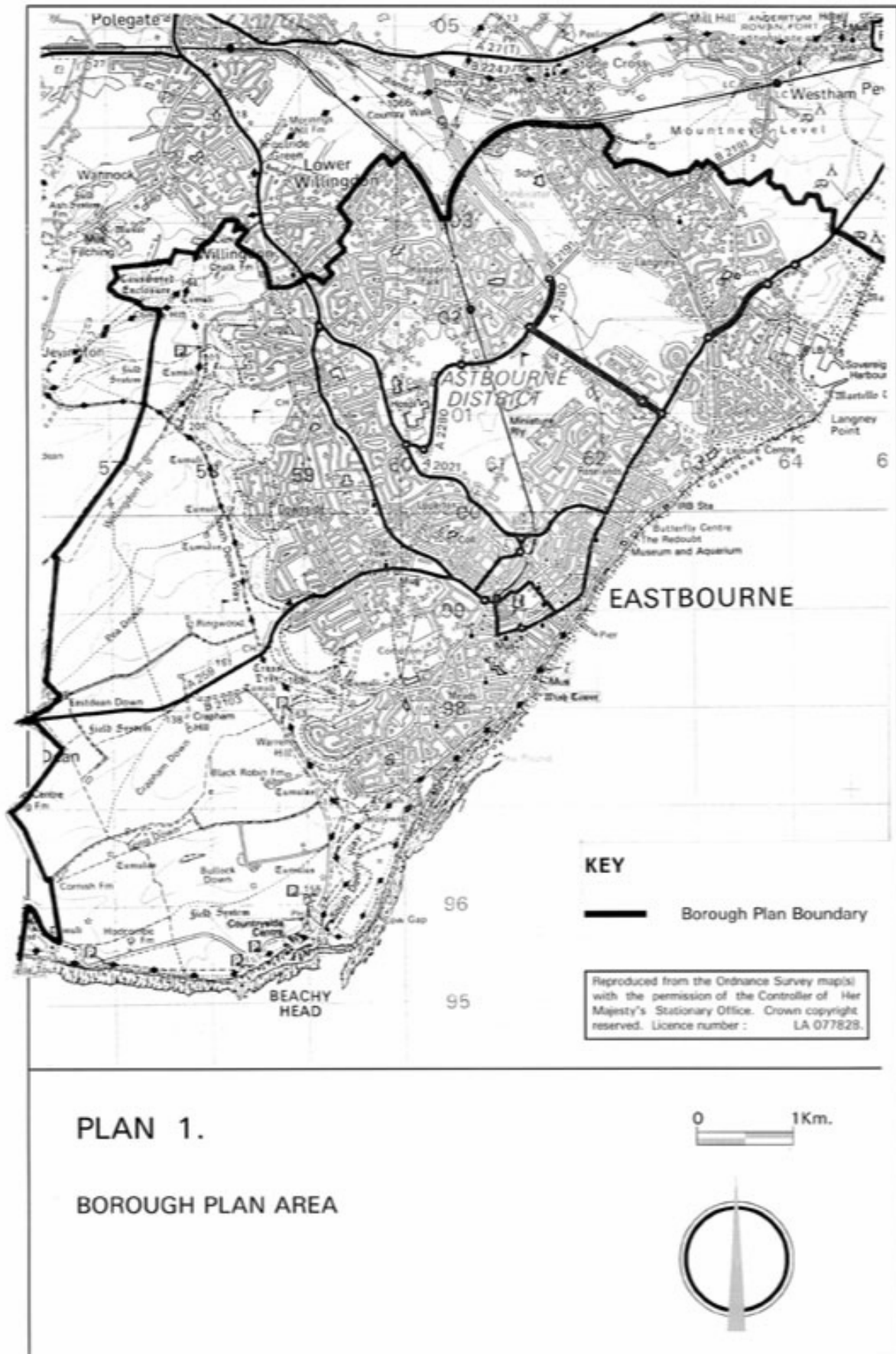


# **Chapter 1**

# **Introduction**

**\*\*\*\***



- 1.1 This Replacement to the Eastbourne Borough Plan 1998 has been prepared by Eastbourne Borough Council to guide development to 2011.
- 1.2 In setting out policies and proposals for the development and use of land, the Replacement Plan looks to:
- Bring local planning issues before the public;
  - Apply and develop the overall policy framework of the East Sussex and Brighton & Hove Structure Plan 1991-2011;
  - Provide a detailed framework for the control of development within the Borough.
  - Provide a basis for co-ordinating public and private development and for investment decisions;
  - Set-out the framework for the preparation of detailed supplementary planning guidance.

### ***The Plan Area***

- 1.3 The Replacement Plan relates to the whole of the Borough of Eastbourne (see Plan 1).

### ***The Context for the Plan***

- 1.4 The Plan has been prepared in the context of Government guidance, regional guidance, and the East Sussex and Brighton & Hove Structure Plan 1991-2011. It has also been informed by the results of public consultation and the aims and objectives the Council has established for itself in the Corporate Plan and other strategy documents.
- 1.5 Local authorities have a duty to prepare a local plan for their area (Planning and Compensation Act 1991, Schedule 4, section 36). The importance of a Borough-wide local plan is confirmed in Section 54A of the Town and Country Planning Act (1990) which requires development control decisions to accord with the development plan (the Structure and Local Plan) unless material considerations indicate otherwise.

### ***The Plan Period***

- 1.6 Policies and proposals within the Replacement Plan are directed within the time frame between September 2003 (when the Plan was adopted) and 2011.

### ***Format of the Plan***

- 1.7 The Replacement Plan consists of a Written Statement and a Proposals Map, with an Inset Map for the Town Centre.
- 1.8 The Written Statement (this document) includes the Council's policies and proposals together with a reasoned justification and explanation for their inclusion. The policies and proposals are set-out in bold type in a highlighted box and have a distinct reference number.
- 1.9 The Proposals Map illustrates the policies and proposals on an ordnance survey base. For this document the Proposals Map is in two parts. Most of the Borough is contained on a 1:10,000 scale map. The Town Centre is shown separately on an Inset Map because of the complicated detail. Policy and proposal reference numbers are used to cross reference the map to the written statement.

1.10 The Council has adopted the following Supplementary Planning Guidance to expand certain policies in the Eastbourne Borough Plan 1998:

- Eastbourne Townscape Guide
- Affordable Housing
- Outdoor Playing Space Provision
- Streetscape Design Manual
- Sites of Nature Conservation Importance
- Energy Efficient Development

This guidance will be amended, if necessary, to reflect policy in this Replacement Plan. Whilst additional guidance has been or will be prepared for:

- Eastbourne Park
- Residential Development Within the Existing Built-up Area
- Demonstrating Genuine Redundancy of Business Premises
- "Home zones"
- Quality Bus Corridors
- Cycle and Pedestrian Networks
- Car Parking Standards (jointly with East Sussex County Council and the Districts and Boroughs); (adopted by Eastbourne Borough Council, December 2002)
- Tourist Accommodation: Assessment of Viability
- Trees and Development (adopted October 2001)
- Designing Out Crime (draft published July 2003 for consultation purposes)
- Developer Contributions (jointly with East Sussex County Council and the Districts and Boroughs of East Sussex)

as indicated in the relevant topic chapter.

### ***Implications of National Park Status***

1.11 The Countryside Agency announced in April 2000 that they were commencing the process to designate the Sussex Downs as a National Park and an Inquiry into objections is scheduled to start in November 2003. As administrative arrangements for planning and development control have not been decided it was considered appropriate to continue with land use policy for the Downland in this Replacement Plan (see chapter 4).

### ***Plan Preparation Process***

1.12 The timetable for the preparation of the Replacement Plan was:

Issues Consultation	November 1999 - January 2000
Deposit Plan published	28 February 2001
Closing date for comments	10 April 2001
Second Deposit Plan	7 November - 18 December 2001
Public Inquiry	11 June 2002 - 11 September 2002
Proposed modifications	24 April - 4 June 2003
Adoption	September 2003

1.13 The Council has published separate reports on each of the statutory stages, copies of which can be obtained from the Development Planning Section, Planning, Regeneration and Amenities Department, 68 Grove Road, Eastbourne, BN21 4UH. The reports are:

- Eastbourne Borough Plan, First Review: Issues Consultation (price £10 plus postage and packing);
- Eastbourne Borough Plan First Deposit Draft: Statement on the First Deposit Draft Consultation 28 February to 10 April 2001 (price £20 plus postage and packing);
- Eastbourne Borough Plan 2001-2011 Revised Deposit Draft: Statement on the Revised Deposit Draft Consultation 7 November to 18 December 2001 (price £20 plus postage and packing).

Details of representations received on the proposed modifications are set-out in the report to Cabinet of 3 September 2003. In addition copies of the following relevant documents can also be obtained from the Development Planning Section:

- Eastbourne Borough Plan First Deposit Draft: List of Revisions (as required by the Town and Country Planning (Development Plan) (England) Regulations 1999 (price £5.00 plus postage and packing);
- Draft Eastbourne Borough Plan 2001-2011: Inspector's Report on Objections (December 2002) (price £40 plus postage and packing);
- Proposed Modifications to the Eastbourne Borough Plan 2001-2011 (April 2003) (price £50 plus postage and packing).

### ***Public Consultation***

- 1.14 In compliance with the Town and Country Planning (Development Plan) (England) Regulations 1999 the emerging Plan was subject to public scrutiny at each of the formal stages in its preparation. The results of this consultation have been fully documented (see paragraph 1.12 above).

### ***Monitoring and Review***

- 1.15 In order that the Replacement Plan is effective it is necessary to regularly monitor both the aims and objectives of the Plan and the policies and proposals to establish whether or not they are achieving what they set-out to do. This should give an indication as to whether they should be strengthened, maintained, changed in some way or deleted in a future review of the Plan.
- 1.16 Clear criteria for monitoring each policy and proposal have been set-out in the Appraisal and Review Chapter of this Plan.
- 1.17 Although the timescale is up to 2011 it is understood that there will be a need to look again at planning policy for the Borough before that time. In accordance with the Planning and Compulsory Purchase Bill, currently before Parliament, the Council will be preparing a Local Development Document for the Borough. It is understood that this new form of development plan will be required for the Borough within three years of the commencement of the Act.

### ***Development Plan***

- 1.18 The following documents make up the "Development Plan" for Eastbourne:
- East Sussex and Brighton & Hove Structure Plan 1991- 2011
  - Eastbourne Borough Plan 1998
  - East Sussex Minerals Local Plan 1999

The East Sussex Waste Local Plan will also be part of the Development Plan when it has been adopted by East Sussex County Council.

## ***Other Information***

- 1.19 Additional information used in preparing this Plan is available in the form of Background Papers. These papers are referred to in this document where appropriate, but are listed here for information. Copies of individual papers are available from the Development Planning Section, Planning, Regeneration and Amenities Department, 68 Grove Road, Eastbourne, BN21 4UH at a price of £3.00. The full set is available at the price of £30.00.
- 1.20 The Background Papers are:
1. Provisions of the County Structure Plan
  2. Demography
  3. Housing Needs Survey: Executive Summary
  4. Housing Capacity Survey
  5. Affordable Housing (amended)
  6. Business Survey
  7. Business and Industrial Premises in the Town
  8. Eastbourne Park (update paragraph added)
  9. Retail Audit
  10. Playing Field Survey
  11. Community Facilities;
  12. Sustainability Appraisal (2001)
  13. Monitoring of Borough Plan 1998 Policies and Proposals
  14. Shopping Floorspace Requirement
  15. Sustainability Appraisal (2003)
- 1.21 A glossary of the more technical terminology used in this Plan is provided at the end of this document.