of a defined shopping centre or classified as 'edge-of-centre'."</u></p>