

**Eastbourne Borough Council
Town Centre Local Plan**

CHANGES TO THE POLICIES MAP

*Town Centre Local Plan
Submission Version (Proposed Modifications)*

February 2013

CHANGES TO THE POLICIES MAP

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1.0 Introduction

- 1.1 This document identifies the proposed changes that will be incorporated into the Eastbourne Policies Map as a result of the adoption of the Town Centre Local Plan (previously known as the Town Centre Area Action Plan). The purpose of the document is to illustrate the spatial form of policies and illustrate the application of policies once the Town Centre Local Plan has been adopted.
- 1.2 This document has been produced to accompany the Submission and Examination of the Town Centre Local Plan. The intention is to show how the policies and designations in the Town Centre Local Plan would result in change the adopted Policies Map.

2.0 Background

- 2.1 The Eastbourne Policies Map was adopted on 20 February 2013 following the adoption of the Eastbourne Core Strategy Local Plan. The adopted Eastbourne Policies Map illustrates geographically the application of the policies in the Core Strategy and the saved policies from the Eastbourne Borough Plan 2001-2011 (adopted 2003). The Policies Map consists of a main map and a Town Centre Inset Map. Any changes to the Policies Map as a result of the Town Centre Local Plan will only apply to the Town Centre Inset Map.
- 2.2 The Proposed Submission version of the Town Centre Area Action Plan was published in July 2011. A draft Town Centre Area Action Plan had previously been published for consultation in May 2010 and the comments received have been taken into account in the Proposed Submission version.
- 2.3 The Town Centre Area Action Plan and the Core Strategy were submitted to the Secretary of State in January 2012. The Core Strategy proceeded to Examination in May 2012, but the Town Centre Area Action Plan was held in abeyance due to the need to address concerns from the Inspector regarding the delivery of the strategy.
- 2.4 Additional work has been carried out to overcome the Inspector's concerns and Modifications have been proposed to the Town Centre Local Plan. These proposed amendments (major modifications) will be subject to consultation for a six week period, and then the Town Centre Local Plan will proceed to examination.

3.0 Requirements

- 3.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the form and content of the adopted policies map. Regulation 9 states:
 - (1) *The adopted policies map must be comprised of, or contain, a map of the local planning authority's area which must—*
 - (a) *be reproduced from, or be based on, an Ordnance Survey map;*

- (b) include an explanation of any symbol or notation which it uses; and*
 - (c) illustrate geographically the application of the policies in the adopted development plan.*
- (2) Where the adopted policies map consists of text and maps, the text prevails if the map and text conflict.*

4.0 Format

- 4.1 As a result of policies contained in the Town Centre Local Plan there will be a number of changes to the Policies Map. This would mean that showing changes on a single map would be confusing and would render the map illegible. Therefore, this document presents changes on individual maps based on policies.
- 4.2 A schedule of changes is presented showing the policies and designation that will be changed, the locations where the policy or designation applies, and the reason for the change. The changes are only the changes proposed and will be incorporated into the revised Policies Map, which will be adopted alongside the Town Centre Local Plan.
- 4.3 The colours used throughout this document are consistent, for ease of understanding:
- Red represents the policies and designations as shown on the Adopted Policies Map that will be superseded or deleted
 - Blue represents the new or amended policies and designations that have changed as a result of changes to the Town Centre Local Plan
 - Brown represents existing parts of policies or designations that do not change
- 4.4 Please note that this does not relate to the colours shown on the full Policies Map or Town Centre Inset Map.
- 4.5 There are three sets of maps in this document: maps showing the Borough Plan policies that are being deleted on adoption of the Town Centre Local Plan; maps showing new policies and designations contained in the Town Centre Local Plan; and a draft version of Town Centre inset map.
- 4.6 The maps are shown in order of how the policies and designations appear in the relevant document.

5.0 Schedule of Changes to the Policies Map

- 5.1 The tables below show the schedule of changes that will be made to the adopted Policies Map. The changes are ordered by policy reference and each change has an associated map (in Appendix A) showing how the policy or designation will change.
- 5.2 There are three different types of changes: Policies that have been deleted (D); policies that have been amended (Am); and additional policies to be added (Ad).

Eastbourne Borough Plan 2001-2011 - Saved Policies (Adopted September 2003)

Map No	Policy	Type	Ref	Location(s)	Description of Change	Reason
1	TC4 Retail Development Adjacent to the Station	D	1.1	<ul style="list-style-type: none"> Land adjacent to the Railway Station 	Delete policy designation	Policy TC4 has been superseded by the Town Centre Local Plan
2	TC5 Mixed Use Scheme at Western end of Terminus Road	D	2.1	<ul style="list-style-type: none"> Land at the Western end of Terminus Road 	Delete policy designation	Policy TC5 has been superseded by the Town Centre Local Plan
3	TC6 Town Centre Shopping Areas	D	3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10	<ul style="list-style-type: none"> 11-57 Terminus Road (PSA A) 59-145 and 96-150 Terminus Road, and 2-2a Bolton Road (PSA B) 147-187 and 152-202 Terminus Road and 2-4 Langney Road and 1-3 Pevensey Road (PSA C) Arndale Centre (PSA D) Langney Road, nos. 1-31 and 6-24 (SSA 1) Seaside Road, nos. 3-95 and 12-68 (SSA 3) Terminus Road, nos. 210-258 (SSA4) Grove Road, nos. 14-64 and 25-57 (SSA 5) South Street, nos. 389 and New Inn to 56 (SSA 6) South Street, nos. 99-119 and 106-114 and Cornfield Terrace nos. 17-26 	Delete policy designation	Policy TC6 has been superseded by the Town Centre Local Plan

Map No	Policy	Type	Ref	Location(s)	Description of Change	Reason
			3.11 3.12 3.13 3.14 3.15 3.16 3.17	(SSA 7) <ul style="list-style-type: none"> • Station Street Area (SSA 8) • Terminus Road, nos. 46-94 (SSA 9) • Terminus Road, nos. 2-44; Ivy Terrace nos. 1a and 1b; Grove Road nos. 2- 12a and Gildredge Road 1a-3b (SSA 10) • Cornfield Road, nos. 2-44 (SSA 12) • Cornfield Road, nos. 7-45 (SSA 13) • Station Parade, nos.1-17 (SSA 15) • Town Centre Shopping Area Boundary 		
4	TC7 Areas for Later Opening of Class A3 uses	D	4.1 4.2 4.3 4.4 4.5 4.6	<ul style="list-style-type: none"> • Bolton Road (nos. 1,3,5,7a,7b,7) • Bolton Road (nos. 2a,4,6 and 8) • Langney Road (nos. 1-31 and 2-24) • Pevensey Road (nos. 2d-4 and 1b-3) • Terminus Road (nos. 147-155) • Terminus Road (nos. 46-94) 	Delete policy designation	Policy TC7 has been superseded by the Town Centre Local Plan
5	TC8 Seaside Road	D	5.1 5.2 5.3 5.4	<ul style="list-style-type: none"> • Seaside Road (nos. 70-126) • Seaside Road (nos. 103-111) • Seaside Road (nos. 113-135) • Seaside Road (nos. 137-139) 	Delete policy designation	Policy TC8 has been superseded by the Town Centre Local Plan
6	TC10 Areas for Business Use	D	6.1 6.2 6.3 6.4 6.5 6.6 6.7 6.8 6.9 6.10	<ul style="list-style-type: none"> • Hyde Gardens (nos. 1-16) • Hyde Gardens (nos. 18-32) • Gildredge Road (nos. 3-15) • Gildredge Road (nos. 17-29) • Gildredge Road (nos. 35-55) • Gildredge Road (nos. 6-18) • Gildredge Road (nos. 22-28) • Gildredge Road (nos. 30-32) • Commercial Road (nos. 1-52 inc Commercial Mews) • Upper Avenue (nos. 10-14) and St Leonards Road (nos. 2-24) 	Delete policy designation	Policy TC10 has been superseded by the Town Centre Local Plan
7	TC11 St Leonards Road	D	7.1 7.2	<ul style="list-style-type: none"> • St Leonards Road (nos. 1-15) • St Leonards Road (nos. 17-25) 	Delete policy designation	Policy TC11 has been superseded by the Town

Map No	Policy	Type	Ref	Location(s)	Description of Change	Reason
			7.3 7.4 7.5	<ul style="list-style-type: none"> St Leonards Road (nos. 27-33) St Leonards Road (nos. 26-38) St Leonards Road (nos. 40-52) 		Centre Local Plan
8	LCF6 Significant Area for Sport	D	8.1	<ul style="list-style-type: none"> Devonshire Park 	Delete policy designation	Policy LCF6 has been superseded by the Town Centre Local Plan

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Map No	Policy	Type	Ref	Location(s)	Description of Change	Reason
9	TC4 Primary Retail Area	Ad	9.1 9.2 9.3 9.4	<ul style="list-style-type: none"> Arndale Centre 96 to 130 Terminus Road 132 to 170 Terminus Road 147 to 155 Terminus Road 	Add Primary Retail Area and Frontage designations	The Town Centre Local Plan has identified these areas as Primary Retail Areas
10	TC5 Secondary Retail Area	Ad	10.1 10.2 10.3 10.4 10.5 10.6 10.7 10.8 10.9 10.10 10.11 10.12 10.13	<ul style="list-style-type: none"> 2 to 66 Grove Road 25 to 57 Grove Road 3 to 89 South Street Public House at Corner of South Street and Grange Road to 56 South Street 99 to 121 South Street 106 to 114 South Street 7 to 45 Cornfield Road 2 to 44 Cornfield Road 17 to 28 Cornfield Terrace 2 to 94 Terminus Road 1a to 3b Gildredge Road including 1a and 1b Ivy Terrace 157 to 187 Terminus Road 172 to 200 Terminus Road 	Add Secondary Retail Area and Frontage designations	The Town Centre Local Plan has identified these areas as Secondary Retail Areas
11	TC7 Supporting Evening and Night-time Economy	Ad	11.1 11.2 11.3 11.4	<ul style="list-style-type: none"> Terminus Road Station Street and Mark Lane Carlisle Road and Devonshire and Congress Theatres Bolton Road 	Add Supporting Evening and Night-time economy designations	The Town Centre Local Plan has identified these areas as locations where the evening and night-time economy will be focused in

Map No	Policy	Type	Ref	Location(s)	Description of Change	Reason
			11.5 11.6	<ul style="list-style-type: none"> Seaside Road Pevensey Road 		order to minimise the potential for conflict between other town centre uses
12	TC8 Arts Trail	Ad	12.1	<ul style="list-style-type: none"> From the Station to the Wish Tower via Grove Road, South Street, Cornfield Terrace and Wilmington Square 	Add line signifying arts trail	The Town Centre Local Plan has identified this route as an arts trail
13	TC18 Development Opportunity Site 1	Ad	13.1	<ul style="list-style-type: none"> Land at junction of Terminus Road and Ashford Road 	Add Development Opportunity Site 1 designation	The Town Centre Local Plan has identified this site as a development opportunity site
14	TC19 Development Opportunity Site 2	Ad	14.1	<ul style="list-style-type: none"> Land adjoining the Railway Station 	Add Development Opportunity Site 2 designation	The Town Centre Local Plan has identified this site as a development opportunity site
15	TC20 Development Opportunity Site 3	Ad	15.1	<ul style="list-style-type: none"> Land between Upperton Road and Southfields Road 	Add Development Opportunity Site 3 designation	The Town Centre Local Plan has identified this site as a development opportunity site
16	TC21 Development Opportunity Site 4	Ad	16.1	<ul style="list-style-type: none"> Land South East of the Arndale Centre 	Add Development Opportunity Site 4 designation	The Town Centre Local Plan has identified this site as a development opportunity site
17	TC22 Development Opportunity Site 5	Ad	17.1	<ul style="list-style-type: none"> Site of the former Co-Op, Terminus Road 	Add Development Opportunity Site 5 designation	The Town Centre Local Plan has identified this site as a development opportunity site
18	TC23 Transition Areas	Ad	18.1 18.2 18.3	<ul style="list-style-type: none"> Station Street and Mark Lane Seaside Road and Terminus Road East 	Add Transition Areas symbol designation	The Town Centre Local Plan has identified these areas as transition areas
19	TC24 Potential Areas of Change	Ad	19.1 19.2	<ul style="list-style-type: none"> Land at Langney Road and Pevensey Road International Lawn Tennis Centre 	Add Potential Areas of Change symbol designation	The Town Centre Local Plan has identified these areas as potential areas of change