

Eastbourne Town Centre

Proposed Submission Version of the Town Centre Area Action
Plan (AAP) Sustainability Appraisal

January 2012

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Eastbourne Town Centre



Proposed Submission Version of the Town Centre Area Action Plan (AAP) Sustainability Appraisal

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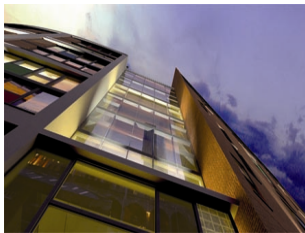
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Our Markets



Property & Buildings



Transport & Infrastructure



Energy & Utilities



Environment

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with Waterman Group's IMS (BS EN ISO 9001: 2008 and BS EN ISO 14001: 2004)

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Comments January 2012 version amended to ensure reference is to the Eastbourne Housing Strategy 2008-2013.



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1. Introduction

- 1.1. Eastbourne Borough Council (EBC) is currently preparing their Local Development Framework (LDF) which is the emerging development plan for Eastbourne. The LDF is a suite of documents that will set out the strategy for the way in which land is used. Furthermore the LDF will guide new development in the Borough for the period up to 2027 and once adopted, it will replace the current Borough Plan which was prepared for the period 2001 to 2011. As part of the LDF, EBC are preparing the Core Strategy Development Plan Document (DPD), this sets out the long-term spatial vision for the entirety of the Borough up to 2027, including the spatial objectives and strategic policies to deliver that vision.
- 1.2. The Core Strategy has undergone a 12 week public consultation between 17 December 2010 and 11 March 2011. Subsequently, a Proposed Submission document will be prepared for approval by EBC and the Secretary of State. It is anticipated that the Core Strategy will be adopted in October 2012.
- 1.3. The Core Strategy identifies 14 distinct neighbourhoods which together cover the built up area of the Borough. Neighbourhood 1 is the Town Centre, the vision for which is identified as:

“The Town Centre will maximise its economic potential and attract more shoppers, workers, residents and visitors through schemes and proposals for redevelopment detailed in the Town Centre Area Action Plan.”
- 1.4. The Eastbourne Town Centre Area Action Plan (AAP) DPD is currently being prepared by David Lock Associates and EBC, in parallel to the preparation of the Core Strategy. The purpose of the AAP is to prepare a shared vision and strategy of actions for the Town Centre. The AAP will set out the planning strategy for managing future development in the Town Centre and sets the policy framework for bringing forward planning applications for redevelopment.
- 1.5. David Lock Associates, on behalf of EBC, has produced a Proposed Submission Version of the Town Centre AAP. The Proposed Submission Version draws recommendations and findings of the Eastbourne Town Centre AAP SA/SEA Scoping Report prepared in April 2010, the Eastbourne Town Centre AAP Issues and Options Report and the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) of the AAP Issues and Options Report prepared in June 2010, together with public consultation regarding these Options and Issues undertaken for twelve weeks between June and September 2010. The AAP Issues and Options Report sets out a Vision and series of Objectives for the Town Centre together with policy themes. The Proposed Submission Version of the Town Centre AAP builds upon these policy themes by proposing a series of policies.
- 1.6. The policies and proposals set out within Proposed Submission Version of the Town Centre AAP are consistent with the objectives and policies within the proposed Core Strategy. The proposed Core Strategy has been prepared having regard to the East Sussex Community Strategy – Pride of Place. The Strategy highlights that maintaining and improving the environment is key to a sustainable future for Eastbourne.
- 1.7. Waterman Energy, Environment & Design Limited (Waterman) was commissioned by David Lock Associates on behalf of EBC to undertake a SA/SEA of the Proposed Submission Version of the Town Centre AAP. The SA/SEA has been undertaken in accordance with the requirements of Article 9 of European Directive 2001/42/EC (2001) (known as the Strategic Environmental Assessment Directive or the SEA Directive), The Environmental Assessment of Plans and

Programmes Regulations (2004) and the requirements set out by the Planning and Compulsory Purchase Act (2004) in relation to SA of LDF documents.

- 1.8. The overall aim of the SA/SEA is to ensure that sustainability considerations are integrated into the development of the Town Centre AAP and are taken into consideration during the plan making process. This SA/SEA report has been prepared to provide information on the sustainability implications of the Proposed Submission Version of the Town Centre AAP and has been published for the community and stakeholders to make any final representations.

The Purpose and Structure of this Report

- 1.9. This combined SA/SEA has been undertaken in accordance with the 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' guidance, published by the ODPM in November 2005 and a Practical Guide to the Strategic Assessment Directive in September 2005.
- 1.10. The ODPM guidance provides detail on the process of undertaking a SA/SEA and defines the main stages as follows:
- ▮ **Stage A:** Setting the context and objectives, establishing the baseline and deciding on the scope;
 - ▮ **Stage B:** Developing and refining the AAP options, assessing economic, social and environmental effects and designing mitigation measures;
 - ▮ **Stage C:** Preparing the Sustainability Appraisal Report;
 - ▮ **Stage D:** Ensuring the Proposed Submission Version of the Town Centre AAP and the SA Report are published and available for the community and any stakeholders to make any final representations. At the end of Stage D the Town Centre AAP is adopted by the Local Authority and the Post- Adoption SEA Statement is prepared; and
 - ▮ **Stage E:** Monitoring the significant effects of implementing the AAP.
- 1.11. The purpose of Stage A was to identify the relevant legislative and policy context; establish the environmental, social and economic issues relevant to Eastbourne Town Centre; define the proposed scope of the SA/SEA including setting the SA/SEA framework objectives which the appraisal will be based on; and to outline the proposed content and structure of the SA/SEA Report.
- 1.12. The SA/SEA Scoping report, issued in May 2010, represents Stage A of the SA/SEA process. The preparation of the Issues and Options SA/SEA AAP Report represents a component of Stage B. The Issues and Options AAP Report provides a series of seven broad policy themes regarding the Town Centre. These themes have been split into a number of policy areas under which key policy directions and where appropriate key policy options have been set out.
- 1.13. The preparation of this Proposed Submission Version of the Town Centre AAP SA/SEA Report documents the appraisal of the Proposed Submission Version of the Town Centre AAP. It also documents a component of Stage B of the SA/SEA process, 'Developing and Refining Options and Assessing Effects' and comprises Stage C 'Preparing the Sustainability Report'.
- 1.14. The SA/SEA of the Proposed Submission Version of the Town Centre AAP was undertaken following the SA methodology and framework as set out in the SA Scoping Report for Eastbourne

Town Centre AAP, which presented the findings of Stage A of the SA/SEA. For ease of reference the SA/SEA methodology and framework is outlined within this report.

- 1.15. As a component of Stage C, this Proposed Submission Version of the Town Centre AAP SA/SEA Report documents the SA process to date; it reviews previous work undertaken, assesses the effects of the Proposed Submission Version of the Town Centre AAP and suggests methods of mitigating adverse impacts, maximising beneficial impacts and presents proposals for monitoring. It also presents the consultation responses received to date and outlines the proposed process for the community and stakeholders to make any final representations for both the Proposed Submission Version of the Town Centre AAP and the SA Report.
- 1.16. This Proposed Submission Version of the Town Centre AAP SA/SEA Report has been prepared to allow representations on the sustainability implications of the emerging Town Centre AAP and will accompany the Proposed Submission Version of the Town Centre AAP which is prepared to fulfil Regulation 27 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009.
- 1.17. This SA/SEA Report is structured as follows:
 - ▮ **Section 1:** Provides the background to the SA/SEA Report;
 - ▮ **Section 2:** Outlines the SA/SEA methodology including the requirements for SA/SEA, the purpose of the Proposed Submission Version of the Town Centre AAP and the process for the community and stakeholders to make any final representations;
 - ▮ **Section 3:** Sets out the context for the Town Centre AAP, including baseline information, key sustainability issues and the SA Framework used in the assessment of the Proposed Submission Version of the Town Centre AAP;
 - ▮ **Section 4:** Outlines the findings of the appraisal of the Proposed Submission Version of the Town Centre AAP Spatial Policies tested;
Outlines the findings of the appraisal of the Proposed Submission Version Town Centre AAP Policies tested;
Outlines the findings of the appraisal of the Proposed Submission Version Town Centre AAP Specific Site Proposals tested;
 - ▮ **Section 5:** Presents a summary of the sustainability implications of the Proposed Submission Version Town Centre AAP and highlights any potential beneficial and adverse effects, including cumulative, synergistic and secondary effects and recommendations to enhance the positive sustainability effects of the Proposed Submission Version Town Centre AAP; and
 - ▮ **Section 6:** Outlines the monitoring requirements for the Town Centre AAP.

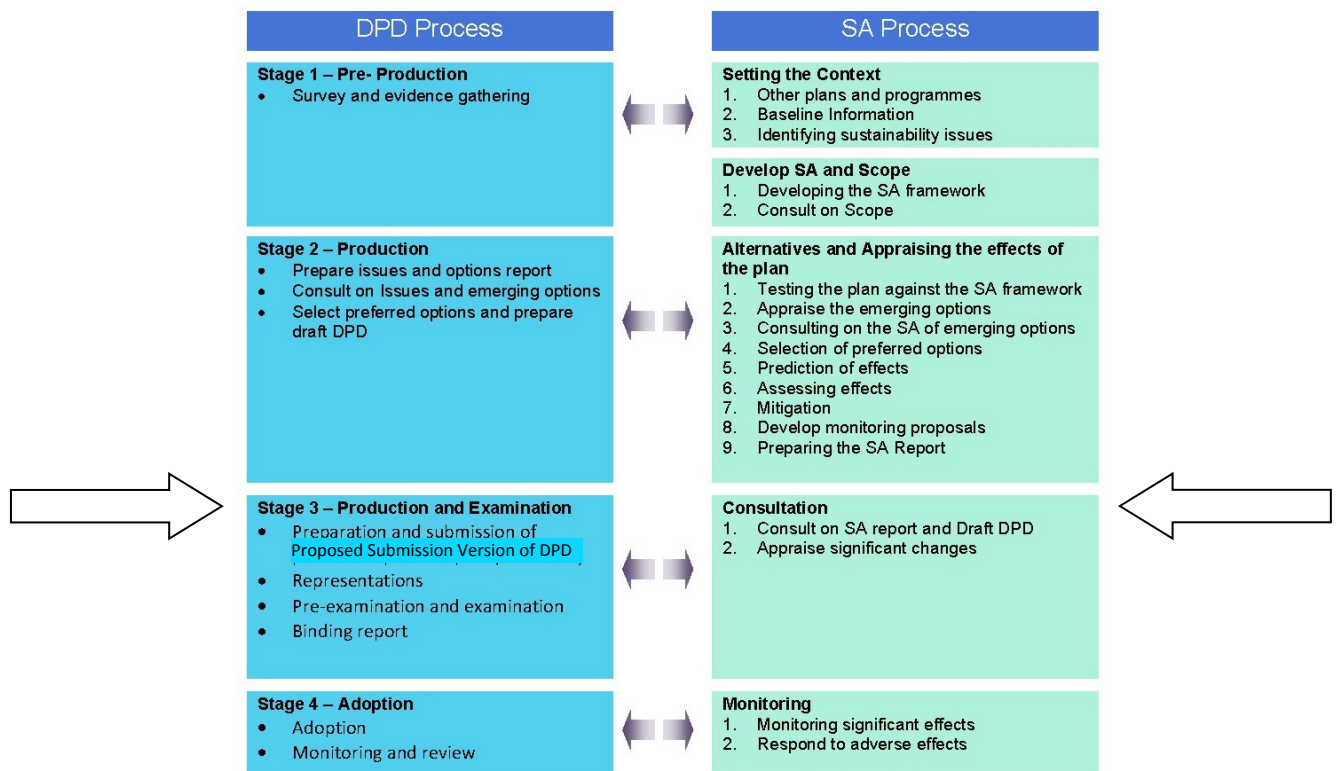
2. Sustainability Appraisal Methodology

SA/SEA Requirements

2.1. SA and SEA are very closely linked. The SEA Directive requires the ‘assessment of the effects of certain plans and policies on the environment’. Under the SEA Regulations, SEA is required of some LDF documents where they could give rise to significant environmental effects. SAs are mandatory for DPDs under the requirements of the Planning and Compulsory Purchase Act (2004). The Act extends this assessment of environmental effects to also incorporate economic and social aspects. Although the requirement to carry out both an SEA and SA are mandatory, it is possible to satisfy the requirements of both pieces of legislation through a single appraisal process and this is the approach advocated by the Office of the Deputy Prime Minister (ODPM). As such, an SA should also fully comply with the requirements of the European Directive 2001/EC, known as the Strategic Environmental Assessment (SEA) Directive when both processes are integrated. From herein, the term SA is used to represent the combined SA/SEA process.

2.2. As noted above, this SA has been undertaken in accordance with the core guidance document on the methodology for carrying out SAs: ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’ published by the ODPM in November 2005. This SA/SEA Report of the Proposed Submission Version of the Town Centre AAP documents the findings of Stage B ‘Developing and Refining Options and Assessing Effects’ and represents Stage C ‘Preparing the SA Report’.

Plate 1: The DPD Preparation Process in Relation to the SA Process



- 2.3. The table above sets out the DPD preparation process and the corresponding SA/SEA process. As stated above, this report has been prepared in parallel to the DPD process which is currently at Stage 2.
- 2.4. The SEA Directive says that:
“... an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5.1). Information to be provided in the Environmental Report includes “an outline of the reasons for selecting the alternatives dealt with” (Annex I (h)).
- 2.5. Table 1 sets out the requirements of the SEA Directive and signposts relevant Sections of the SA Report where these requirements are fulfilled. The testing of the Proposed Submission Version of the Town Centre AAP Vision and Objectives was included within the Initial SA Report for the Issues and Options AAP Report, for ease of reference this is included as Appendix B.

Table 1: SEA Requirements and where these are addressed in this report

Requirements	Where covered in SA Report
a) An outline of the contents, main objectives of the plan or programme, and relationships with other relevant plans and programmes.	Sections 1, 2 & 3.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 3, Appendix A.
c) The environmental characteristics of areas likely to be significantly affected.	Section 3, Appendix A.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 3 , Appendix A.
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	Section 3, Appendix A.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative.	Section 4.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Section 6.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Appendix C (includes extract of information from the Initial SA Report, June 2010).
i) A description of measures envisaged concerning monitoring in accordance with Article 10.	Section 6.
j) A non-technical summary of the information provided under the above headings	Non-Technical Summary.

<p>The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2).</p>	Section 2.
Consultation:	
<ul style="list-style-type: none"> • Authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). • Authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). • Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	This information was presented in the SA Scoping Report (May, 2010).
<p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</p>	Section 2 and the Post-Adoption SEA Statement.
Provision of information on the decision:	
<p>When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • The plan or programme as adopted; • A statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • The measures decided concerning monitoring (Art. 9 and 10) 	This information will be presented in the Post-Adoption SEA Statement.
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	Section 6.
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive</p>	This table seeks to signpost sections of the report that fulfil the SEA Directive

Consultation

- 2.10. The guidance published by the ODPM and SEA Regulations, requires that a SA/SEA Scoping Report be produced and issued for consultation to statutory consultees; Natural England, English Heritage and the Environment Agency (EA).
- 2.11. As mentioned previously, the Scoping Report was prepared, and issued on 10th May 2010 to the statutory consultees outlined above, alongside East Sussex County Council (ESCC) and the Government Office for the South East. The consultation period ran for 5 weeks, and comments were received from Natural England, EA, Government Office for the South East and ESCC.

- 2.12. Natural England commented that they believe the key sustainability issues have been correctly identified, and supports the protection / enhancement of biodiversity in accordance with Local Biodiversity Action Plans.
- 2.13. The EA suggested two additional documents to be considered. These have been reviewed and added to the Initial SA Report. With regards to baseline information they requested consideration was given to groundwater quality.
- 2.14. The EA also suggested that water should be considered as a resource to conserve and this has been addressed within the emerging Town Centre AAP.
- 2.15. The Government Office for the South East commented that the Supplement to PPS 1 should be considered. This has been reviewed and added to the Initial SA Report.
- 2.16. ESCC commented that the SA/SEA Scoping Report worked well. However recommended that the SA objectives are amended to consider:
- ▣ Public realm and permeability;
 - ▣ Carbon dioxide (CO₂) emissions from transport; and
 - ▣ Independent shops and the cultural quarter.
- 2.17. It was considered that public realm and permeability objectives are already addressed under SA Objective 3b and 3h. SA Objective 3h was expanded to explicitly mention public realm enhancements. SA Objective 3h has also been amended to refer to CO₂ as well as pollution from transport. SA Objective 2c has been expanded to make reference to independent shops and the cultural quarter.
- 2.18. In addition, ESCC suggested a number of minor amendments to the wording of objectives. These amendments were made, and strengthen the SA framework, with regard to:
- ▣ Recognising the needs and contributions of all individuals,
 - ▣ Enhancing competitiveness of Eastbourne;
 - ▣ Accessibility to the countryside; and
 - ▣ Addressing the effects (as well as the causes) of climate change.
- 2.19. ESCC also suggested that the baseline data should include data on water quality, traffic flows and CO₂ emissions are provided.
- 2.20. Water quality information is provided for bathing waters. However, there are no watercourses within the Town Centre AAP area and therefore this is not considered to be relevant to the Town Centre AAP. Additional information on traffic flow has been included in the Initial SA where information was available.
- 2.21. ESCC also suggested that a number of additional plans, policies and programmes are considered, and where these are considered relevant, these have been reviewed and a summary provided in the Initial SA for the Issues and Options AAP.
- 2.22. Public and key stakeholder consultation for the Issues and Options AAP Report and Initial SA Report was carried out for twelve weeks between 14 June and 6 September 2010. Consultation methods were compliant with EBC's Statements' of Community Involvement (SCI), these documents may be accessed through the EBC website:

<http://www.eastbourne.gov.uk/environment/planning/policy/local-development-framework/SCI/>

- 2.23. In total 488 comments received in the Issues and Options AAP. The comments related primarily to four of the seven policy themes included within the Issues and Options AAP and Initial SA, these were:
- ▮ Public Realm;
 - ▮ Supporting a Viable mix of uses;
 - ▮ Access and Connectivity; and
 - ▮ Design quality.
- 2.24. With regard to sustainability, no specific comments were received on the SA/SEA; however a number of comments received relate to sustainability, primarily regarding traffic congestion, sustainable transport and public realm, together with the proposed mix of uses within the Town Centre and sustainable design. These are summarised below.

Comments regarding sustainable design

- 2.25. ESCC noted that high sustainable design standards for energy efficiency and renewable energy, climate change mitigation and adaptation of buildings and wider streetscapes should be included within the Town Centre AAP. Additionally, that measures which support independent retail would be welcomed as they should provide some opportunities for local food producers and retailers to gain a foothold in the Town Centre, which will have sustainability benefits and also be beneficial to the local food and land-based economy.
- 2.26. The EA acknowledge:
- “Given the flood risk to Eastbourne Town Centre, including the areas susceptible to surface water flooding, all new development should incorporate sustainable drainage systems (SuDS).”*
- 2.27. Additionally, the EA would like to see a coherent plan or policy put forward within the document as it does not currently address Green Infrastructure. Stating:
- “While we recognise that there is limited scope for green infrastructure provision within the town centre, there is opportunity for improvement and the provision of the ecosystem services which green infrastructure can provide. This includes climate amelioration, improved permeability of built up areas for wildlife, reduced run-off, improved water quality etc. We would recommend that you seek to develop a plan or put in place a policy requiring this to be implemented within the town centre.”*
- 2.28. The EA also provide their position with regard to sustainable design criteria:
- “...in the Southern Region, as a minimum requirement, homes built before 2016 should achieve internal water use of 105 litres/head/day (as required by Code for Sustainable Homes (CSH) level 3) moving to 80 litres/head/day (CSH level 5) after 2016. We would support a commitment to water efficiency in line with these levels.”*
- 2.29. BNP Paribas Real Estate on behalf of Royal Mail noted that the inclusion of low carbon and renewable energy installation, sustainable heating, cooling and micro-generation facilities into all new developments including opportunities for biomass boilers and/or combined heat and power systems, would be advantageous. However, they object to any prescriptive approach being applied in policy, stating that flexibility must be built into any policies or requirements, especially in

relation to an expectation for new development to provide its own or link into existing decentralised energy plants such as CHP.

Comments regarding the proposed mix of uses

2.30. The Cooperative Group commented:

“The Co-operative Group particularly supports objective 6, which seeks to increase the mix of uses within the town centre, which, in line with PPS4 will contribute towards providing a wide range of services and promote sustainable development through reducing the need to travel.”

2.31. With regard to the night time economy, the need to manage the noise impacts was acknowledged by ESCC. Additionally ESCC identified that provision needs to be made for space for household waste to be capable of being sorted for recycling and composting, including in flats.

2.32. The Eastbourne Society requested further clarification as to what the 'potential area of change' might involve with regard to Devonshire Park. Noting that they

“...would not wish to see further encroachment on the park with buildings and presumably the 'change' might refer to the reclamation of the area as park and public open space i.e. an area for entertainment (temporary marquees etc or planting and greenery to recreate and restore the park).”

Comments regarding sustainable transportation, accessibility and public realm

2.33. East Sussex Transport 2000 acknowledged that Eastbourne has a unique situation providing a high quality environment and continuing to develop its 'family holiday' offer together with its 'environmental holiday' market, the latter being brought forward following the inauguration of the South Downs National Park to the north of Eastbourne.

2.34. Numerous comments were received with regard to public realm and traffic congestion improvements and the provision of better cycle and pedestrian routes. For instance, East Sussex Transport 2000 identified that an improvement with regard to traffic congestion and provision of improved cycle facilities within the Town Centre has led to improvements of public realm and circulation of movement, cycle and pedestrian routes and enhancements to biodiversity. More specific comments and concerns were raised by numerous individuals and organisations, such as East Sussex Transport 2000, Pevensey Road Residents Association and Eastbourne College in relation to particular routes within the Town Centre.

2.35. ESCC identify that no reference was made to improvements in bus technology with the potential for lower emissions and alternative fuels. Although there are no exceedances of National Air Quality Objectives within the Town Centre, no worsening of air quality should be encouraged and measures should be taken to reduce human exposure to air pollution. Furthermore, it would be appropriate to consider the inclusion of an objective which sets out the Borough's approach to climate change mitigation and adaptation within the Town Centre that could also address air quality and environmental noise.

2.36. The Highways Agency noted that:

“...accessibility by public transport is included within the criteria for selecting potential development sites. This should help ensure that the selected locations are able to make the best use of public transport links and reduce the impact on the SRN.”

- 2.37. With regard to improving the Town Centre's accessibility by non-car modes, the Highways Agency noted that it would also encourage sustainable travel from locations such as Polegate, Hailsham and Pevensey and thus reduce the impact on the A27, particularly during the peak holiday season. The Highways Agency also commented on the proposed enhancements to Quality Bus Corridor, stating that:
- “Improved journey time reliability should help increase public confidence in the bus network and improve patronage. The deliverability should be assessed within the Area Action Plan at a future stage.”*
- 2.38. With regard to parking the Highways Agency noted:
- “PPG13 recognises that the availability of parking has a major influence on the method of travel people use for their journeys. With that in mind, the HA would be strongly supportive of plans to further manage the supply of existing parking spaces before considering the introduction of additional parking in the town centre. Any increase in parking would need to be justified and provided in accordance with parking standards.”*
- 2.39. With regard to the proposals for development opportunities at and in proximity to Eastbourne Railway Station and associated infrastructure. Network Rail noted that whilst they are supportive of the possibilities to improve station facilities by increasing the permeability for pedestrians and cyclists, it should be recognised that this can only be provided where it is operationally and physically possible due to the constraints of the operational railway and listed building.
- 2.40. These comments have been considered and where applicable incorporated into the Proposed Submission Version of the Town Centre AAP and the SA of the Proposed Submission Version of the Town Centre AAP.

Invitation to Comment

- 2.41. In accordance with ODPM guidance, this SA/SEA Report has been issued for comment and representations alongside the Proposed Submission Version of the Town Centre AAP. A 9 week period between 21 July and 22 September 2011 will provide an opportunity for community and stakeholders to make any final comments and representation prior to submission of the Planning Inspectorate.
- 2.42. **Your views are invited. If you would like to comment on this SA/SEA Report please contact EBC's Planning Policy team:**
Lisa Rawlinson
Principal Implementation Officer
Eastbourne Borough Council
1 Grove Road
Eastbourne
East Sussex
BN21 4TW
- 2.43. Electronic copies of responses should be sent to: Lisa.Rawlinson@eastbourne.gov.uk.
- 2.44. All responses should be received no later than 22 September 2011. Following which, any comments and feedback will be used to inform the Town Centre AAP.

3. Context of the Town Centre AAP, Sustainability Issues and Objectives

Context of the Town Centre AAP

- 3.1. Eastbourne Borough Council (EBC) is currently preparing their Local Development Framework (LDF) which is the emerging development plan for Eastbourne. The LDF is a suite of documents that will set out the strategy for land use in and to managing future development in the Borough for the period up to 2027. Once adopted, the LDF it will replace the current Borough Plan.
- 3.2. As part of the LDF, EBC are preparing the Core Strategy Development Plan Document (DPD), this sets out the long-term spatial vision for the entirety of the Borough up to 2027, which sets out the spatial objectives and strategic policies to deliver that vision.
- 3.3. The Core Strategy has undergone a 12 week public consultation between 17 December 2010 and 11 March 2011. Subsequently a Proposed Submission document will be prepared for approval by EBC and the Secretary of State. It is anticipated that the Core Strategy will be adopted in October 2012.
- 3.4. The Core Strategy identifies 14 distinct neighbourhoods which together cover the built up area of the Borough. Neighbourhood 1 is the Town Centre, the vision for which is identified as:

“The Town Centre will maximise its economic potential and attract more shoppers, workers, residents and visitors through schemes and proposals for redevelopment detailed in the Town Centre Area Action Plan.”
- 3.5. In parallel to the preparation of the Core Strategy, the Eastbourne Town Centre Area Action Plan (AAP) DPD is currently being prepared by David Lock Associates and EBC. The purpose of the Town Centre AAP is to prepare a shared vision and strategy of actions for the Town Centre. The Town Centre AAP will set out the planning strategy for managing future development in the Town Centre and sets the policy framework for bringing forward planning applications for redevelopment.
- 3.6. The Core Strategy sets out a number of overarching policies, as a result of the conformity, these overarching policies are applicable to the Town Centre AAP. In particular, the policies within the Core Strategy that are of relevance to the Town Centre AAP which stipulate certain requirements of new developments are as follows:
 - ▮ **Policy D1: Sustainable Development** – This includes requirements for BREEAM and Code for Sustainable Homes for new developments, and other sustainable design requirements:
 - ▮ **Policy D2: Economy** – This provides details referring to the achievement of job growth and economic prosperity in Eastbourne, through amongst other methods, by ‘Supporting the Education and Training sector of the Eastbourne economy through a flexible approach to expansion proposals’;
 - ▮ **Policy D5: Housing** – This includes details in respect of affordable housing, or equivalent commuted sums, for new residential developments; and
 - ▮ **Policy D7: Community, Sport and Health** – This stipulates that new residential development will be required to make a financial contribution towards the provision of community, sports and health facilities to meet the needs of the development and the wider community.

Town Centre AAP Vision and Objectives

- 3.7. The Proposed Submission Version of the Town Centre AAP gives a clear Vision for the future of Eastbourne town centre which will be achieved through a series of 12 Objectives. Both the Vision and the Objectives are consistent with the proposed Core Strategy and the Community Strategy and are as follows:

“By 2027, Eastbourne town centre will be a place that attracts more shoppers, workers, residents and visitors to spend more time enjoying a vibrant and varied offer and mix of uses in a well-connected series of attractive streets and public spaces. Increasing investment in the town will bring wide-ranging benefits and will allow Eastbourne to respond positively to climate change.”

Town centre objectives

- 1) **Economic potential:** identify and prepare a series of high quality, ambitious and deliverable proposals and policies for Eastbourne town centre that will enable the area to maximise its economic potential in creating a thriving and dynamic town centre that will play an important part in helping to build a sustainable and prosperous future for the town;
- 2) **Vitality and competitiveness:** enhance the vitality and viability of the town centre as a whole by improving Eastbourne’s retail competitiveness, both in its role as a sub-regional centre in East Sussex and in respect of competing with out of town developments;
- 3) **Quality and Diversity:** increase the quality and diversity of the town centre retail offer to increase choice for all sectors of the population. To secure a mix of occupiers in the town centre with a mutually supporting balance between national multiple retailers through the provision of units of a sufficient size and configuration in suitable locations in order to respond to modern retailer requirements, as well as smaller independent traders;
- 4) **Complementary new retailers:** complement rather than compete with the existing retail offer, promoting a strategy for new mixed use development that aims to bring in new retailers, not simply relocate those already present;
- 5) **Independent retail offer:** strengthen the towns independent retail offer, improving its integration with the primary shopping area and the seafront and building on its authentic local distinctiveness;
- 6) **A mixed use centre:** increase the mix of uses within the town centre including leisure uses such as restaurants and cafes and specifically to encourage significant additional residential development including the provision of affordable homes and community facilities ensuring that the town centre is well used and safe at all times of the day and evening;
- 7) **Employment opportunities:** develop strategies for increasing the employment opportunities in high quality jobs in a variety of sectors in the town centre;
- 8) **Supporting tourism and business:** ensure the regeneration of the town centre contributes to Eastbourne as an important tourist and business destination including opportunities for providing a range of hotel uses through retention and enhancement of existing stock and through new development;
- 9) **Accessibility:** 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 and public transport customers;

- 10) **Design and heritage:** *protect the best areas and important heritage assets while delivering a high quality, contemporary urban design which will integrate and encourage greater activity in the town centre;*
- 11) **Public realm:** *provide enhanced pedestrian 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, improving the quality of public places and securing increased priority for pedestrians within the town centre; and*
- 12) **Sustainable development:** *enhance the sustainable performance of development proposals coming forward within the town centre by utilising a balance of resource efficiency measures and improving biodiversity.*

3.8. The Vision of the Town Centre AAP, together with the Town Centre AAP Objectives were tested in the Initial SA report prepared as part of the Issues and Options AAP Report in June 2010, for convenience they are included as Appendix B. The wording of the Town Centre AAP Vision and Objectives has altered slightly since the Issues and Options AAP; however this would not change the findings of the appraisal as set out in Appendix B.

Extensions to the Town Centre AAP

- 3.9. EBC have extended the LDF planning period to 2027, to ensure it has a 15 year plan from the adoption date of the Core Strategy in 2012. As such, the Town Centre AAP has also set the plan period to 2027.
- 3.10. In addition, the extent of the Town Centre AAP boundary has been extended to include the three areas identified as possible extensions to the Town Centre boundary within the Issues and Options AAP. The extended Town Centre AAP boundary is identified by Figure 1. The extension of the Town Centre AAP boundary include sites that are appropriate for new Town Centre uses and incorporate key approaches, gateways and connecting streets that are important within the Town Centre movement network.

Relevant Plans, Programmes and Strategies

- 3.11. Stage A of the SEA/SA process identified the relevant plans, programmes and strategies to the Town Centre AAP and of the key policies and implications for the Town Centre AAP. This is reported in the SA/SEA Scoping Report (May 2010).

Baseline Information

- 3.12. A review of the baseline conditions, including the environmental characteristics of the Town Centre and its surroundings was undertaken as part of Stage A and within the appraisal of the AAP Issues and Options Report (refer to the summary in Appendix A). Whilst the Town Centre AAP boundary has extended, the baseline information gathered as part of the Issues and Options stage SA remains valid and relevant. Key changes to baseline information a result of the Town Centre AAP boundary includes:
 - ▮ The Martello Tower Scheduled Monument is now located within the Town Centre AAP boundary (refer to Figure 3);

- ▮ A greater proportion of the Upperton Gardens Conservation Area is included in the Town Centre AAP boundary (refer to Figure 3);
 - ▮ A greater proportion of the Devonshire Area of High Townscape Value is included in the Town Centre AAP boundary (refer to Figure 3);
 - ▮ A greater number of residential dwellings are included in the Town Centre AAP boundary (refer to Figure 2); and
 - ▮ A greater proportion of the Meads and Upperton Wards (refer to Figure 4).
- 3.13. Since the Issues and Options AAP and SA/SEA Report was prepared in June 2010 there have been a number of additional evidence base documents and prepared to support of the LDF. These comprise:
- ▮ Employment Land Review Addendum (December 2010);
 - ▮ South Wealden and Eastbourne Transport Study (November 2010);
 - ▮ Strategic Housing Land Availability Assessment: External Review of Sites with Residential and Employment Potential (July 2010);
 - ▮ Five Year Housing Land Supply Assessment (December 2010);
 - ▮ Eastbourne Infrastructure Delivery Plan (IDP) (December 2010);
 - ▮ Shopping Assessment (May 2010); and
 - ▮ The Local Development Framework Annual Monitoring Report 2009/2010.
- 3.14. Each of these has been considered in turn, and the summary below provides updated, or additional baseline information relevant for the Town Centre AAP. Additionally, EBC have commissioned the preparation of the Eastbourne Parking Strategy, and it is anticipated that consultation on the draft Strategy will be undertaken at the end of 2011 and as such this has not been considered further within this SA report.

Additional Baseline Information Applicable to the Town Centre AAP

Employment Land Review Addendum (December 2010)

- 3.15. The Employment Land Review (ELR) Addendum considers Eastbourne Borough in its entirety and does not indicate any specific employment land trends within the Town Centre. However, it is important to acknowledge that the scenarios, high growth and high demand for employment space included in the initial ELR in 2008 are now regarded as unrealistic in the short term because a number of sites have had to be withdrawn from the employment land supply line. A large amount of previously allocated employment land lies in the flood plain and is therefore no longer viable for development. This has reduced the amount of allocated and undeveloped land from 122,990 square metres to 31,150 square metres. As such, the general shortage of sites for business use development in Eastbourne identified within the AAP Issues and Options SA/SEA Report is considered to have increased. Therefore the Town Centre AAP may need to consider the availability of additional employment land.
- 3.16. In summary, there is a general shortage of sites for business use development in Eastbourne, and due to removal of a number of sites from employment allocation this shortage is increased.

South Wealden and Eastbourne Transport Study (November 2010)

- 3.17. The Transport Assessment provides a strategic assessment of the transport network within Wealden District Council (WDC), Eastbourne Borough Council (EBC) and ESCC. As such, there is limited information related specifically to the Town Centre, and no relevant findings to report.

Strategic Housing Land Availability Assessment: External Review of Sites with Residential and Employment Potential (July 2010)

- 3.18. Eastbourne's housing supply in recent years has been mainly delivered through urban intensification, which includes infill development on vacant brownfield land, small scale redevelopments and conversions of large properties into flats. The Town Centre and Devonshire neighbourhoods have experienced particularly high levels of urban intensification. Redevelopment and conversion of former church buildings, hotels and houses of multiple occupations have also been popular in both the Town Centre and Devonshire. In most cases these buildings were redundant or in a poor state of repair and their redevelopment or conversion will improve living conditions and the appearance of the surrounding area.
- 3.19. There are several residential development opportunities on sites that have been previously or are currently used for employment, where there are suitable alternative locations for housing available elsewhere in the Borough which could be utilised.

Five Year Housing Land Supply Assessment (December 2010)

- 3.20. The Five Year Housing Land Supply Assessment provides an assessment of the available sites for housing within Eastbourne. The assessment identifies that a total of 1,173 residential units could be delivered between 2010/2011 and 2016/2017.

Eastbourne IDP (December 2010)

- 3.21. The Borough's population is projected to increase from 7,401 in mid-2008 to 99,069 by 2027. In terms of housing, the Town Centre includes 5,391 dwellings with a projected number of dwellings anticipated to increase to 6,353 dwellings, including projected windfall sites in 2027. As such, the existing population in the Town Centre in 2008 was considered to be 7,401 which would increase to 11,821 in 2027.
- 3.22. The IDP identifies that the Town Centre has poor access to children's play areas and significant improvement should be made. Furthermore, the IDP recognises that the Town Centre has limited access to allotments and amenity areas.

Shopping Assessment (May 2010)

- 3.23. The Shopping Assessment was undertaken to provide an assessment of potential retail floorspace requirements within the Borough. It reveals that the main retail core of the Town Centre has been reasonably resilient to changes in retail trends. In terms of potential retail floorspace requirements, the shopping assessment indicates that current economic uncertainty will have an effect on consumer expenditure and constrain the need for new floorspace in the Town Centre in the short term. However, it is deemed that the potential for development over the medium to long term is considerable. Consequently, if the Council's ambitions to regenerate the Town Centre and boost Eastbourne's role in the sub-region are to be realised, then it is essential that both the LDF Core Strategy and the emerging Town Centre AAP look to accommodate new floorspace in the period of the LDF.

The Local Development Framework Annual Monitoring Report 2009/2010

- 3.24. The key findings from the Annual Monitoring Report (AMR) 2009/2010 are as follows:
- ▣ EBC have committed to delivery of 222 residential units per year between 2006 and 2027;
 - ▣ Affordable housing delivery has failed to reach the necessary targets, with 64 net affordable housing units being completed since 2006, with no affordable units being delivered in 2007/2008, and a total of 34 units completed in 2008/2009;
 - ▣ Over the monitoring period (1 April 2009 to 31 March 2010) Eastbourne's average house price increased by 12.3% to an average of approximately £201,253 across all housing types. This time period reflects the general rise in house prices since the economy has stabilised following the economic downturn which started in March 2008;
 - ▣ Areas in and around the Town Centre are likely to have a density range of 40-75 dwellings per hectare;
 - ▣ There has been little new development of 'town centre uses' within the Town Centre, with a gross increase of 328m² predominantly within the D2 (Assembly and Leisure) and A1 (Shops) Use Classes. There has, however, been an overall net loss of -494m², especially within the A1 Use Class. There has also been a small net loss in the B1a (Office) Use Class. (The AMR notes that the figure for A1 (Shops) floorspace only includes sites which have been subject to a planning application and subsequent permission. This is not a true reflection of the total amount of A1(Shops) floorspace as any A2, A3, A4, or A5 Use Class unit can change to an A1 use without requiring planning permission); and
 - ▣ There was only an additional net gain in the D2 Use Class (Assembly and Leisure) within the Town Centre; this contrasts with the rest of the Borough in which the largest additional gains were in B1a and A2 Use Classes.

Eastbourne Housing Strategy 2008 – 2013

- 3.25. The Eastbourne Housing Strategy was undertaken to explore the housing needs and aspirations of people in Eastbourne's housing market; housing conditions and availability; and how services could improve housing challenges on a neighbourhood basis.
- 3.26. In respect of baseline conditions, a number of issues identified within Appendix A have been updated, although not significantly and therefore the key information provided within Appendix A remains valid. However the Eastbourne Housing Strategy does identify that in particular housing affordability is the biggest issue facing local households, with data indicating that :
- ▣ 22% of households have annual incomes below £10,000
 - ▣ 73% of newly forming households cannot afford to buy a home of their own
 - ▣ Social housing comprises 14.7% of the total housing stock, below the national average of 19.3%;
 - ▣ Eastbourne requires 369 new affordable homes each year to keep pace with demand;
 - ▣ By 2021 the population is predicted to increase by nearly 20,000 people to 110,600 adding to pressures on housing;
 - ▣ An estimated 14,400 private and Housing Association homes in Eastbourne (28.8%) do not meet the Decent Homes Standard;
 - ▣ 11,462 privately owned homes do not meet the Decent Homes standard, of which 3,350 are estimated to be occupied by vulnerable households;

- ▮ 2,253 Council homes do not meet the Decent Homes Standard;
- ▮ Of the 14,400 homes in Eastbourne which are estimated to be non decent, the majority are non decent due to thermal comfort failure (6,600 homes);
- ▮ There are high levels of unemployment amongst social tenants, and many on low incomes at risk of financial exclusion;
- ▮ Homeless applications to the Council fell since 2003/4; and
- ▮ 30% of those accepted as homeless are 16/17 year olds.

Key Sustainability Issues

- 3.27. Key sustainability issues for Eastbourne Town Centre and those specifically relating to the emerging Town Centre AAP were identified in the aforementioned SA Scoping Report (April 2010). To set the context for this report, the key sustainability issues are set out below, taking into consideration the recent reports above mentioned.

Social

- ▮ There is currently a lack of affordable housing, care housing units and sheltered housing in Eastbourne. In addition, there are a high proportion of 'Houses in Multiple Occupation'. The Town Centre AAP should address the need for appropriate and affordable housing to meet the needs of the community. An increase of housing in the Town Centre would also improve accessibility and inclusivity as well as reducing the need to travel;
- ▮ A high proportion of the population suffer from a limiting long-term illness or disability, coinciding with the high number of retired residents within the Borough. Any new development should ensure that associated health facilities are provided;
- ▮ The Town Centre AAP includes portions of the Upperton, Meads and Devonshire Wards (refer to Figure 4). Devonshire Ward contains the most deprived areas within Eastbourne and the ward is within the top 10% of deprived wards in England. Future redevelopment in the Town Centre will need to address this;
- ▮ The area to the north of Terminus Road and around the railway station would benefit from enhanced public realm and improved permeability for pedestrians and cyclists. Consideration should be given to linking to National Cycle Route 21, and Regional Cycle Route 89;
- ▮ Whilst crime has reduced recently in Eastbourne, the Town Centre AAP should ensure that crime prevention is considered during the design of new development within the Town Centre; and
- ▮ The Town Centre AAP should seek to improve pedestrian and cycle routes and in particular the link between the station and the seafront. New developments should contribute towards improvements in the streetscape. Streetscape design should aim to encourage walking and cycling thereby helping to improve to accessibly and inclusivity.

Economic

- ▮ The existing retail facilities comprise predominantly small unit sizes and there are a limited number of medium and large high street shops in Eastbourne. The Town Centre AAP should ensure that existing independent shops are protected, whilst also providing units to attract 'high street' names in order to ensure the Town Centre can compete with Tunbridge Wells, Brighton and out of town shopping centres such as Bluewater and Lakeside;

- ▮ Eastbourne has a poor record of attracting inward investment, and the Town Centre AAP should seek to address this issue;
- ▮ The Town Centre AAP should support and encourage investment in the retail led regeneration of the Town Centre whilst protecting the existing retail offer to ensure it delivers maximum economic benefits;
- ▮ The Town Centre AAP should seek to enhance the tourism and leisure offer available within the Town Centre, and improve links to the cultural quarter;
- ▮ The economy is currently focused on tourism and retail trade as well as health and social work and the Town Centre AAP should seek to attract a wider range of investment and employment opportunities; and
- ▮ A high proportion of residents within Eastbourne are economically inactive. Additionally, the existing workforce is low skilled and low paid. The Town Centre AAP should seek to provide employment appropriate to a range of skill levels and help to improve skills levels in the area.

Environmental

- ▮ The Town Centre is partially located in an area at high risk of flooding and therefore the Town Centre AAP will need to ensure that future development in the area is protected and flood risk to existing development is minimised. New development should utilise Sustainable Drainage Systems (SuDS) where possible;
- ▮ The Town Centre is partially located in the Town Centre and Seafront Conservation Area which contains a number of listed buildings and the as illustrated by Figure 3, the extended Town Centre AAP boundary includes the Martello Tower Scheduled Monument. The Town Centre AAP will need to ensure new development incorporates high quality design and materials so as to protect the historic assets, including the Martello Tower, ensuring that the setting of conservation areas, archaeological sensitive areas and listed buildings (including locally listed buildings) are protected and where possible enhanced;
- ▮ The Town Centre currently provides limited open space and therefore, the Town Centre AAP should consider the provision of additional open space (such as usable roof space) and improve accessibility to the seafront;
- ▮ The Town Centre AAP area is not currently in an Air Quality Management Area, and no exceedances of National Air Quality Objectives have been identified for the Borough. Nevertheless, the Town Centre AAP should seek to reduce the need to travel and ensure that development does not increase traffic congestion and thus air pollution at busy junctions;
- ▮ The Town Centre AAP should ensure any new development is designed to provide appropriate waste facilities and storage to maximise composting and recycling of waste;
- ▮ The Town Centre AAP should seek to protect and enhance biodiversity through protection of existing features including street trees as well as encouraging habitat creation and new tree planting as part of new development or improvements in public realm;
- ▮ The Town Centre AAP should seek to reduce carbon dioxide emissions, in particular from carbon dioxide generated from buildings within the Town Centre and from transportation;
- ▮ The Town Centre AAP should seek to limit exposure of sensitive land uses, including residential dwellings, to noise pollution; and
- ▮ The Town Centre AAP should seek to remediate areas of known contamination.

The SA Framework for the Town Centre AAP

3.28. The SA Framework for the Town Centre AAP was developed during Stage A and was set out in the SA Scoping Report (April 2010). The SA Framework for the Town Centre AAP was prepared with reference to the SA Framework for the EBC Core Strategy, with the SA Objectives and indicators being amended so that they are relevant specifically to the Town Centre AAP. The SA Framework was updated following consultation as reported in the Issues and Options Report (June 2010) and subsequently in the Table 2 indicates the SA framework for the Proposed Submission Version of the Town Centre AAP.

Table 2: SA Framework for the Town Centre AAP

Headline Objective	Headline Indicator	Sub – Objectives / Decision making Criteria	Detailed Indicators
1. Social progress which recognises the needs of everyone			
1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	Average property price compared against average earnings.	Will it increase the range and affordability of housing for all social groups?	<ul style="list-style-type: none"> Housing completions compared with Town Centre AAP target. Percentage of units allocated as affordable housing. Number of unfit homes per 1,000 dwellings in the Town Centre.
		Will it reduce homelessness?	<ul style="list-style-type: none"> Number of households accepted as homeless as a percentage of all households.
1b. To improve the health and well-being of the population and reduce inequalities in health.	Average patient list of GP surgeries within Town Centre.	Will it have a detrimental effect on the health of local residents?	<ul style="list-style-type: none"> Average patient list of GP surgeries within Town Centre.
1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	Proportion of Town Centre in the areas that rank in the most deprived 20% of areas nationally.	Will it narrow the gap between those experiencing social exclusion and deprivation and the rest of the population?	<ul style="list-style-type: none"> Percentage of population within Town Centre of working age who are claiming key benefits.
1d. To raise educational achievement.	Qualifications of young people.	Will it improve the qualifications and skills of young people?	<ul style="list-style-type: none"> Proportion of 16+ year olds with level 2 qualifications within Eastbourne.
		Will it improve qualifications and skills of adults?	<ul style="list-style-type: none"> Percentage of population of working age qualified to NVQ level 3 or equivalent within Eastbourne.

			<ul style="list-style-type: none"> Percentage of adults with very poor literacy and numeracy skills within Eastbourne.
		Will it provide children with good educational opportunities?	<ul style="list-style-type: none"> Pupil/teacher ratios within primary and secondary schools within Town Centre.
1e. To reduce crime and the fear of crime.	Recorded crime per 1,000 population.	Will it reduce actual levels of crime?	<ul style="list-style-type: none"> Total number of notifiable offences recorded by the police: burglaries, violent offences, and vehicle crime within Town Centre.
		Will it reduce the fear of crime?	<ul style="list-style-type: none"> People who feel safe in the Town Centre at daytime. People who feel safe in the Town Centre at night-time.
1f. Create and sustain vibrant communities which recognise the needs and contributions of all individuals.	Community spirit.	Will it create mixed, balanced communities?	<ul style="list-style-type: none"> Percentage of people satisfied with their local Town Centre. Percentage of people who feel their area is a place where people from different backgrounds can live harmoniously.
1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone.	Percentage of people who use services.	Will it improve accessibility to high quality services?	<ul style="list-style-type: none"> Number of facilities available in Town Centre.
		Will it improve employment opportunities?	<ul style="list-style-type: none"> Number of employees within the Town Centre.
2 Maintenance of high and stable levels of economic growth			
2a. Develop and ensure a broad economic base.	Economic activity.	Will unemployment levels be minimised?	<ul style="list-style-type: none"> Number employed within the Town Centre by employment by sector. Percentage of population within Eastbourne of working age who are claiming key benefits.
		Will it improve the resilience of business and the economy?	<ul style="list-style-type: none"> Change in employment by sector.

		Will it encourage footloose industry?	<ul style="list-style-type: none"> Percentage of people in Town Centre who work from home.
2d. To support continued economic growth and competitiveness.	Total output of the economy (Gross Value Added (GVA)).	Will it support economic growth in years to come?	<ul style="list-style-type: none"> GVA per capita.
2e. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	Employment in new and thriving economies.	Will it promote growth in key sectors?	<ul style="list-style-type: none"> Percentage of total employment in the Information economy in the Town Centre. Percentage of total employment in cultural industries in the Town Centre.
2g. To develop and maintain a skilled and adaptable workforce.	The economy of the tourism sector.	Will the tourism sector continue to flourish?	<ul style="list-style-type: none"> Percentage of jobs in the tourism sector in the Town Centre. Number of visitors staying overnight and spend.
3. Effective protection of the environment			
3a. Conserve and enhance the Borough's diversity.	Area of greenspace within Town Centre.	Will it conserve and enhance natural and semi-natural habitats and protect the character of the landscape?	<ul style="list-style-type: none"> Area of habitat within Town Centre.
		Will it maintain and enhance sites designated for their nature conservation interest?	
		Will it conserve and enhance species diversity and in particular avoid harm to protected species?	
		Will it reduce actual noise levels, and the impact of noise pollution on sites designated for their nature conservation importance?	
3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic	Will it increase access to areas of open space or historic assets?	Will it improve access to recreational green space? Will it optimise appropriate access to the natural or	<ul style="list-style-type: none"> Levels of ambient noise in Town Centre. Amount of accessible recreational greenspace in Town Centre.

environment.		historic environment?	
	Historically significant buildings at risk.	Will it protect historically significant buildings and preserve the character of urban conservation areas?	<ul style="list-style-type: none"> Number and condition of listed buildings within the Town Centre.
		Will it conserve sites of archaeological interest and their settings?	<ul style="list-style-type: none"> Condition of archaeological sensitive area in Town Centre.
3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings, and encourage urban renaissance.	Development on brownfield sites.	Will it reduce the amount of derelict, degraded and underused land?	<ul style="list-style-type: none"> Proportion of development on previously developed land in Town Centre. Number of sites or area of land in Town Centre on contaminated land register. Proportion of properties in the Town Centre which are vacant.
3d. Reduce air pollution and ensure air quality continues to improve.	Days when pollution is moderate or higher.	Will it improve air quality?	<ul style="list-style-type: none"> Daily mean per annum of the PM10 and Nitrogen Oxide pollutants within Town Centre. Number of sites with Pollution Prevention and Control Permit within Town Centre.
3f. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	Rivers or waterways of good or fair quality.	Will it improve the quality of coastal waters?	<ul style="list-style-type: none"> Proportion of developments that implement SuDs.
3g. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	Properties at risk from flooding.	Will it minimise the risk of fluvial and tidal flooding to people and property?	<ul style="list-style-type: none"> Maintenance of tidal defences. Combined reduction in discharge to sewers from new developments.
3h. Address the causes and effects of climate change.	Emissions of greenhouse gases.	Will it reduce the emissions of greenhouse gases by reducing energy consumption?	<ul style="list-style-type: none"> Average domestic energy consumption within Town Centre.
3i. Reduce road congestion and pollution levels by improving travel	Rebalance the transport system in favour of non-	Will it increase the proportion of journeys using modes other than the car?	<ul style="list-style-type: none"> Percentage of homes within Town Centre with/without cars.

choice, reducing the need to travel by car, and shortening the length and duration of journeys.

car modes.

- Model split for school travel.
- Journey to work by mode.

Will it reduce traffic volumes?

- Change in traffic volumes.

4. Prudent use of natural resources

4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.

Household waste and recycling.

Will it reduce household waste?

- Total tonnage of household waste collected from the Town Centre for disposal.

Will it increase waste recovery and recycling?

- Percentage of the total tonnage of household waste from Town Centre that has been recycled or composted.

4b. Reduce the use of natural resources through minimising energy usage and maximising the use of energy from renewable sources.

Reduction in CO₂ emissions in new developments.

Does the design maximise energy efficiency?

Has consideration been given to renewable energy generation or installation to community energy networks?

- Percentage reduction in CO₂ emissions above Part L Building Regulations in new developments.

4. Testing the Proposed Submission Version of the Town Centre AAP

- 4.1. The Proposed Submission Version of the Town Centre AAP comprises the Core Strategy Vision, together with a series of objectives for the Town Centre that will deliver this vision over the plan period of 15 years to 2027. The objectives underpin the preparation of the Town Centre AAP and policies and proposals contained within it. The vision was tested as part of the Initial SA at the Issues and Options Stage of the Town Centre AAP preparation. Additionally, the objectives of the Town Centre AAP were also tested at this stage and are reported within the Initial SA Report. For convenience these are located within Appendix B.

Testing the Development Strategy and Spatial Framework Policies

- 4.2. The Proposed Submission Version of the Town Centre AAP outlines a Development Strategy and Spatial Framework Policies for the entirety of the Town Centre AAP. Table 3 provides a summary of the appraisal, and the full appraisal is presented within Appendix D.

Table 3: Summary of Development Strategy and Spatial Framework Sustainability Appraisals

	Sustainability Objective	Policy TC 1 Character Areas	Policy TC2 Town Centre Structures
1. Social progress which recognises the needs of everyone	1a	✓	o
	1b	o	o
	1c	o	o
	1d	o	o
	1e	✓	✓
	1f	✓	o
	1g	✓	✓
2. Maintenance of high and stable levels of economic growth	2a	✓	o
	2b	✓	o
	2c	✓	o
	2d	✓	o
3. Effective protection of the environment	3a	o	?
	3b	✓	✓
	3c	✓	o
	3d	o	o
	3e	o	o
	3f	o	o
	3g	o	o
	3h	✓	✓
4. Prudent and natural resources	4a	o	o
	4b	o	o

- 4.3. Development Strategy and Spatial Framework Policies predominantly relate to maximising the economic potential of the Town Centre which has a positive effect on economic growth and vitality

(Sustainability Objective 2a, 2b, 2c, 2d and 2e). This is to be achieved through the preservation and enhancement of distinctive and varied character areas, and through a complimentary and robust mix of uses (Sustainability Objective 3b). It is anticipated that these policy drivers will help to maintain high level of economic growth.

- 4.4. In addition, these policies recognise the importance of interlinking the Town Centres character areas through the enhancement of key approaches, gateways, streets and spaces. This will help to improve accessibility and therefore have positive effects on Sustainability Objective 1g. This improved accessibility is envisaged to be delivered through public realm enhancements which would have the potential to promote and enhance Eastbourne's variety and character which in turn may better attract visitors and investors. As with all the policies in the Town Centre AAP, the Development Strategy and Spatial Framework policies relate to the Town Centre. Consequently, improving these areas, rather than Eastbourne's urban fringe, encourages reuse of previously developed land and buildings as well as encouraging urban renaissance (Sustainability Objective 3h).

Testing the Town Centre Policies

- 4.5. The 24 Town Centre policies are grouped around four policy themes:
- ▮ **Theme 1:** Supporting a mix of uses which includes retail development, living and working in the Town Centre, and enjoying the Town Centre.
 - ▮ **Theme 2:** Town centre identity which sets out policies for achieving appropriate high quality development standards for buildings in the Town Centre.
 - ▮ **Theme 3:** Town centre public realm which considers design quality and public realm priorities.
 - ▮ **Theme 4:** Accessing the Town Centre which sets out policies concerning arriving at and moving around the Town Centre.

Theme 1: Supporting a Mix of Uses

- 4.6. Table 4 provides a summary of the sustainability appraisal for policies for Theme 1: Supporting a Mix of Uses. The full appraisal is presented in Appendix E.

Table 4: Theme 1: Supporting a Mix of Uses - Appraisal Summary

	Sustainability Objective	Policy TC3 Mixed Use Development	Policy TC4 Primary Retail Area	Policy TC5 Secondary Retail Areas	Policy TC6 Residential Development in the Town Centre	Policy TC7 Supporting the evening and night time economy	Policy TC8 Arts Trail
1. Social progress which recognises the needs of everyone	1a	✓	o	o	✓	o	o
	1b	✓/!	o	o	✓/!	o	o
	1c	o	o	o	o	o	o
	1d	o	o	o	o	o	o
	1e	✓	o	o	o	✓	o
	1f	✓	✓	✓	✓	✓	✓
	1g	o	✓	✓	✓	✓	✓
2. Maintenance of high and stable levels of economic growth	2a	✓	✓	✓	o	✓	✓
	2b	✓	✓	✓	o	✓	✓
	2c	✓	✓	✓	o	✓	✓
	2d	o	o	o	o	o	✓
3. Effective protection of the environment	3a	o	o	?	o	o	o
	3b	✓/!	o	o	✓/!	✓	✓
	3c	✓	✓	✓	✓	✓	o
	3d	o	o	o	o	o	o
	3e	o	o	o	o	o	o
	3f	o	o	o	o	o	o
	3g	o	o	o	o	o	o
	3h	o	✓	✓	✓	o	✓
4. Prudent and natural resources	4a	o	o	o	✓	o	o
	4b	o	o	o	o	o	o

4.7. Theme 1 Policies recognise the importance of mix used developments in maintaining high and stable levels of economic growth. Preserving the core retail area, secondary independent retail uses and evening economy has been identified to contribute to the overall *'vitality and viability of the town centre'*. In addition, providing for residential uses will help to deliver housing in the Town

Centre, in proximity to existing transport infrastructure services and facilities having a positive effect on Sustainability Objective 1a. The development of new residential land uses in the Town Centre will *'provide a local resident population that can help support existing services and facilities'*.

- 4.8. Furthermore, this Theme recognises the importance of protecting and enhancing the Borough's public realm including parks and gardens, countryside, seafront and historic environment including the Cultural Quarter and their *'valuable economic role to play within Eastbourne'*. Therefore, it is anticipated there would be positive effects on Sustainability Objective 3b.
- 4.9. As with all the policies included within the Proposed Submission Version of the Town Centre AAP, the policies in this Theme are regarding the Town Centre. Consequently, as indicated within the appraisal of the Development Strategy and Spatial Framework Policies improving these areas, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance. Therefore, positive effects are predicted for Sustainability Objective 3c.
- 4.10. Overall policy Theme 1 has a positive effect on SA Objectives 2a, 2b and 2c, which relate to economic growth and diversity. Positive effects are also envisaged for SA Objectives 1f and 3c which relate to improving the accessibility to the Borough's jobs, health, education, shopping, leisure, cultural and community facilities, as well as the Borough's parks and gardens, countryside, seafront and historic environment. This is also anticipated to make a positive contribution to the vibrancy of the Town Centre (Sustainability Objective 1f).

Theme 2 Town Centre Identity

- 4.11. Table 5 provides a summary of the policies for Theme 2: Town Centre Identity. The full appraisal is presented in Appendix E.

Table 5: Theme 2: Town Centre Identity - Appraisal Summary

	Sustainability Objective	TC9 Development Quality	TC10 Building Frontage and Elevations	TC11 Building Heights, Landmarks and Tall Buildings	TC12 Servicing access and storage
1. Social progress which recognises the needs of everyone	1a	o	✓	o	o
	1b	o	o	o	o
	1c	o	o	o	o
	1d	o	o	o	o
	1e	o	o	o	o
	1f	o	✓	o	o
	1g	o	o	o	✓
2. Maintenance of high and stable levels of economic growth	2a	o	o	o	o
	2b	o	o	o	o
	2c	o	o	o	o
	2d	o	o	o	o
3. Effective protection of the environment	3a	✓	✓	o	o
	3b	✓	o	✓	✓
	3c	✓	o	o	o
	3d	o	✓	o	o
	3e	o	o	o	o
	3f	o	o	o	o
	3g	o	✓	o	o
	3h	o	o	o	✓
4. Prudent and natural resources	4a	o	o	o	✓
	4b	o	✓	o	o

- 4.12. Policies in Theme 2 predominantly concentrate on the preservation character and identity of the Town Centre. In particular, the importance of preserving the public realm including parks and gardens, countryside, seafront and historic environment. This is achieved through strategic and sustainable design and high levels of development quality. For example limiting building heights, implementing sustainable design features such as wind turbines, solar water heaters etc and maintaining the character and identity of the streetscape.

- 4.13. Overall, Policy Theme 2 has a positive effect on SA Objectives that relate to the effective protection of the environment (Sustainability Objectives, 3a, 3b, 3c, 3d, 3g and 3h).

Theme 3 Town Centre Public Realm

Table 6 provides a summary of the policies for Theme 3: Town Centre Public Realm. The full appraisal is presented in Appendix E.

Table 6: Theme 3: Town Centre Public Realm - Appraisal Summary

	Sustainability Objective	TC13 Public Realm Quality and Priorities
1. Social progress which recognises the needs of everyone	1a	o
	1b	o
	1c	o
	1d	o
	1e	✓
	1f	✓
	1g	✓
2. Maintenance of high and stable levels of economic growth	2a	o
	2b	✓
	2c	✓
	2d	o
3. Effective protection of the environment	3a	o
	3b	✓
	3c	✓
	3d	o
	3e	o
	3f	o
	3g	o
	3h	✓
4. Prudent and natural resources	4a	o
	4b	o

- 4.14. Policies in Theme 3 predominantly concentrate on the preservation of the public realm including parks and gardens, countryside, seafront and historic environment. Improvements to the public realm include maintaining the character and identity of the street, squares and spaces, improving pedestrian permeability and maximising the economic potential of the public realm by animating it and enriching it with artistic intervention. Enhancing the public realm will help Eastbourne develop a 'strong, positive image and are better able to attract visitors and investors'. In addition, improvements to the Town Centre open spaces are anticipated to help conserve and enhance the Borough's biodiversity.

- 4.15. Overall Policy Theme 3 has a positive effect on SA Objectives 2a, 2b and 2c which relate to economic growth and diversity. Positive effects are also envisaged for SA Objectives 1f and 3c which relate to improving the accessibility to the Borough's jobs, health, education, shopping, leisure, cultural and community facilities, as well as the Borough's parks and gardens, countryside, seafront and historic environment. This is anticipated to make a positive contribution to the vibrancy of the Town Centre (Sustainability Objective 1f). Furthermore, Policy Theme 3 is anticipated to result in the effective protection of the environment (SA Objective 3a, 3b, 3c, 3d and 3h).

Theme 4 Accessing the Town Centre

- 4.16. Table 7 provides a summary of the policies for Theme 4: Accessing the Town Centre. The full appraisal is presented in Appendix E.

Table 7: Theme 4: Accessing the Town Centre - Appraisal Summary

	Sustainability Objective	TC14 Public Transport Interchange	TC15 Parking in the Town Centre	TC16 Key Town Centre Streets
1. Social progress which recognises the needs of everyone	1a	o	o	o
	1b	o	o	o
	1c	o	o	o
	1d	o	o	o
	1e	✓	✓	✓
	1f	o	o	o
	1g	✓	✓	✓
2. Maintenance of high and stable levels of economic growth	2a	o	o	o
	2b	o	o	o
	2c	o	o	o
	2d	o	o	o
3. Effective protection of the environment	3a	o	o	o
	3b	✓	✓	✓
	3c	o	o	✓
	3d	✓	✓	✓
	3e	o	o	o
	3f	o	o	o
	3g	✓	✓	✓
	3h	✓	✓	✓
4. Prudent and natural resources	4a	o	o	o
	4b	o	o	o

- 4.17. Policies in Theme 4 aim to improve the accessibility of getting into and moving around the Town Centre. This would be achieved through enhancements to public transport, parking and key Town

Centre streets. Improvements to the pedestrian environment are anticipated to be achieved through a unified and co-ordinated approach to the design and detailing of the public realm along all key streets. Facilitating greater accessibility around the Town Centre particularly for public transport and pedestrians is anticipated to increase walking, cycling and public transport use in the Town Centre. Consequently this should help to ease congestion and the associated air pollution effects. Therefore, will have beneficial effect on Sustainability Objective 3d, 3g and 3h.

Testing the Site Specific Proposals

- 4.18. The Proposed Submission Version of the Town Centre AAP identifies five Development Opportunity Sites within the Town Centre AAP together with two Transition Areas and two Potential Areas of Change. These are illustrated by Figure 5.
- 4.19. Table 8 provides a summary of the policies for the Site Specific Proposals. The full appraisal is presented in Appendix F.

Table 8: Site Specific Proposals - Appraisal Summary

		TC 17 Ma ste r Pl an ne d ap pr oa ch to wn ce ntr e de vel op me nt sit es	De vel op me nt Op por tun ity Sit e On e	TC1 9 Dev elop men t Opp ortu nity Site Two	TC 20 De vel op me nt Op por tun ity Sit e Th re e	TC 21 De vel op me nt Op por tun ity Sit e Fo ur	TC 22 De vel op me nt Op por tun ity Sit e Fiv e	T C 2 3 T r a n s it i o n A r e a s
1. Social progress which recognises the needs of everyone	1a	✓	✓	✓	✓	✓	✓	✓
	1b	o	o	o	o	o	o	o
	1c	o	o	o	o	o	o	o
	1d	o	o	o	o	o	o	o
	1e	✓	o	o	o	o	o	✓
	1f	✓	✓	✓	✓	✓	✓	✓

	1g	✓	✓	✓	✓	✓	✓	✓
2. Maintenance of high and stable levels of economic growth	2a	o	✓	✓	✓	✓	✓	✓
	2b	o	✓	✓	✓	✓	✓	✓
	2c	o	✓	✓	✓	✓	✓	✓
	2d	o	o	o	o	o	o	o
3. Effective protection of the environment	3a	?	o	o	✓	o	o	o
	3b	✓	✓	✓	✓	✓	✓	✓
	3c	✓	✓	✓	✓	✓	✓	✓
	3d	o	o	o	o	o	o	o
	3e	o	o	o	o	o	o	o
	3f	o	*/?	o	o	*/?	o	*/?
	3g	o	o	o	o	o	o	o
	3h	o	✓	✓	✓	✓	✓	✓
4. Prudent and natural resources	4a	o	o	o	o	o	o	o
	4b	o	o	o	o	o	o	o

- 4.20. The Site Specific Policies recognise the importance of mix used developments in maintaining high and stable levels of economic growth and therefore have a positive effect on Sustainability Objectives 2a, 2b and 2c. Preserving the core retail area, secondary independent retail uses and evening economy has been identified to contribute to the overall *'vitality and viability of the town centre'* having a positive effect on Sustainability Objective 1f. In addition, the development of new residential land uses in the Town Centre will *'provide a local resident population that can help support existing services and facilities'* and therefore positive effects are anticipated on Sustainability Objective 1a.
- 4.21. Furthermore, these policies recognises the importance of protecting and enhancing the Borough's public realm including parks and gardens, countryside, seafront and historic environment and Cultural Quarter and their *'valuable economic role to play within Eastbourne'*, consequently having a positive effect on Sustainability Objective 3b.
- 4.22. The Site Specific Policies recognise the importance of getting into and moving around the Town Centre. This is achieved through enhancements to public transport, parking and key Town Centre streets. Improvements to the pedestrian environment are anticipated to be achieved through a unified and co-ordinated approach to the design and detailing of the public realm along all key streets. Facilitating greater accessibility around the Town Centre particularly for public transport and pedestrians is anticipated to increase walking, cycling and public transport use in the Town Centre. As such, this should this should help to ease congestion and the associated air pollution effects resulting in a positive effect on Sustainability Objective 3h.
- 4.23. As with all the policies, the Site Specific Policies are regarding the Town Centre. Consequently, improving these areas, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance therefore positive effects on Sustainability Objective 3c are predicted.
- 4.24. The Site Specific Policies have identified that Development Opportunity Site One, Four and the Transition Areas are areas at risk of tidal flooding. To minimise flood risk, future development in

these areas should incorporate Sustainable Urban Drainage Systems (SuDS), flood resilient design and, where possible, less vulnerable land uses should be prioritised on ground floor (i.e. non-residential uses).

- 4.25. All five Development Opportunity Sites, together with the Transition Areas and the Potential Areas of Change are likely to bring forward a number of benefits in terms of the sustainability objectives. The polices for these areas could be strengthened to ensure that the Development Opportunity Sites, together with the Transition Areas and the Potential Areas of Change provide level contributions from developers, in relation to adequate playspace and outdoor amenity space, affordable housing, and healthcare infrastructure and services. This is particularly important as new development in the remainder of the Town Centre AAP area are likely to be small scale and comprise a high proportion of conversions.

5. Summary of SA/SEA Findings

- 5.1. Overall, the appraisal of Proposed Submission Version of the Town Centre AAP policies indicates a high level of compatibility with the Sustainability Objectives. This compatibility is primarily in relation to maintaining high and stable levels of economic growth due to the Town Centre AAP's focus on promoting complimentary and robust mix of uses, as well as protecting and enhancing the character and structure of the Town Centre. Additionally, a number of positive effects with regard to the redevelopment of previously developed land and reuse of buildings as well as the promotion of public realm improvements, which in turn has benefits in terms of accessibility and promotion of cycling and walking, have been identified.
- 5.2. The Proposed Submission Version of the Town Centre AAP would have a beneficial effect in terms of a reduction in crime and the fear of crime. This is anticipated to be achieved through proposals to improve public realm within the Town Centre and through implementing a robust complementary mix of uses, which would create activity throughout the day and night, providing 'informal policing'. However, it is recommended that design measures incorporate Secure by Design principles. These Proposed Submission Version of the Town Centre AAP policies would also have a beneficial effect in terms of the accessibility to services and facilities such as health care and jobs to residents and users of the Town Centre.
- 5.3. The provision of residential land uses in the Town Centre would ensure that opportunities are made for everyone to live in a decent sustainably constructed and affordable home, and to support existing and future services and facilities such as education, health care and retail services. Due to the anticipated level of conversions and small scale development brought forward within the Town Centre, there is some uncertainty with regard to levels of affordable housing, healthcare and playspace and outdoor amenities which may be secured. As such, to ensure a beneficial effect is achieved against the sustainability objectives, it is recommended that more onerous levels are given within the Policy TC6, as well as the Site Specific Policies.
- 5.4. There are some uncertainties with regards to the effect of the Proposed Submission Version of the Town Centre AAP policies on biodiversity. However, the Town Centre represents a built up area with limited opportunities for increasing biodiversity. The Proposed Submission Version of the Town Centre AAP does however make specific reference to delivering green roofs and street trees as part of the public realm improvements. In line with PPS9, new developments and streetscape/public realm improvements should deliver biodiversity enhancements where ever possible.
- 5.5. There are five Site Specific Development Opportunities, two Transition Areas and two Potential Areas of Change. These areas are located on previously developed land and brownfield sites within the Town Centre. This regeneration and promotion of an urban renaissance would focus development away from the urban fringe, reducing urban sprawl and protecting the character and integrity of the 13 other neighbourhoods within EBC and identified within the Core Strategy.
- 5.6. With regard to the Site Specific Development Opportunities Policies, again, these are broadly compatible with the sustainability objectives, with predominately benefit effects identified. The Site Specific Policies have identified that Development Opportunity Site One, Four and the Transition Areas are areas at risk of tidal flooding and as such, a negative effect has been identified. However, with the implementation of mitigation measures such as locating less vulnerable land uses at ground level, Sustainable drainage systems (SuDS) and flood resilient design methods, would reduce or prevent these effects.

- 5.7. The main cumulative effects relate to economic benefits, which whilst considered individually the effects of the policies would be considered at a local level, taken as a whole they would serve to promote the Town Centre as a location for investment, and a retail destination. Therefore the cumulative effect is likely to represent a regional beneficial impact.

Next Stage of the Planning Process

- 5.8. The SA/SEA process has informed the preparation of the Proposed Submission Version of the Town Centre AAP. The process has identified that broadly the AAP policies and Development Opportunities Sites are in line with sustainability principles. However, ultimately, success of the policies will depend on their implementation. This will be monitored by a number of indicators as part of EBC's Local Monitoring Report.
- 5.9. Once the Proposed Submission Version of the AAP has been published for the community and stakeholders to make any final representations, David Lock Associates and EBC will refine the Town Centre AAP and prepare the Submission Version Report for the inspection by the Planning Inspectorate. Once the Town Centre AAP is adopted a Post-Adoption SEA Statement will be prepared to summarise the SA/SEA process and the representations received.

6. Implementation and Monitoring

6.1. EBC produced an Annual Monitoring Report (AMR) in December 2010 to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Since 2011 an AMR is no longer required. However, a Local Monitoring Report (LMR) will be prepared to review progress against the targets and timeframes set out in the LDS and comprise the same Core Outputs as the AMR. A number of Core Output Indicators that would be monitored in the LMR are relevant the policies and sustainability effects of the Town Centre as follows:

- H1: Plan period and housing targets;
- H3: New and converted dwelling – on previously developed land;
- B1: Total amount of additional employment floorspace (by type);
- BD4: Total amount of floorspace for ‘town centre uses’;
- NI 175: Access to services and facilities by public transport.
- H1: Plan period and housing targets;
- H3: New and converted dwelling – on previously developed land;
- B1: Total amount of additional employment floorspace (by type); and
- BD4: Total amount of floorspace for ‘town centre uses’.

It is therefore not necessary to include any specific monitoring requirements in relation to the sustainability effects of the Proposed Submission Version of the Town Centre AAP.

Glossary and Abbreviations

AQMA	Air Quality Management Area – An area identified by Local Authorities where statutory UK air quality standards are being, or are expected to be breached up to the end of 2005.
Brownfield	A piece of previously developed land or buildings that is abandoned or underused and often environmentally contaminated, especially one considered as a potential site for redevelopment. Such redevelopment reduces pressure for the development of green field sites.
Conservation Area	An area designated under the Planning (Listed Buildings And Conservation Areas) Act 1990 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.
DPD	Development Plan Document – A Local Development Document which forms part of the statutory development plan, including the Core Strategy, Proposals Map and Area Action Plans
Dwelling	The 2001 Census defines a dwelling as a self-contained unit of accommodation, where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.
EBC	Eastbourne Borough Council.
ESCC	East Sussex County Council.
LDD	Local Development Document – comprising two types, Development Plan Documents and Supplementary Planning Documents, which together form the Local Development Framework.
LDF	Local Development Framework – the portfolio of Local Development Documents which sets out the planning policy framework for the district.
LDS	Local Development Scheme – a three year project plan setting out the Council's programme for the preparation of Local Development Documents, reviewed in the light of the Local Monitoring Report.
Listed Building	A building included on a list of buildings of architectural or historic interest, compiled by the Secretary of State, under the Planning (Listed Buildings And Conservation Areas) Act 1990.
ODPM	Office of the Deputy Prime Minister.
PPG	Planning Policy Guidance – Guidance documents which set out national planning policy.
PPS	Planning Policy Statement – Guidance documents which set out national planning policy. They are being reviewed and updated and are replacing PPGs.
SA	Sustainability Appraisal – A process by which the economic, social and environmental impacts of a project, strategy or plan are assessed.
SAC	Special Area of Conservation as designated under the European Union Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.
SFRA	Strategic Flood Risk Assessment.
SM	Scheduled Monument, A nationally important archaeological site included in

	the Schedule of Ancient Monuments maintained by the Secretary of State for the Environment under the Ancient Monuments and Archaeological Areas Act 1979.
SCI	Statement of Community Involvement – sets out the Council’s vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of all Local development Documents and in decisions on planning applications.
SEA	Strategic Environmental Assessment – systematic method of considering the likely effects on the environment of policies, plans and programmes.
SPD	Supplementary Planning Document – a Local Development Document which is part of the Local development Framework but does not form part of the statutory development plan. SPDs elaborate upon policies and proposals in a Development Plan Document and include development briefs and guidance documents.
SPG	Supplementary Planning Guidance – guidance which elaborates upon policies and proposals in the Borough Plan.
SSSI	AAP area of Special Scientific Interest – The best sites for wildlife and geological features in England as designated under the Wildlife and Countryside Act 1981.
TPO	Tree Preservation Order



APPENDICES



Appendix A. Summary of Baseline Conditions

Subject	Baseline Information	Source
Social		
Demographics	<p>The Town Centre AAP boundary is predominantly within Devonshire and although Meads Wards. It also extends into Upperton Ward.</p> <p>As measured in the 2001 Census the population of the Devonshire Ward was 11,108, with a population of 66.9 people per hectare, which is high in comparison to a population density of 20.31 persons per hectare within Eastbourne. The lower density in the Borough is primarily due to approximately a third of the Borough covering rural land, designated as an Area of Outstanding Natural Beauty (AONB).</p> <p>The average population density of the Meads Ward is lower at 7.84 persons per hectare, again due to a large area covering a rural land. A small area of the Town Centre AAP is situated within the Upperton Ward, which has a population density of 31.15 per hectare.</p> <p>As measured in the 2001 Census, Eastbourne as a whole has a higher proportion of females (53.5%) than males (46.5%). In the Devonshire Ward, 51.9% were female, and 48.1% were male. In Upperton, 55.7% were female and 44.3% were male, and in Meads, 56.6% were female and 43.3% were male.</p> <p>The proportion of young people in Devonshire Ward is high compared to District and National comparators, with 19.84% falling in the 18-29 age bracket (District: 13.13%, England: 15.06%).</p> <p>Eastbourne has a small proportion of residents from ethnic minorities, with 92.47% being White British (England 86.99%). Devonshire Ward has a slightly higher proportion of ethnic minorities with 89.93% being white British.</p> <p>Over 26% of the population are of pensionable age compared to a national average of 16%, this population remains static.</p>	2001 Census Housing Facts and Figures 2009
Housing Type	<p>In 2001, within the Devonshire Ward, 48% of housing stock was terraced and 40.93% are flats, maisonettes and apartments with the remaining dwellings semi-detached and detached. In the Meads Ward 76.05% of houses were flats, maisonettes and apartments. The higher proportion of flats and maisonettes in the Meads Ward is due to the nature of the homes, with Meads containing a large number of large villas which lend themselves to conversion into flats, whereas Devonshire has large areas of streets of smaller terraced houses.</p>	2001 Census
	<p>In 2001, single person households accounted for 45% of the total households in Devonshire Ward and 51.9% in Meads Ward (District: 37.7%, England: 30.1%). The proportion of households with five or more people is lower than average at 4.6% (District: 5.3%, England: 6.9%).</p>	2001 Census
Affordable Housing	<p>At 55.1%, owner occupied properties in Devonshire form a lower proportion than average (District: 67.88%, England: 68.07%), whilst the private rented market accounts for over 30% of tenures. Meads Ward however, has a similar proportion</p>	2001 Census

	of owner occupied houses (69.91%) to the district and national average housing type, with a high proportion of houses owned outright (with no mortgage) coinciding with the high proportion of retired residents.	
	In 2001, fewer houses were rented from the Council or Housing Association in Devonshire Ward (13.54%), Meads Ward (5.79%) and Eastbourne (15.89%) than within England (19.26%).	2001 Census
	House prices rose in Eastbourne by 81.5% for flats and 99.6% for terraces between 2000 and 2003, making affordability of homes a key issue. The current economic climate has meant that the value of properties has dropped. The average price of a home in Eastbourne in February 2008 was £199,645. This has dropped to £175,041 in the quarter to June 2009. However, average household income at this time was £32,406. The average property therefore costs more than 5 times the average household income. There are currently 4,209 households on the Council's Housing Register (29 January 2009), 9.5% of all households in Eastbourne. Of these, 2,700 households need to be housed because they are homeless or threatened with homelessness, or because their current housing is unsuitable in one or more ways. The annual shortfall of affordable housing need is 369 units (after allowing for current re-let supply). Given past new supply levels average 64 units each year, the outstanding need is not considered to be economically deliverable or sustainable,.	Housing Strategy (2003-2008) Housing Facts and Figures 2009 East Sussex in Figures Eastbourne Borough, Housing Needs Survey Final Report 2005
Supported Housing	It is estimated that 80 additional care units and 920 sheltered home units are required to meet current demand.	Housing Strategy 2003-2008
Suitability of Housing	In 2001, the Devonshire Ward had lower than average levels of housing which have both central heating and sole use of bath/shower and toilet 82% compared to 91.5% in Eastbourne and 91.1% in England. Meads Ward however, has a slightly higher proportion with these amenities (92.47%). The 2003-2008 Housing Strategy Report sets out that 70% of Council homes did not meet the decent homes standard. Council records (as of 1 April 2009) now show that this has reduced to 42%. The Council has also advised that plans are in place to reduce this to somewhere in the region of 20% by the end of 2010 and 0% by 2013.	2001 Census Housing Strategy 2003-2008
	Over half of the 'Houses in Multiple Occupation' in Eastbourne are within the Devonshire Ward.	The Devonshire Project 2008-2010 Housing Strategy 2003-2008
Second Home	In 2001, whilst Devonshire Ward and Eastbourne as a whole contained only slightly above the national average of second homes (1.2% and 1.3% of housing stock respectively) compared to 0.6% at a national level, within the Meads Ward 4.7% of housing stock comprised unoccupied second homes	2001 Census
Homelessness	Local Authority homeless applications have shown an overall reduction from previous years with 374 households making	Housing Facts and Figures

	applications in 2006/7 and 383 in 2007/8 compared with 524 in 2003/4.	2009
	In 2001, the proportion of residents with limiting long-term illness was 21.0% and 29.4% in the Devonshire and Mead Wards respectively (District: 21.5%, England: 17.9%).	2001 Census
	In 2001, unpaid care was provided by 8.3% of the population of Devonshire and 9.7% of the population of Meads (District: 9.7%, England: 9.9%).	2001 Census
Health	There are eight GP's surgeries within Eastbourne and approximately 65 GPs practicing within the area.	www.eastsussexdownsweald.pct.nhs.uk
	Between 2002 and 2003 Devonshire Ward was within the highest 20% of wards in England for the number of conceptions among girls under 18 years.	Office for National Statistics
	Infant mortality rates in Eastbourne are falling, with 4.1 deaths per 1000 between January 2003 and December 2005, compared to 5.5 between January 2001 and December 2003. Infant mortality in Eastbourne is now lower than the national average of 5.1 deaths per 1000 between January 2003 and December 2005, and only marginally higher than the average for south east England of 4.1 deaths per 1000 in the same period.	Office for National Statistics
	In 2008 death rates from circulatory disease and cancer were lower than national figures. Death rates for these diseases have also fallen since 2004.	Office for National Statistics
Deprivation and Inequality	There are pockets of deprivation in Eastbourne, with Devonshire being within the top 10% in England. 'Houses in Multiple Occupation' is concentrated in the ward of Devonshire.	Supporting People 2005-2010: East Sussex County Council Housing Strategy 2003-2008
	Home ownership amongst black and mixed ethnicity (BME) populations is much lower than for the population as a whole. BME groups are concentrated in rented accommodation in the Town Centre.	Housing Strategy 2003-2008
Education and Skills	In 2001 a similar proportion of the population of Devonshire Ward had no qualifications (28.28%) as that of Eastbourne (28.43%) and England as a whole (28.85%). Fewer people (21.09%) in the Meads Ward had no qualifications. Whilst a higher proportion (11.60%) of 16-74 year olds within Devonshire Ward have gained Level 3 qualifications (A levels, GNVQ) than in Eastbourne (8.89%) and England as a whole (8.34%), a lower proportion of 16-74 year olds (14.44%) within Devonshire Ward have gained Level 4/5 qualifications (Degrees, HND's etc) than Eastbourne (16.72%) and England (19.90%). A higher proportion of residents in the Meads Ward have gained qualifications than those in Devonshire Ward with 29.6% of the population of Meads ward having Level 4/5 qualifications, and 14.3% having Level 3 qualifications. Pupils finishing Key Stage 4 with 5 GCSEs (A*- C) is rising. 67.5% of students in Eastbourne gained 5(A*-C) grades in 2008,	2001 Census and Office for National Statistics

	<p>above the average for the south east (66.1%) and England (65.6%). In 2002 the number of pupils in Eastbourne achieving this was lower than the regional and national average with only 43.6% of pupils achieving this compared to 53.6% for the south-east and 51.2% nationally.</p>	
	<p>There are no state schools within the Town Centre AAP Area. The closest primary school is Bourne Primary School, approximately 100m north east of the Town Centre AAP boundary. The closest secondary school is approximately 2km to the north west of the Site.</p> <p>Many schools (primary and secondary) are operating at or beyond capacity. For primary schools, numbers are expected to remain high and schemes are being developed to increase the number of places.</p> <p>The Eastbourne Borough Plan provides for an additional 4,000 plus homes to be allocated in the period 2002 - 2011. The South East Plan sets a target of 4,800 new homes to be built across the Borough from 2006-2026, which will need to be addressed in the emerging Eastbourne Core Strategy. The Borough Plan recognises the possible need for two new primary schools in the area, if housing developments occur to the extent envisaged. The need for additional secondary school places is also identified in the Borough Plan.</p>	<p>East Sussex Organisation Plan 2003/2004 -2007/2008</p> <p>The South East Plan 2009; the Eastbourne Borough Plan 2007</p>
Crime and Disorder	<p>The 2004 audit found that crime in Eastbourne is concentrated in the Town Centre in the Devonshire Ward.</p>	<p>Eastbourne Crime Reduction Partnership: Crime, Disorder and Substance Misuse Audit 2004</p>
	<p>Crime levels in Eastbourne are reported as being down by over 20% since 2003/04, with:</p> <p>House burglaries – down 66%;</p> <p>Thefts from vehicles – down 61%;</p> <p>Robbery – down 67%.</p>	<p>Eastbourne Crime Reduction Partnership - August 2008</p>
	<p>Crime rates in the Devonshire Ward reduced by 6.2% in the 12 months to June 2008. This was comparatively lower than the overall reduction in Eastbourne as a whole. This smaller reduction in the Devonshire Ward is due to the association of crime with the major shopping centre and night-time economy. In addition, more crimes have been reported as a consequence of proactive drugs enforcement, Public Place Violent Crime enforcement and similar operations with regard to shoplifting.</p>	<p>Neighbourhood Action Plan: Devonshire Project 2008-2010</p>
Inclusiveness	<p>There is a lack of neutral community facilities that can be used by all residents who should not be excluded because of their religious belief, sexual orientation, race or ethnicity, age or sex.</p>	<p>Core Strategy Sustainability Appraisal of the Preferred Options 2006</p>
Access to Open Space, Sport,	<p>People are generally happy with Eastbourne's open spaces. They are generally popular and well used, particularly the downland, beaches, parks and gardens. However, teenagers and children are not well catered for, with 3-4,000 children not having a local playground. Eastbourne compares poorly in terms of its provision for play and amenity areas, and sports</p>	<p>EBC, Eastbourne Borough Plan, 2003 and Core Strategy Initial Preferred</p>

Recreation and Leisure	<p>fields and there are areas which do not have a local park, a local sports ground, and local play areas. Children's playgrounds are unevenly distributed and areas with shortfalls include Meads, Upperton and Devonshire. Outdoor sports facilities are also under pressure.</p> <p>Within the Town Centre AAP area, there is limited open space. The primary open space within the Town Centre AAP area is Eastbourne beach. Additionally, tennis courts are provided at Devonshire Park on College Road of which some are available for hire to the public. A shortage of playgrounds in the Town Centre has been identified.</p>	<p>Options, 2006 EBC, Outdoor Playing Space SPG, 1999 EBC Open Space Assessment, 2007</p>
Economic		
Focus on Economy	<p>In 2001 the highest employment sector in the Devonshire Ward was the wholesale and retail trade at 19.69%, compared to 16.85% at national level. The health and social work sector was the second largest employer in Devonshire Ward, employing 15.53%. This compared to 16.46% in Eastbourne and 10.70% in England. The hotels and catering industry employed 11.12% of the working population, compared to 6.96% at district level and 4.73% at national level. Within the Meads Ward the highest employment sector was the Health and Social Care with 15.47% of employees, employed in this sector. Other major employment sectors included Wholesale and retail (13.78%), Education (13.57%), Hotel and Catering (13.16%) and Real Estate (13.88%).</p>	Census 2001
	<p>65% of Eastbourne's households earn less than the national average, with 30% earning a gross income of less than £10,000 per year. Household income for Devonshire Ward was estimated at £400 per week, compared to a household income of £480 in Meads Ward and £660 in the south east of England per week.</p> <p>The low average wages are attributed to the economy being primarily service and public sector.</p>	Eastbourne LDF: Core Strategy Sustainability Appraisal Scoping Report
Economic Performance	Eastbourne has a poor record of attracting inward investment.	Eastbourne LDF: Core Strategy Sustainability Appraisal Scoping Report
Economic Activity	National statistics indicate that Eastbourne has high unemployment rates, with 6.2% of the working population unemployed in 2007, compared to 4.3% in south east of England and 5.4% in England as a whole.	Office for National Statistics
	<p>In 2001, 34.92% people aged between 16 and 74 living in the Devonshire Ward were economically inactive, compared to 36.7% in Eastbourne District and 33.13% in England. In the Meads Ward 49.39% of residents aged 16 and 74 were economically inactive, primarily due to a high number (27.03%) being retired in this ward, compared to 18.03% in Eastbourne and 13.54% in England.</p>	2001 Census
	<p>In 2001, Devonshire Ward had a high proportion of students with 6.92% of economically inactive people between 16 and 74 being students (District 4.68%; England 4.67%). Furthermore a high number of residents (11.04%) in the Meads Ward were students, compared to 4.68% in Eastbourne and 4.67% in England.</p>	2001 Census
Economic	Gross Value Added for East Sussex (used as an estimate for Eastbourne) is considerably lower than the region and	The State of the East Sussex

Prosperity	nationally, indicating high input costs in relation to the value of goods and services provided.	Economy, SEER Consulting
Employment Land	Existing employment stock in Eastbourne is predominantly made up a of small units, with 77% of the total number being less than 465m ² in size and only 7% being larger than 930m ² . The average size of each available property was 434m ² . There is a general shortage of sites for business use development in Eastbourne. There have been difficulties in bringing forward business allocations in the adopted UDP. The Employment Land Review identified that for many sites this was likely to be primarily attributed to the high costs involved relative to the yield obtainable.	Eastbourne Employment Land Review (ELR), 2008
Retail	Whilst there is a wide diversity of independent shops, Eastbourne lacks a wide choice of 'high street' names due to the size of many of the units and the small 'prime pitch' area. Shopping facilities in Eastbourne struggle to compete with surrounding larger centres of Brighton and Tunbridge Wells. There is a need to regenerate the Seaside Road retail area.	Eastbourne LDF: Core Strategy, Sustainability Appraisal of the Preferred Options, 2006 Consultation on Community Strategy Eastbourne LDF: Core Strategy Sustainability Appraisal Scoping Report
Tourism	There has been pressure to change hotels/guesthouses to residential use.	Eastbourne LDF: Core Strategy Sustainability Appraisal Scoping Report
Transport	The existing Ring Road functions sufficiently, however consideration has been given to options for relocating the Ring Road, but implementation is subject to further analysis. The main bus station/interchange is located on Terminus Road and provides the main focal location for bus users in the Town Centre. This is adjacent to Eastbourne Railway Station which provides a number of services to the south east, including direct trains to Gatwick Airport and London Victoria. Parking facilities within the Town Centre include off street parking, on street and Blue Badge parking together with dedicated delivery drop off points. Three multi-storey car parks (the Arndale Centre, Junction Road and Trinity Place) are located within the AAP boundary. Due to concerns over personal security the latter of the two multi-storey car parks are generally avoided.	Minutes of Meeting with ESCC, 2 June 2009 ESCC Local Transport Plan 2 Progress Report 2008
Environmental		
Heritage Assets	Scheduled Monuments are located at: the Anglo-Saxon Cemetery and associated prehistoric remains at St Anne's Road, (approximately 750m to the north of the Town Centre AAP boundary); the Eastbourne Redoubt Fortress on the seafront to	Heritage Records at EBC and ESCC.

	<p>the north east; and the Wish Tower, Martello Tower No 73 on the seafront to the south of the Town Centre AAP boundary. The area surrounding the Wish Tower is designated as an Archaeological Sensitive Area.</p>	
	<p>Part of the Town Centre AAP is situated within the Town Centre and Seafront Conservation Area. In addition there are a number of Conservation Areas in the vicinity of the Town Centre AAP namely: Upperton Gardens Conservation Area to the north; Meads Conservation Area to the west; and College Conservation Area to the south west.</p> <p>There are a number of listed buildings within and surrounding the Town Centre (as shown on Figure 6a). These include:</p> <p>Eastbourne Pier (Grade II* Listed); Eastbourne Railway Station (Grade II); Methodist Church on Pevensey Road (Grade II), Church of Holy Trinity (Grade B) on Trinity Trees, Church of St Saviour & St Peter (Grade B) on South Street and Church of All Souls (Grade II*) and All Souls' Vicarage (Grade II) on Susan's Street; Ascham St Vincent War Memorial Arch (Grade II) and Congress Theatre (Grade II*) on Carlisle Road; Claremont and Burlington (Grade II*), and Hotel at 4 Grand Parade (Grade II), statue of soldier (Grade II*), Bandstand on Grand Parade (Grade II) on the seafront; and Grade II listed buildings on Hartington Place, Howard Square, Cornfield Terrace, South Street, and Cavendish Place.</p> <p>Additionally, there are a number of buildings within the Town Centre, which are of local importance but not of sufficient special interest to achieve listed status.</p> <p>The Town Centre AAP area includes part of two 'Areas of High Townscape Value', which are locally designated for having sufficient local interest to warrant differentiating from their surrounding area. These are Devonshire Park and Hyde Road Areas of High Townscape Value.</p>	Heritage Records at EBC and ESCC
	<p>There are no registered historic parks and gardens within the indicative Town Centre AAP boundary. The Compton Place Registered Park and Garden is situated approximately 400m west of the Town Centre (refer to Figure 6b).</p>	Heritage Records at EBC and ESCC.
Biodiversity, Flora and Fauna	<p>There are no statutory designated sites, such as Sites of Special Scientific Interest (SSSI), or Special Areas of Conservation (SAC) within the Town Centre AAP area. The closest SSSI, Seaford to Beachy Head is situated approximately 400m to the west of the indicative Town Centre AAP boundary.</p>	Multi-Agency Geographic Information for the Countryside
	<p>There are 23 Sites of Nature Conservation Importance (SNICs) in Eastbourne Borough but none within the AAP area. The closest is the Prince William Parade SNIC located over 2km to the east of the Town Centre AAP area between Prince William Parade and the sea, designated for its shingle habitat; Ocklynge Cemetery SNIC over 1km to the north; and the Cliffs below Helen Garden SNIC approximately 1.5km to the west designated for its chalk cliffs and grassland.</p>	Designated Sites of Nature Conservation Importance SPG, 2003
	<p>In addition to trees protected within Conservation Areas, Eastbourne has approximately 70 Tree Preservation Orders (TPOs) covering individual trees, groups of trees and woodlands. There are two areas of trees along Hartington Place</p>	Trees and Development SPG, 2001

	within the Town Centre AAP boundary covered by TPOs. Additionally trees within Conservation Areas are also protected.	
Accessible Green Space	Eastbourne generally has good access to greenspace. However, the Town Centre AAP area comprises very little open space or accessible greenspace.	EBC Open Space Assessment, 2007
Land and Soil	<p>Eastbourne has no history of heavy industry. However, there are a number of old landfill sites within the Borough which have potential to be contaminated, as well as sites of an old gas works, a former power station and former railway sidings. Many of these sites have been redeveloped with mitigation measures having been incorporated in the redevelopment.</p> <p>In terms of superficial geology, the Town Centre AAP area is predominately River Terrace Deposits which overlies Alluvium. The solid geology underlying the Town Centre AAP area is Gault Formation and Upper Greensand to the east and Grey Chalk to the west.</p>	<p>Environmental Protection Act 1990 – Part IIA Contaminated Land Inspection Strategy, June 2001</p> <p>British Geological Survey GeoIndex www.bgs.ac.uk/GeoIndex/</p>
Air Quality	<p>EBC has not declared an Air Quality Management Area; however EBC is currently undertaking a pilot study assessing small particulate pollution outside the Town Centre area at Willingdon Trees, approximately 4km to the north of the Town Centre AAP area.</p> <p>In Eastbourne, industrial sources represent only a small percentage of total emissions of most air pollutants. Road transport is the major source of local air pollution.</p> <p>The EBC Updating and Screening Assessment identified a number of junctions where there was potential for national air quality objectives (AQO) to be exceeded including:</p> <ul style="list-style-type: none"> ▮ Seaside Road/Cavendish Place (A259); ▮ Upperton Road/The Avenue (A259/A2040); ▮ Particulate matter for 2004; ▮ Upperton Road/The Avenue (A259/A2040); ▮ Station Roundabout (A259); ▮ Seaside/Whitley Road (A259/A 2021); ▮ Seaside Roundabout (A259); ▮ Langney Roundabout (A259); and ▮ Bedfordwell Road Roundabout (A2021/A2040). <p>Detailed modelling has been undertaken, which identified for these locations:</p> <ul style="list-style-type: none"> ▮ None was likely to exceed the annual NO2 AQO (2005); ▮ None was likely to exceed the annual PM10 AQO (2004); and 	<p>EBC, The Updating and Screening Assessment, 2003</p> <p>Air quality Detailed Assessment, 2004</p>

	<p>None were likely to exceed the provisional PM10 (2010).</p>	
Water Resources	<p>Part of the Town Centre AAP area lies within Flood Zone 3 where there is a 0.5% (1 in 200) annual chance of flooding by the sea. However, Eastbourne is protected by sea defences. The Shoreline Management Plan outlines that it is proposed to maintain the existing defence line.</p> <p>Part of the Town Centre AAP area lies within Flood Zone 2 where there is a 0.1% (1 in 1000) or greater annual chance of flooding by river or sea.</p> <p>The remaining part of the Town Centre AAP area lies within Flood Zone 1, where the chance of flooding by sea is less than a 0.1% (1 in 1000) annual chance of flooding.</p> <p>Additionally, the Level 1 SFRA has identified that in 2006 flash flooding effected parts of the Town Centre.</p> <p>The Level 2 SFRA included extensive tidal flood modelling and mapping exercise and shows that the Town Centre is not affected by the scenario of the flood defences being breached but that some areas to the north east of the Town Centre could be affected by overtopping scenarios (as shown in Figures 4 and 5).</p>	<p>Environment Agency website EBC Strategic Flood Risk Assessment Level 1: Final 2008 Shoreline Management Plan, 2006</p>
	<p>There are no watercourses within the Town Centre AAP area. However, the culverted original Bourne Stream is understood to run through the Town Centre AAP area.</p> <p>The quality of the coastal waters at Eastbourne is classified as good under the Bathing Waters Directive 2006/7/EC.</p>	<p>Environment Agency website</p>
Waste	<p>Household Waste in EBC is collected by Sita on behalf of EBC. The responsibility for disposal lies with East Sussex County Council.</p>	<p>Eastbourne Borough Council DEFRA Waste Statistics</p>
	<p>Within 2008/2009 EBC recycled or composted approximately 27.5% of Household Waste (21% recycling and 6.5% composting), on target to meet a 30% target by 2010. Remaining waste is either landfilled or incinerated to provide energy.</p>	<p>Eastbourne Borough Council</p>
	<p>EBC do not provide a collection service for commercial waste. Information on recycling and disposal methods is not therefore available.</p>	<p>Eastbourne Borough Council</p>

Appendix B. Testing the Plan Vision and Objectives (extract of the Initial SA/SEA of the Issues and Options Town Centre AAP)

Testing the Plan Vision and Objectives

The Issues and Options AAP Report set out the vision and objectives for the AAP. They provide the context for the options of the DPD and highlight the purpose and its aims.

Vision

The Issues and Options Report states the vision of the AAP as follows:

“By 2026, Eastbourne town centre will be a place that attracts more shoppers, workers, residents and visitors to spend more time enjoying a vibrant and varied offer and mix of uses in a well-connected series of attractive streets and public spaces. Increasing investment in the town will bring wide ranging benefits and will allow Eastbourne to respond positively to climate change.”

AAP Objectives

The objectives of the AAP have been based on the key aims identified by EBC in the original brief for the AAP for Eastbourne Town Centre. The Issues and Options Report states that the AAP objectives are to:

1. *“Identify and prepare a series of high quality, ambitious and deliverable proposals for Eastbourne Town Centre that will enable the area to maximise its economic potential in creating a thriving and dynamic town centre that will play an important part in helping to build a sustainable and prosperous future for the town;*
2. *Enhance the vitality and viability of the town centre as a whole by improving Eastbourne’s retail competitiveness, both in its role as a sub-regional centre in East Sussex and in respect of competing with out of town developments;*
3. *Increase the quality and diversity of the town centre retail offer to increase choice for all sectors of the population. To secure a mix of occupiers in the town centre with a mutually supporting balance between national multiple retailers through the provision of units of a sufficient size and configuration in suitable locations in order to respond to modern retailer requirements, as well as smaller independent traders;*
4. *Complement rather than compete with the existing retail offer, promoting a leasing strategy for new development that aims to bring in new retailers, not simply relocate those already present;*
5. *Strengthen the towns independent retail offer, improving its integration with the primary shopping area and the seafront and building on its authentic local distinctiveness;*
6. *Increase the mix of uses within the town centre including leisure uses such as cinema, restaurants, cafes and bars and specifically to encourage significant additional residential development including the provision of affordable homes ensuring that the town centre is well used and safe at all times of the day and evening;*
7. *Develop strategies for increasing the employment opportunities in high quality jobs in variety of sectors in the town centre;*
8. *Ensure the regeneration of the town centre contributes to Eastbourne as an important tourist and business destination including opportunities for providing a range of hotel*

uses through retention and enhancement of existing stock and through new development;

- 9. Improve accessibility to and within the town centre and seafront for all sectors of the population, through the provision of integrated transport;*
- 10. Protect the best areas and important heritage assets while delivering a high quality, contemporary urban design which will integrate and encourage greater activity in the town;*
- 11. Provide enhanced pedestrian 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, improving the quality of public places and securing increased priority for pedestrians within the town centre; and*
- 12. Enhance the sustainable performance of development proposals coming forward within the town centre by utilising a balance of resource efficiency measures and improving biodiversity.”*

Appraisal of AAP Objectives

It is important that the objectives of the AAP are in line with the sustainability principles. The AAP objectives have been tested against the SA Framework to identify any inherent conflicts and areas where positive contributions could be enhanced. The appraisal was an iterative process, therefore the sustainability implications of the AAP vision and objectives have been considered as they were developed.

The initial aims of the AAP were appraised to ensure that they were compatible with the SA objectives to identify any high-level conflicts, where the effects were uncertain or where further benefits could be realised. The recommendations arising from this initial appraisal were taken into consideration when drafting the objectives (some were reworded and additional AAP objectives were also included).

The main changes to the objectives from the original aims of the AAP are as follows:

- ▮ Additional objective to enhance the sustainable performance of development proposals;
- ▮ Additional objective specifically seeking enhanced pedestrian access and improved public realm, particularly between Sussex Gardens, the railway station, the seafront and the Arts Quarter;
- ▮ AAP Objective 8, which seeks to promote tourism has now been reworded to promote the reuse of existing buildings, such that it would have a positive effect on SA Objective 3C (Reuse of land and buildings);
- ▮ AAP Objective 6, which seeks to increase the mix of uses within the town centre, now includes reference to the provision of affordable homes, meeting SA Objective 1a to ensure everyone has the opportunity to live in a sustainably constructed and affordable home.

The results of the appraisal of the current AAP objectives are presented in Table A. Scoring of the objectives uses the following approach:

Key	
✓	Objectives are compatible
?	Compatibility is uncertain and may depend on how the objective is implemented
X	Objectives are incompatible
o	No obvious relation between the objectives

Table A: Appraisal of the AAP Objectives against the SA Framework

		AAP Objectives											
		AAP 1	AAP 2	AAP 3	AAP 4	AAP 5	AAP 6	AAP 7	AAP 8	AAP 9	AAP 10	AAP 11	AAP 12
S A O b j e c t i v e s	• Social Progress												
	1a	o	o	o	o	o	✓	o	o	o	o	o	o
	1b	o	o	o	o	o	✓	o	o	✓	o	✓	o
	1c	✓	✓	✓	✓	✓	✓	✓	✓	✓	o	✓	o
	1d	o	o	o	o	o	?	?	o	o	o	o	o
	1e	o	o	o	o	o	✓	o	o	o	o	✓	?
	1f	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	o
	1g	✓	✓	✓	✓	✓	✓	✓	✓	✓	o	✓	o
	• Economic Growth												
	2a	✓	✓	✓	✓	✓	✓	✓	✓	o	o	o	o
	2b	✓	✓	✓	✓	✓	✓	✓	✓	o	o	✓	o
	2c	✓	o	o	o	o	✓	✓	✓	o	o	o	o
	2d	o	o	o	o	o	✓	✓	✓	o	o	o	o
	• Environment												
	3a	o	o	o	o	o	o	o	o	o	o	o	✓
	3b	o	o	o	o	✓	o	o	o	✓	✓	✓	?
	3c	?	?	?	?	?	?	o	✓	o	o	o	?
	3d	✓	✓	✓	✓	o	✓	o	o	✓	o	✓	o
	3e	o	o	o	o	o	o	o	o	o	o	o	?
	3f	o	o	o	o	o	o	o	o	o	o	o	?
3g	✓	✓	✓	✓	o	✓	o	o	✓	o	✓	?	
3h	✓	✓	✓	✓	o	✓	o	o	✓	o	✓	o	
• Natural Resources													
4a	o	o	o	o	o	o	o	o	o	o	o	?	
4b	✓	✓	✓	✓	o	✓	o	o	✓	o	✓	✓	

Commentary on the Appraisal of AAP Objectives.

The appraisal reveals the AAP objectives are broadly in line with the SA Objectives in so far as no direct conflicts have been identified between them. However, there remains uncertainty as to whether the AAP would have a positive effect on all SA Objectives, specifically in relation to:

- ▮ Objective 1d: To raise educational achievement;
- ▮ Objective 3c: To improve efficiency in land use through the reuse of previously developed land and existing buildings, and encourage urban renaissance;

- ▮ Objective 3e: Maintain and improve the water quality of freshwater bodies, waterways and the marine environment;
- ▮ Objective 3f: Reduce the risk of flooding and resulting detriment to public wellbeing and the environment; and
- ▮ Objective 3g: Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.

The effect on some of the SA Objectives would be dependent on how the AAP Objectives are implemented. It is therefore recommended that specific policies are included within the AAP to address these SA objectives as set out below.

None of the AAP objectives would have a negative effect on education (SA Objective 1d); however the inclusion of policies on local training initiatives should specifically be addressed in the AAP.

With regard to the efficient use of land, whilst none of the AAP objectives conflict with SA Objective 3c, the effect will depend on how the objectives are implemented, and specific policy should be included on the reuse and conversion of suitable buildings. Additionally, where the location is appropriate, the AAP policy should make reference to maximising the density of new developments.

AAP Objective 12 seeks to enhance the sustainable performance of new development proposals and would therefore generally have a positive effect against the SA objectives. However, to ensure the AAP has the greatest positive effect, specific policy could be included within the AAP to ensure that new developments incorporate sustainable drainage systems, water efficiency measures, suitable storage for segregating waste for reuse and recycling and address the effects of climate change such as warmer drier summers and higher rainfall intensity, thereby addressing SA Objectives 3e, 3f and 3g.

Appendix C. Town Centre AAP Alternatives

Appraising the Effects of Alternatives

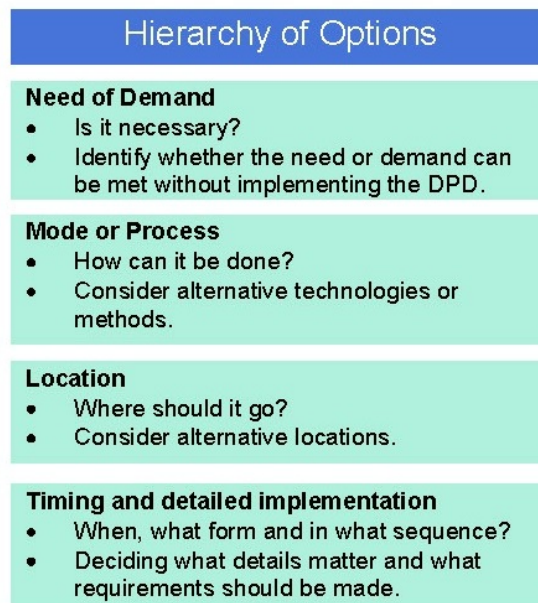
The SEA Directive requirements relevant to the consideration of alternatives are provided below. It should be noted that, the consideration of 'alternatives' is synonymous with 'options' within this SA Report.

SEA Directive:

The Environmental Report should consider 'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and give 'an outline of the reasons for selecting the alternatives dealt with' (Article 5.1 and Annex 1).

The ODPM guidance (2005) states that it is “*essential to set out to improve upon the situation which would exist if there were no DPD*”. To test this, the options considered in the SA/SEA include the 'no plan' option.

In order to integrate sustainability considerations into each level of the plan making process, the ODPM guidance identifies a 'hierarchy of options', with the purpose of ensuring a streamlined approach, and therefore preventing the need for unnecessary appraisal work. Plate 2 below, illustrates this process.



DPD Options Hierarchy

Need for an Town Centre AAP

The first level of alternative options identified in Figure 2 of the Issues and Options Report considers the 'need' for a DPD. Consequently, an appraisal has been undertaken of the existing policy and whether this adequately addresses the key objectives of the Town Centre AAP such that there would be no need for the Town Centre AAP. In this regard, two main options have been considered and compared as part of the SA:

- ▮ Option A: Do Nothing 'No-Plan' Option; and
- ▮ Option B: Preparation of an AAP for Eastbourne Town Centre to be adopted as a DPD.

Option A: Do-Nothing 'No-plan' Option

The 'No Plan' or Do-nothing option scenario considered the sustainability implications of there being no new or amended planning policy, i.e. the effects existing local policy in the long-term.

The current Eastbourne Borough Plan was adopted in 2003 and covers a period up to 2011. The plan was adopted prior to the SEA Regulations, which came into force in 2004 and therefore whilst a sustainability appraisal was undertaken of the Borough Plan the methodology applied at that time differs from that used within this appraisal.

Table A tests the existing Eastbourne Borough Plan policies against the SA Objectives.

Table A: Appraisal of the Do Nothing verses the Town Centre AAP Option

SA Objectives	Do Nothing	AAP Option	Comments	
S o c i a l P r o g r e s s	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	✓	The existing Borough Plan seeks to provide affordable housing and Policy HO13 requires housing developments with a 15 or more dwellings or residential sites of 0.5 hectares or more to provide an element of affordable housing. However, the 2007 Housing Market Assessment highlights that many developments in Eastbourne comprise less than 15 units and therefore do not provide affordable housing. Consequently, the Eastbourne Town Centre AAP provides an opportunity to provide affordable housing where viable) on sites which provide less than 15 units.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	✓	✓	Chapter 12 of the Borough Plan seeks to provide ensure that sufficient land is available for specific services, such as health, welfare or education. Specifically, Policy LCF4 seeks open space provision on redevelopment sites for 15 or more dwellings However, the Town Centre currently has a shortage of open space, particularly playspace, and it is therefore considered that the Town Centre AAP would provide a mechanism to deliver public realm improvements and address the shortage of open space in the Town Centre.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	✓	✓	Whilst the Borough Plan seeks to reduce poverty, the Eastbourne Town Centre AAP provides a framework to concentrate redevelopment in areas of the town centre where there are currently high levels of deprivation as well as providing mechanisms to fund needed public realm and transport improvements in the Town Centre which will benefit Eastbourne as a whole.
	1d. To raise educational achievement.			Chapter 12 of the Borough Plan seeks to provide ensure that sufficient land is available for specific services, such as health, welfare or education. It suggests that residential development will be expected to make provision for the demand for extra school places that it will generate. However, the AAP can strengthen the effect on this SA objective through delivering local training initiatives associated with redevelopments in the Town Centre.

	1e. To reduce crime and the fear of crime.	✓	✓	<p>Policy B17 sets out Design Criteria measures and seeks to ensure developments are designed appropriately to reduce crime.</p> <p>However, the Town Centre AAP can strengthen the effect on this SA objective through improving the public realm and concentrating regeneration in areas that have high crime rates.</p>
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	✓	<p>The Borough Plan seeks to ensure that vibrant communities are created. However, the AAP provide the opportunity to identify appropriate locations for new developments and provide complementary mixed used developments.</p>
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone.	✓	✓	<p>The Borough Plan seeks a strong and sustainable local economy. However, accessibility is currently identified as a barrier to investment. The Town Centre AAP provides a framework to Improve the legibility of the Town Centre for pedestrians and cyclists and improve the environment around public transport interchanges improving public transport.</p>
E c o n o m i c G r o w t h	2a. Develop and ensure a broad economic base.	✓	✓	<p>Chapter 7 of the Borough Plan relates to business and industry, Chapter 9 relates to retail and Chapter 11 relates to tourism. These chapters contain policy that seeks to encourage a strong and sustainable local economy.</p> <p>Businesses, in particular those within the retail and tourism sector are centred within the Town Centre and therefore the Town Centre AAP provides the opportunity to deal with the issues that are preventing investment in these industries such as transport and access.</p>
	2b. To support continued economic growth and competitiveness of the Town Centre.	✓	✓	
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	✓	
	2d. To develop and maintain a skilled and adaptable workforce.	✓	✓	

En v i r o n m e n t	3a. Conserve and enhance the Borough's biodiversity.	✓	✓	Chapter 3 of the Borough Plan seeks to protect biodiversity. However, the Town Centre has a shortage of open space and the AAP provides the opportunity to deliver further open space and enhance biodiversity.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	✓	Chapter 5 of the Borough Plan relates to urban heritage and townscape and seeks to provide effective sustainable management and protection of the built environment. Whilst the policies in this chapter would have a positive effect on the SA objectives, the Town Centre AAP also provides the opportunity to enhance heritage assets through public realm improvements, and the creation of heritage trails to provide additional tourism interest.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	✓	Chapter 6 of the Borough Plan considers the efficiency of land for housing. Specifically, Policy HO11 sets out appropriate residential densities. However the Town Centre AAP provides the opportunity to specify density for redevelopment sites to maximise development in appropriate locations.
	3d. Reduce air pollution and ensure air quality continues to improve.	✓	✓	As set out under SA Objective 3h below, Chapter 8 of the Borough Plan seeks to reduce travel by the private car and encourage travel by public transport through implementing travel plans. This would be expected to have a positive effect on air quality. However, the Town Centre AAP provides an opportunity to identify funding opportunities and deliver public realm enhancements, thereby encouraging cycling and walking.

	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	✓	?	Chapter 3 of the Borough Plan seeks to ensure that development does not have an adverse effect on water quality. Whilst it is not anticipated that the Town Centre AAP will have a significant benefit on this SA objective, it does provide the opportunity to seek sustainable drainage systems as part of new developments in the Town Centre.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	✓	✓	Chapter 13 of the Borough Plan seeks to ensure that development is not at risk of flooding and new developments do not increase the risk of flooding off-site. Part of the Town Centre is at risk of tidal flooding from overtopping of flood defences and therefore the Town Centre AAP provides a mechanism to ensure sensitive uses are not located within areas at risk of flooding.
	3g. Address the causes and effects of climate change.	✓	✓	Chapter 3 of the Borough Plan seeks to reduce greenhouse emissions and therefore reduce climate change. However, the Town Centre AAP provides opportunity to identify specific measures that can be included to future proof development against effects of climate change including hotter drier summers and higher rainfall intensity.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	o	✓	Chapter 8 of the Borough Plan seeks to reduce travel by the private car and encourage travel by public transport through implementing travel plans. However, the Borough Plan does not set out specific areas for public realm enhancements or transportation improvements to address existing issues in the Town Centre. It is considered that the Town Centre AAP provides a mechanism to deliver these improvements.
N a t u r a l	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	?	✓	Policy NE5 seeks to minimise of construction waste. No specific policies are provided in relation to reducing operational wastes or specifically addressing composting. The Town Centre AAP has potential to seek improved waste management within new developments in the Town Centre.

<p>o u r c e s</p>	<p>4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.</p>	<p>✓</p>	<p>✓</p>	<p>Policy NE11 of the Borough Plan seeks to ensure energy efficiency in new developments. However, no targets are set.</p> <p>The Town Centre AAP provides an opportunity to improve energy efficiency and maximise the use of renewable energy within new development in the Town Centre through establishing carbon reduction targets.</p>
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Commentary on Need for Town Centre AAP

An overarching planning policy is provided by national policy, in the form of Planning Policy Guidance notes (PPG's) and Statements (PPS's), regional policy in the form of the South-East Plan and 'saved policies' of the Eastbourne Unitary Development Plan (UDP). However, the EBC Town Centre Regeneration Supplementary Planning Guidance was rescinded in 2008 and therefore there is no policy on specific issues in the Town Centre.

The 'do-nothing' alternative was assessed by testing current local planning policy against the SA Objectives. The appraisal found that the existing policy framework does include overarching policies that would generally meet the SA Objectives; however these policies are not specific to the Town Centre and therefore fail to address many of the key issues relevant to the Town Centre.

It is recognised that in the absence of the Town Centre AAP some regeneration of the Town Centre could occur, however this may not ensure that opportunities to improve accessibility and legibility are maximised. Additionally, piecemeal redevelopment without specific guiding policy may not strengthen the identity and character of the Town Centre, without full economic benefits being realised. Opportunities to maintain and encourage tourism through public realm improvements and arts and heritage trails are also unlikely to be created.

Consequently, it is considered that a Town Centre AAP would provide the mechanism to promote complementary redevelopment within Eastbourne Town Centre which would maximise economic, social and environmental benefits.

Issues and Options for the Town Centre AAP

The next stage is to consider the alternatives and options for the Town Centre AAP. This was predominantly undertaken at the Issues and Options Stage of the AAP. Table B sets out the main alternatives and options considered in preparing the Town Centre AAP and the main reasons that any option were taken forward.

Table B: Options and Alternatives for the Town Centre AAP

Issues and Options		Recommendation resulting from the outcome of the Initial SA/SEA	Recommendation taken on board within the Proposed Submission Version of the Town Centre AAP	Proposed Submission Version of the Town Centre AAP Taken Forward	Recommendation resulting from the outcome of the Proposed Submission Version of the Town Centre AAP SA/SEA	Recommendation taken on board within the Proposed Submission Version of the Town Centre AAP
Policy Theme 1: Town Centre structure and identity						
Option 1.1a	Retain the current extent of the town centre	<p>No specific changes were recommended in relation to the policy direction under this theme, however the SA/SEA highlighted that benefits could be strengthened by providing specific policy on the following:</p> <p>Protection of heritage assets;</p> <p>Reuse of existing buildings and the efficient use of land; and</p> <p>Complementary uses to ensure no adverse effect on existing residents.</p>	N/A	Policy Option 1.1a was not taken forward as would not enable the inclusion of certain gateway locations to be included in the town centre area, nor would the consolidation of the boundary along Furness Road and College Road to occur.	N/A	N/A
		<p>Furthermore, Option 1.1b, 1.1c and 1.1d could all provide benefits to the town centre, however a policy would need to be included specifically on heritage issues to ensure there are no negative effects on conservation areas and scheduled monuments and to ensure that the inclusion of these areas would have a positive effect on heritage, and where relevant amenity space and biodiversity.</p>	N/A	Policy Option 1.1a was not taken forward as would not enable the inclusion of certain gateway locations to be included in the town centre area, nor would the consolidation of the boundary along Furness Road and College Road to occur.	N/A	N/A

<p>Option 1.1b</p>	<p>Increase the size of the town centre through redefining the boundary around the junction of Upperton Road and The Avenue which is a principal gateway into the town centre.</p>	<p>Yes</p>	<p>The Town Centre AAP boundary extended to incorporate option 1.1b, 1.1c and 1.1d. This enables identified gateway locations to be included in the town centre area and consolidates the boundary along Furness Road and College Road.</p>	<p>No specific recommendation was made with regard to this Option.</p>	<p>N/A</p>
<p>Option 1.1c</p>	<p>Increase the size of the town centre through redefining the boundary along Furness Road and College Road.</p>	<p>Yes</p>	<p>The Town Centre AAP boundary extended to incorporate option 1.1b, 1.1c and 1.1d. This enables identified gateway locations to be included in the town centre area and consolidates the boundary along Furness Road and College Road.</p>	<p>No specific recommendation was made with regard to this Option.</p>	<p>N/A</p>
<p>Option 1.1d</p>	<p>Increase the size of the town centre through redefining the boundary along Wilmington Square which is a gateway into the town centre and the Wishtower. The Council has a long term aspiration to see a modern landmark restaurant building on the site of the existing Wishtower restaurant. It would help mark a</p>	<p>Yes</p>	<p>The Town Centre AAP boundary extended to incorporate option 1.1b, 1.1c and 1.1d. This enables identified gateway locations to be included in the town centre area and consolidates the boundary along Furness Road and College Road.</p>	<p>No specific recommendation was made with regard to this Option.</p>	<p>N/A</p>

key gateway into the town centre and increase the amount of open space provision within the town centre boundary.

Policy Theme 2: Supporting a viable mix of uses

Key Development Opportunity Site 1: Junction of Terminus Road and Ashford Road

<p>Option 2.2a</p>	<p>The scheme would need to incorporate larger retail units (which best meet the needs of modern retailers) and upgrade the retail offer along the primary frontage to Terminus Road. Other uses might also be incorporated into the scheme above ground floor level. A new 'landmark' entrance into Arndale centre, opposite the entrance to Eastbourne Station would be highly desirable.</p>	<p>The Initial SA/SEA recommended that a specific policy is included within the AAP to address:</p> <p>Types of uses considered appropriate for ground and upper floors;</p> <p>Waste management to ensure that improved reuse and recycling is delivered;</p> <p>Resource efficiency, in particular energy efficiency and renewable energy requirements; and</p> <p>Use of Sustainable Drainage Systems (SuDS).</p> <p>Whilst Option 2.2b is likely to give rise to improved accessibility to the railway station, if this is considered the preferred option further study will be required to determine the resultant effects of re-routing the ring road. The highways authorities have undertaken traffic modelling to determine the impacts (both positive and negative) of rerouting the ring road. These studies will need to inform the preferred option.</p>	<p>Yes</p> <p>No</p> <p>No</p> <p>No</p>	<p>Option 2.2a was carried forward as an opportunity for delivering a mix of uses in the Town Centre (Policy TC18 Development Opportunity Site One).</p> <p>Where recommendations made were not taken forward these were incorporated within the following policies:</p> <p>Policy TC10 Building Frontages and Elevations identifies that Opportunities for incorporating green and brown should be uses, together with renewable energy technologies.</p> <p>Policy TC6 Residential Development in the Town Centre notes provision of adequate bin and recycling storage.</p>	<p>In relation to the proposals for a diverse mix of uses it was recommended that as noise and air quality are key issues in relation to non-complementary land uses, cross reference to the Core Strategy, or include a specific policy on noise and air quality within the AAP.</p>	<p>Yes – Policy TC3 refers to the minimisation of noise and disturbance, and Policy TC6 makes reference to minimising potential conflicts between different land uses.</p>
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<p>Option 2.2b</p>	<p>If development values are sufficient an option exists to expand upon option 1 by closing the short section of Ashford Road adjoining the Arndale Centre and incorporating the land into a more comprehensive redevelopment that connects directly with the Railway Station. This would necessitate rerouting of the Ring Road along The Avenue and down Cavendish Place, Pevensey Road and Lismore Road where it would link into the Memorial Roundabout.</p>	<p>No</p>	<p>Option 2.2b was carried forward as a potential future option as part of the supporting policy text within Policy TC18.</p>	<p>It was recommended that reference to cycle parking and routes should be included within the Site Specific Proposals, including TC18.</p>	<p>Yes – numerous policies within the Town Centre AAP include reference to cycle parking and legible routes.</p>	
<p><i>Key Development Opportunity Site 2: Adjoining the railway station and Enterprise Centre</i></p>						
<p><i>Key Development Opportunity Site 3: Post Office Site and adjoining parking between Upperton Road and Southfields Road</i></p>						
<p>Retail Option 2.2c</p>	<p>One option for either key Development Opportunity Site 2 or 3 would be the inclusion of a foodstore as one component of a mixed use scheme.</p>	<p>It is recommended that specific policy is included within the AAP to address the following: Protection of existing surrounding residential uses, particularly in terms of height and massing and noise. Additionally, policy should be included on the following:</p>	<p>Yes</p>	<p>Option 2.2c was taken forward into the AAP with Policy TC19 (Development Opportunity Site Two) and TC20 (Development Opportunity Site Three) identifying A1 retail as being a required use for</p>	<p>Policy TC19 to include reference to cycle parking and routes. Additionally, TC19 to add reference to minimising</p>	<p>Yes</p>

	<p>Reducing car parking and incorporating car-share opportunities and electric charge points;</p> <p>Resource efficiency, in particular energy efficiency and renewable energy requirements; and</p> <p>Use of Sustainable Drainage Systems (SuDS).</p>	No	<p>each site as part of a mixed use scheme. This could include a foodstore and allows for additional retail to come forward in the Town Centre which has been identified as a key issue.</p>	<p>adverse effects and improving the setting of heritage assets within the policy. After the word micro climate include (wind, daylight, sunlight and overshadowing).</p> <p>Policy TC20 includes reference to cycle parking and routes.</p>		
<i>Transition Area 1: Seaside Road</i>						
<i>Transition Area 2: Station Street/Mark Lane</i>						
Option 2.2d	The AAP could adopt a completely flexible policy to support a mix of town centre uses.	If Policy Options 2.2d or 2.2f are taken forward it was recommended that specific policy is included to protect existing residents from the effects of noise and other adverse effects from restaurants, bars, clubs and takeaways.	N/A	Option 2.2d was not taken forward in order to maintain a degree of policy control.	N/A	N/A
Option 2.2e	The AAP could adopt a degree of flexibility but guard against a concentration of particular uses that may have negative environmental impacts (for examples pubs and	If Policy Option 2.2g is taken forward it was recommended that specific policy should be included to ensure that any new residential property would not be adversely affected by noise from existing uses, particularly at night.	Yes	Policy options 2.2e, 2.2f, and 2.2g were taken forward as part of the AAP in order to maintain a reasonably flexible policy approach to the Transition Areas (Policy TC7 Supporting the	It was recommended that as noise and air quality are key issues in relation to non-complementary land uses, cross	Yes

	bars or hot food takeaways).				
Option 2.2f	The AAP could allocate the location for night time economy uses.			Evening and Night-time Economy and Policy TC23 Transition Areas) but controlling issues of noise, smell and disturbance from hot food takeaways.	reference to the Core Strategy, or include a specific policy on noise and air quality within the Town Centre AAP.
Option 2.2g	The AAP could allocate the location for conversion and redevelopment for residential use.				

Potential Area of Change: International Lawn Tennis Centre, Devonshire Park

Option 2.2h	Ensure the strategic importance of the International Lawn Tennis Centre at Devonshire Park is safeguarded and maximise any opportunities to widen the tourism, cultural and conference offer associated with the site.	This area is located within an Area of High Townscape Value, and the Congress Theatre and International Lawn Tennis Centre are Grade II* Listed Buildings. As such, it was recommended that any development needs to ensure that the setting of these important buildings is protected.	Yes, however as a separate policy consideration rather than specifically related to the area.	This option was taken forward in the AAP (Policy TC24 Potential Areas of Change).	No specific recommendation was made with regard to this Option.	N/A
Policy Area 2.5	Establish clear design principles for housing within the centre and deliver a range of housing types including	It is noted that specific policy direction is included within the AAP options (Policy Direction 2.5) relating to the provision of affordable housing. However, it was recommended that Policy Theme 6: Design Quality would ensure high quality design would be	No – considered elsewhere in the Town Centre AAP.	Carried forward into the AAP as part of design considerations and Development Opportunity Sites (Policy TC6	A general recommendation was made identifying that sustainable	Yes – as a whole within the Town Centre AAP in terms of

	an increase in affordable housing.	achieved.	Residential Development in the Town Centre, Policy TC11 Landmarks, Building Heights and Tall Buildings, Policy TC19 Development Opportunity Site Two).	design would strengthen the policies of the Town Centre AAP, together with more stringent levels of affordable housing required as part of new developments.	sustainable design. No with regard to affordable housing levels – these are in accordance with the Core Strategy at 30%.
Option 2.5a	New residential buildings should respect the prevailing character and building height of the immediate locality.	It was identified that Option 2.5a was not necessarily make the most effect use of available land. However, it was recommended that Policy Theme 6: Design Quality would ensure high quality design would be achieved, including the effects on heritage assets.	Carried forward into the Town Centre AAP as part of design considerations and Development Opportunity Sites (Policy TC6 Residential Development in the Town Centre, Policy TC11 Landmarks, Building Heights and Tall Buildings, Policy TC19 Development Opportunity Site Two).	Policy TC11 does not make reference to daylight, sunlight and overshadowing ; or other micro-climate issues. It was recommended that reference to the BRE guidance "Site Layout Design for Daylight and Sunlight; A Guide to Good Practice" and Lawson Comfort	Yes
Option 2.5b	Taller 'landmark' residential buildings could also be permitted in some locations. This approach could also be applied to other significant development		Carried forward into the Town Centre AAP as part of design considerations and Development Opportunity Sites (Policy TC6 Residential Development in the Town		

	<p>within the town centre, hotels, offices or leisure uses for example.</p>	<p>Centre, Policy TC11 Landmarks, Building Heights and Tall Buildings, Policy TC19 Development Opportunity Site Two).</p>	<p>Criteria in reference to wind conditions, were made.</p> <p>With regard to Policy TC19 it was recommended that reference to minimising adverse effects, and improving the setting of heritage assets were made. It was also recommended wording was amended to read after the words 'micro climate' to include 'wind, daylight, sunlight and overshadowing'.</p>
<p>Policy Direction 2.5</p>	<p>Ensure that a range of affordable housing is provided within the town centre to meet the needs of the</p>	<p>Carried forward into the AAP as part of design considerations and Development Opportunity Sites (Policy TC6</p>	<p>As above with regard to affordable housing. No</p>

community including a range of tenures and accommodation types.

Residential Development in the Town Centre, Policy TC11 Landmarks, Building Heights and Tall Buildings, Policy TC19 Development Opportunity Site Two).

Policy Theme 3: Town Centre Public Realm					
Policy Area 3.2	Identify locations where key public realm projects will act as regeneration catalysts in conjunction with the town centre districts.	No specific changes are recommended in relation to the policy direction under this theme	N/A	Each of these priority options have been taken forward into the AAP together with key approaches, gateways, streets and spaces within the Issues and Options Report and additional locations and priorities that came forward as part of the consultation process (Policy TC2 Town Centre Structure and Policy TC13 Public Realm Quality and Priorities).	
Policy Direction 3.2	Priorities for improvement of the public realm could be: Terminus Road corridor, Upperton Road gateway, Hyde Gardens and the Memorial Roundabout, Willmington Gardens	<p>It was identified that improvements around the station are likely to give the most benefits in terms of encouraging travel by public transport, however no specific recommendations were provided.</p> <p>It was recommended that any additional pedestrianised areas would require full transport studies to ensure any negative effects on traffic congestion are mitigated.</p> <p>It is recommended that any policy promoting additional pedestrianised areas should address sustainable drainage, habitat enhancement, and where relevant promote areas of informal play.</p>	N/A	<p>It was recommended that Policy TC13 should include reference to <i>accessibility</i> and <i>legibility</i>. Additionally, that reference to <i>cycle routes and parking</i> were included.</p> <p>In relation to the public realm and streetscape, the Town Centre AAP currently does not provide any specific design guidance or street</p>	<p>Yes</p> <p>No - The Town Centre AAP avoids reference to a hierarchy as most streets in the town centre have an important function. However, the Town Centre AAP does</p>

hierarchy. This is a key issue and it was recommended that it would be appropriate to expand the Town Centre AAP to provide further design criteria, or creation of a separate guidance document (for instance a specific SPG or as part of another LDF/EBC guidance document). identify public realm priorities (the busiest places that contribute to the structure of the town centre) and gives policy guidance to key streets (Policy TC16).

<p>Option 3.3</p>	<p>Consider if there are locations where additional pedestrianisation can take place or limit pedestrianisation to existing locations in the town.</p>	<p>No</p>	<p>This option was taken forward with locations identified along the Terminus Road Corridor where pedestrianisation could take place subject to detail design considerations (Policy TC13 Public Realm Quality and Priorities).</p>
<p>Policy Theme 4: Access and connectivity</p>			
<p>Policy Area 4.2</p>	<p>Maintain the role of the ring road as a key</p>	<p>It is recommended that detailed the preferred option(s) considers the results of the detailed traffic</p>	<p>No Taken forward within Policy TC13 (Public Realm It was Yes recommended</p>

	transport route for all modes within the town centre.	modelling carried out for the local highways authority.		Quality and Priorities) and TC16 (Town Centre Streets).	that reference to the need to enhance the connectivity and legibility of the link between the station and the sea front is made. Additionally it was recommended that cycle parking and routes are included within policy.
Option 4.2a	<p>Improve traffic management measures at key junctions around the ring road to enhance the pedestrian environment and crossing points. Key junctions will include:</p> <p>Terminus Road and Grove Road;</p> <p>Terminus Road and Ashford Road;</p> <p>Terminus Road and Pevensy</p>	It is recommended that detailed the preferred option(s) considers the results of the detailed traffic modelling carried out for the local highways authority.	No	Taken forward within Policy TC13 (Public Realm Quality and Priorities) and TC16 (Town Centre Streets).	It was recommended that reference to the need to enhance the connectivity and legibility of the link between the station and the sea front is made. Additionally it was recommended that cycle parking and routes are included within policy.

	Road; Memorial Roundabout; South Street and Gildredge Road; and Upperton Road and The Avenue.					
Option 4.2b	Allow for the re-routing of the ring road from Ashford Road to The Avenue, Cavendish Place, and Pevensey Road to reduce severance at Terminus Road adjoining the Station and to enable comprehensive redevelopment options to be considered between the railway station and the Arndale Centre.	No specific recommendations made.	N/A	Was not specifically taken forward in order to allow for a more holistic and balanced approach to movement in the Town Centre. Policy TC19 (Development Opportunity Site One) does allow for the future option of rerouting traffic out of Ashford Road subject to design and traffic management considerations.	No specific recommendations made.	N/A
Option 4.2c	Rationalise the width of the carriageway at Terminus Road between Ashford Road and Cornfield Road to allow for improvements to public transport provision and enhance the pedestrian environment.	No specific recommendations made.	N/A	Option 4.2c was taken forward within Policy TC14 (Public Transport Interchange).	No specific recommendations made.	N/A

Option 4.2d	Consider the possibility of introducing two way traffic movement around the ring road to improve accessibility and limit vehicle speeds.	No specific recommendations made.	N/A	Taken forward within Policy TC13 (Public Realm Quality and Priorities) and TC16 (Town Centre Streets).	No specific recommendations made.	N/A
Policy Area 4.4: Enhance the role and usability of the public transport interchange in Terminus Road adjoining Eastbourne Station as an important gateway into the town centre						
Location Option 4.4a	Retain the bus interchange function in Terminus Road where it is centrally located close to the primary shopping area and the Station.	If either Option 4.4c is taken forward or to a lesser extent Option 4.4b, policy will be required to ensure that bus stands do not have an adverse setting on the setting or the Town Centre and Seafront Conservation Area, and with regard to Option 4.4c do not adversely affect the setting of locally listed buildings, particularly along Hyde Gardens.	Yes	Taken forward (Policy TC14 Public Transport Interchange).	No specific recommendations made.	N/A
Location Option 4.4b	Expand the bus interchange into Cornfield Road and/or further west outside the railway station thereby reducing the concentration of bus stands in a single location and reduce pedestrian crowding along the footways on Terminus Road.	ITP have recommended that any relocation of the existing interchange on Terminus Road must recognise not only the operational and infrastructure requirements (both existing and future needs), but also, needs of user in terms of their end destination. Therefore, it is essential that any relocation / revision to the existing facility is not divorced from either the rail station or the retail area of the town centre, is accessible for all user groups and minimises the impact on the adjoining area, and the need to introduce wholesale changes to existing traffic management operations.	Yes	Taken forward (Policy TC14 Public Transport Interchange).	No specific recommendations made.	N/A
Location Option 4.4c	Relocate all or part of the bus routes into Hyde Gardens thereby reducing the		Yes	Not taken forward into the Town Centre AAP following consideration of representations on the	No specific recommendations made.	N/A

				Issues and Options Report.		
	concentration of bus stands in a single location and reduce pedestrian crowding along the footways on Terminus Road.					
Location Option 4.4d	Consider utilising space adjoining the railway station under the canopy space accessed from Ashford Road as a bus relocation point.		Yes	Not taken forward into the Town Centre AAP following consideration of representations on the Issues and Options Report.	No specific recommendations made.	N/A
Quality Option 4.4e	Improve the quality of the bus interchange facility by introducing modern, well designed stands in a coordinated style to raise the profile of bus patronage and enhance waiting passenger facilities.	It is recommended, if feasible, that all these enhancements (i.e. Options 4.4e, 4.4f and 4.4g) are promoted to maximise the sustainability benefits.	Yes	Taken forward (Policy TC14 Public Transport Interchange).	No specific recommendations made.	N/A
Quality Option 4.4f	Improve the pedestrian environment around the bus interchange including co-ordinated surface paving, litter bins, wayfinding and street lighting.		Yes	Taken forward (Policy TC14 Public Transport Interchange).	No specific recommendations made.	N/A
Quality Option 4.4g	Where practicable reduce the carriageway width maintaining operational requirements and			Taken forward (Policy TC14 Public Transport Interchange).	No specific recommendations made.	N/A

allowing for an increase in the width pedestrian footways in Terminus Road.

Policy Theme 5: Tourism, leisure and the arts

It was recommended that Policy Area 5.2 should include policy to encourage the creation of 'heritage trails' as well as the 'arts trail'. No

All policy themes and options were carried forward into the AAP.

The Town Centre AAP could be strengthened by including heritage assets and public art from local artists within a heritage trail. No
 It was recommended that Policy TC8 which discusses the proposed arts trail is expanded to encompass a heritage trail. If an arts trail is to be commissioned it seems a good opportunity to also incorporate the heritage aspects which

would help to improve legibility and also benefit tourism. In relation to public art it was recommended that specific reference to 'public art from local artists' is made.

Policy Theme 6: Design quality

It was recommended that the inclusion of habitat creation to enhance biodiversity is included.

Yes

It was recommended that the identification specific development opportunity sites should consider the appropriateness of sensitive uses in terms of flood risk and effects on water quality. Site specific design guidance and development briefs should set out suitable development densities and requirements for open space and biodiversity enhancements.

A policy is included on maximising natural surveillance and other secured by design principles. (Alternatively this could be included under the principles under Policy Direction 6.1); Policy Direction 6.4e is expanded to incorporate soft landscaping, green and brown roofs and habitat creation to increase biodiversity and manage runoff; and Policy Direction 6.4f is expanded to consider other sustainable drainage systems options and water efficiency / water recycling technologies to manage

All policy themes and options were carried forward into the Town Centre AAP.

It was recommended the policies could be strengthened to reference here to the standards to be met (e.g. Code for Sustainable Homes, BREEAM and Life Time Homes Standards, Secure by Design).

No - These standards are referred to in the Core Strategy and will be part of on-going consideration of energy efficient development opportunities by the Borough Council

runoff and protect water quality, and that opportunities for rainwater harvesting and grey/black water recycling are considered to minimise water usage.

Policy Theme 7: Delivery

No specific recommendations made.

N/A

A flexible approach to delivery has been carried forward into the Town Centre AAP. Options for a town centre enhancement fund has been carried forward as part of the Council's Infrastructure Delivery Plan which is the appropriate document for consideration of this and other issues relating to the Community Infrastructure Levy.

No specific recommendations made.

N/A

Appendix D. Development Strategy and Spatial Framework Policies

Policy TC1 Character Areas

The structure of the Town Centre will be defined through seven interlinked character areas each with a distinctive role and identity to harness and promote Eastbourne's variety and character. A complementary mix of uses will improve and strengthen the character areas contributing towards maintaining a robust mix of uses across the Town Centre.

Sustainability Appraisal of Policy TC1 Character Areas

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC1 promotes a mix of uses which complements the existing characters and includes residential uses amongst others. The provision of new homes in the Town Centre should include a proportion of affordable homes in accordance with Policy D5 of the Cores Strategy. In addition, new homes in the Town Centre will have to adhere to certain sustainability design criteria as set out in the AAP.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	✓	Policy TC1 intends to make improvements to the town centre streetscape by linking together the distinctive character areas with 'a network of attractive streets, promenades and public spaces'. Consequently this could help to reduce crime and the fear of crime.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	The preservation and enhancement of distinctive and varied characters areas, through a complimentary and robust mix of uses could improve and / or sustain vibrant communities that recognise

			the needs of all individuals.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone.	✓	Policy TC1 identifies the importance of interlinking the Town Centre to adjoining neighbourhoods which has the potential to improve accessibility for everyone.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	✓	Distinct character areas, reinforced by a complimentary and robust mix of uses could potentially develop and ensure a broad economic base.
	2b. To support continued economic growth and competitiveness.	✓	A complimentary and robust mix of uses could potentially support economic growth and competitiveness.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	Independent shops positively contribute to the distinctive variety and character of the areas within the Town Centre. The Arts Quarter has been identified as a character area, and as such should continue to be supported and enhanced as a result of this option.
	2d. To develop and maintain a skilled and adaptable workforce.	✓	A robust mix of uses could potentially maintain an adaptable workforce.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC1 aims to link together the character areas with ' <i>a network of attractive streets, promenades and public spaces</i> '. Consequently, this should improve pedestrian permeability and accessibility to the Borough's parks and gardens, countryside, seafront and historic environment.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Policy TC1 identifies character areas that are within the Town Centre. Improving these areas, rather than Eastbourne's urban fringe encourages the reuse of previously developed land and buildings.
	3d. Reduce air pollution and ensure air quality continues to improve.	○	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater	○	This policy has no effect on this Sustainability Objective.

	bodies, waterways and the marine environment.		
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	○	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	○	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC1 is likely to improve permeability of the Town Centre. This will encourage cycling and walking. Consequently, road congestion and its associated consequences should be reduced.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	○	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	○	This policy has no effect on this Sustainability Objective.

Likelihood/ certainty: High: The seven interlinked character areas identified in Policy TC1 form the Town Centre. The proposed Core Strategy identifies the Town Centre as one of fourteen neighbourhoods in the Borough that will adopt a sustainable neighbourhood approach to development.

Scale: Local

Permanence: Permanent

Cumulative / Indirect Effects:

Maintaining distinctive character areas has the potential to protect and enhance the Borough's public realm spaces, independent shops and the cultural quarter. This has economic consequences, by creating a *'strong, positive image'* that in turn will *'better attract visitors and investors'*, and recognising the *'valuable economic role'* Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to *'informally police the central area'*.

In addition, Policy TC1 also proposes that the seven character areas are interlinked. Increasing pedestrian permeability could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.

Monitoring:

The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC1 aims to maintain a robust mix of uses. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy:

H1 – Plan period and housing targets

H3 – New and converted dwelling – on previously developed land

B1 – Total amount of additional employment floorspace (by type)

BD4 – Total amount of floorspace for 'town centre uses'.

Mitigation and Recommendations:

Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime.

Improvements in the public realm should specifically encourage walking and cycling.

Policy TC2 Town Centre Structures

A legible Town Centre structure will be supported by strengthening the following key approaches, gateways, streets and public spaces:

- ▮ Seaside and Marine Parade approach
- ▮ Upperton Road approach
- ▮ Upper Avenue approach
- ▮ King Edward's Parade approach
- ▮ Gateway at the junction of King Edward's Parade and Wilmington Square adjoining the Wish Tower
- ▮ Gateway at the junction of Marine Parade, Queen's Garden's and Cavendish Place
- ▮ Gateway at the junction of Upperton Road and The Avenue
- ▮ Gateway at the Upper Avenue roundabout
- ▮ Gateway at Eastbourne Station and the Terminus Road public transport interchange
- ▮ Terminus Road corridor
- ▮ Grove Road and South Street
- ▮ Seaside Road
- ▮ Susans Road
- ▮ Pevensey Road and Lismore Road
- ▮ Gildredge Road
- ▮ Cornfield Terrace and Cornfield Road
- ▮ Open space at Hyde Gardens
- ▮ Open space at Memorial Roundabout
- ▮ Open spaces at Wilmington Gardens and the Wish Tower

This will be achieved through prioritising investment and public realm enhancements. New streets and open spaces will be established as part of Key Development Opportunities coming forward within the Town Centre.

Sustainability Appraisal of Policy TC2 Town Centre Structures

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	o	This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	o	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	✓	Policy TC1 intends to make improvements to the town centre streetscape. These improvements should <i>'ensure a safe, people focused, pedestrian friendly environment'</i> and consequently could help to reduce crime and the fear of crime.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	o	This policy has no effect on this Sustainability Objective.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	This option intends to improve permeability of the Town Centre by strengthening key approaches, gateways, streets and public spaces. As a result, accessibility to jobs, health, education, shopping, leisure, cultural and community facilities for everyone should be improved.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	o	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	o	This policy has no effect on this Sustainability Objective.

	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	o	This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	o	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	?	Policy TC2 intends to enhance the public realm and open space. Consequently Policy TC2 could contribute to conserving and enhancing the Borough's biodiversity. Public realm works should seek to retain and improve street trees and deliver biodiversity enhancements.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	The investment of public realm enhancements, including opens spaces has been identified in this policy. In addition, this option intends to improve permeability of the Town Centre by strengthening key approaches, gateways, streets and public spaces. The enhancement of gateway spaces should improve the permeability of the Town Centre, and could improve accessibility to the Borough's parks and gardens, countryside, seafront and historic environment.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	o	This policy has no effect on this Sustainability Objective.
	3d. Reduce air pollution and ensure air quality continues to improve.	o	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	o	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	o	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.

	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC2 intends to improve permeability of the Town Centre by strengthening key approaches, gateways, streets and public spaces. This will encourage cycling and walking. Consequently, road congestion and its associated consequences should be reduced.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	○	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	○	This policy has no effect on this Sustainability Objective.

Likelihood/ certainty: High: Policy TC2 identifies the key approaches, gateways, streets and public spaces into the Town Centre. Enhancements to these public realm spaces will maximise the accessibility into and around the Town Centre and could potentially have beneficial effects on the biodiversity in the Town Centre.	
Scale: Local	
Permanence: Permanent	
Cumulative / Indirect Effects: Protecting and enhancing the Borough's public realm spaces could potentially enliven the Town Centre and help to <i>'informally 'police' the central area'</i> . Furthermore increasing pedestrian permeability could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.	
Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC2 aims to enhance the key approaches, gateways, street and public spaces into the town. Therefore, the following National Indicator established in the Local Area Agreement (LAA)	

and allocated through the AMR would monitor the beneficial sustainability affects relevant to this policy:
NI 175 – Access to services and facilities by public transport.

Mitigation and Recommendations:

Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime.
Improving the pedestrian environment in the public realm could encourage walking and cycling

Appendix E. Town Centre Policies

Theme 1: Supporting a mix of uses

Policy TC3 Mixed Use Development

A mix of uses will be supported throughout the Town Centre including Development Opportunity Sites and redevelopment proposals. Priority will be given to retail uses, leisure and cultural uses, employment generating uses particularly office development (class B1(a), residential, supporting community uses, and evening and night time economy uses including cafes, restaurants and bars.

Mixed use developments and mixed uses within individual buildings will be encouraged (for example ground floors accommodating a different use to upper floors) in order to add to the vitality of the Town Centre, provide active frontages addressing streets and open spaces, and increase opportunities for surveillance at different times of the day and night to enhance the safety of the Town Centre.

Within mixed use developments care must be taken to minimise noise and disturbance between different uses through layout, design and the siting of potentially noise generating plant such as mechanical ventilation and extraction equipment.

Sustainability Appraisal of Policy TC3 Mixed Use Development

Sustainability Objective		Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC3 gives priority to residential uses amongst others. The provision of new homes in the Town Centre should include a proportion of affordable homes in accordance with Policy D5 of the Cores Strategy. In addition, new homes in the Town Centre will have to adhere to certain sustainability design criteria as set out in the AAP.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	✓/!	This policy has uncertain effect on this Sustainability Objective, dependant on the provision of health care or contributions to health care facilities.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.

	1e. To reduce crime and the fear of crime.	✓	A mix of uses including night time economy uses is likely to contribute to the enlivenment of the Town Centre. This can help to <i>'informally 'police' the central area during the evening and periods when shops and other businesses are closed'</i> . This may however increase the fear of crime. This would be mitigated through adopting Secure by Design in streetscape and new developments.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	A mix of uses will offer a <i>'broad range of facilities to all potential users'</i> . In addition, a mix of uses is likely to contribute to the enlivenment of the Town Centre and will contribute to the overall <i>'vitality and viability'</i> of the Town Centre.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	○	This policy has no effect on this Sustainability Objective.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	✓	Mixed use development has the potential to support a range of different employment activities. In addition, the development of new residential land uses in the Town Centre will <i>'provide a local resident population that can help support existing services and facilities'</i> .
	2b. To support continued economic growth and competitiveness.	✓	Mixed use development, including employment generating uses should help to support continued economic growth and competitiveness.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	Mixed use developments should help to create a more dynamic and diverse economy by not concentrating exclusively on one sector. In addition, a mix of land uses should complement the existing leisure, tourism and cultural facilities, including independent shops and the cultural quarter.
	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓/?	A mix of land uses should complement the existing leisure, tourism and cultural facilities and not detract from the Borough's parks and gardens, countryside, seafront and historic environment. There is

			some uncertainly with regard to the actual level of provision of open space due to constraints within this urban location.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Policy TC3 identifies Development Opportunity Sites that are within the Town Centre. Improving these areas, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	○	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	○	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	○	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	○	This policy has no effect on this Sustainability Objective.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	○	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	○	This policy has no effect on this Sustainability Objective.

<p>Likelihood/certainty: High: Policy TC3 stresses the importance of implementing a mix of uses in the Town Centre. Not concentrating on one sector is deemed to contribute to the overall vitality and viability of the Town Centre. Whilst they would be beneficial if of greater certainty, there are uncertain effects with regard to health and wellbeing due to the level of contributions new development would bring forward, and with regard to the actual level of provision of open space due delivered to constraints within this urban location.</p>
<p>Scale: Local</p>
<p>Permanence: Permanent</p>
<p>Cumulative / Indirect Effects:</p> <p>Mixed use developments should help to create a more dynamic and diverse economy by not concentrating exclusively on one sector. Furthermore, A mix of land uses should complement the existing leisure, tourism and cultural facilities and not detract from the Borough’s public realm spaces.</p> <p>A mix of uses including night time economy uses is likely to contribute to the enlivenment of the Town Centre. This can help to <i>‘informally ‘police’ the central area during the evening and periods when shops and other businesses are closed’</i>.</p>
<p>Monitoring:</p> <p>The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC1 aims to maintain a robust mix of uses. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy:</p> <p>H1 – Plan period and housing targets H3 – New and converted dwelling – on previously developed land B1 – Total amount of additional employment floorspace (by type) BD4 – Total amount of floorspace for ‘Town Centre uses’</p>
<p>Mitigation and Recommendations:</p> <p>Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime.</p> <p>Locating potentially noise sensitive receptors, such as residential land uses, away from noise sources, such as bars, clubs and other evening economy industries. Alternatively implementing appropriate noise mitigation such as acoustic glazing.</p>

Policy TC4 Primary Retail Area

The primary retail core will be maintained and enhanced as the principal retail area in the Town Centre. The following are defined as primary retail frontages and are shown on Figure 1 of the Proposed Submission Version of the AAP:

- ▮ The Arndale Centre
- ▮ 11 to 155 Terminus Road
- ▮ 96 to 170 Terminus Road
- ▮ 1 to 3 Langney Road
- ▮ 2 to 4 Langney Road

Non-retail uses (class A2 and A3) will only be permitted at ground floor level within the primary retail frontages where:

- ▮ This would result in no more than 10% of the overall retail frontage in the Arndale Centre or 25% of any one side of the street elsewhere in the primary retail core being in non-retail use;
- ▮ No more than three consecutive shop units are in non-retail use; and
- ▮ A ground floor shop front window is retained.

Additional non-retail uses will not be permitted within the Primary Retail Area.

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.

Sustainability Appraisal of Policy TC4 Primary Retail Area

Sustainability Objective		Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	○	Policy TC4 relates to primary retail areas. Therefore, this Sustainability Objective is not affected by this policy.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no effect on this Sustainability Objective.

	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	o	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	The Primary Retail Core Area has been identified as contributing to the overall vitality of the Town Centre. Therefore, maintaining and enhancing primary retail units should contribute to vibrant communities.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone.	✓	Policy TC4 aims to improve pedestrian linkages to shopping facilities which would improve accessibility to facilities.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	✓	Policy TC4 aims to maintain and enhance the principal retail core.
	2b. To support continued economic growth and competitiveness.	✓	Policy TC4 aims to maintain and enhance the principal retail core.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	Policy TC4 aims to maintain and enhance the principal retail core. In addition, Policy TC4 aims to improve pedestrian linkages between the primary retail core and secondary retail (including independent traders) areas including Little Chelsea via Terminus Road.
	2d. To develop and maintain a skilled and adaptable workforce.	o	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	o	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	o	This policy has no effect on this Sustainability Objective.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Policy TC4 identifies Development Opportunity Sites that are within the Town Centre. Improving these areas, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.

	3d. Reduce air pollution and ensure air quality continues to improve.	○	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	○	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	○	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC4 aims to improve pedestrian linkages between the primary retail core and secondary retail areas, and as such would encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	○	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	○	This policy has no effect on this Sustainability Objective.

Likelihood/ certainty: High: There is a <i>'clear desire to ensure that Eastbourne retains and strengthens its retail offer'</i> , as such, it is highly likely that main retail core will be maintained and enhanced.	
Scale: Local	
Permanence: Permanent	
Cumulative / Indirect:	
Policy TC4 aims to enhance the public realm and improve the quality of pedestrian linkages between the primary retail core and secondary retail areas. This will have implications for crime reduction by enlivening the Town Centre and helping to <i>'informally police' the central area</i> . In addition, increasing pedestrian permeability could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.	

Monitoring:

The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC4 aims to maintain the primary retail core. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy:

B1 – Total amount of additional employment floorspace (by type)

BD4 – Total amount of floorspace for 'Town Centre uses'

Mitigation and Recommendations:

Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime.

Improvements in the public realm should specifically encourage walking and cycling.

Policy TC5 Secondary Retail Areas

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 the Proposals Map:

- ▮ 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

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 this contributes to the overall vitality and viability of the Town Centre.

Non-retail uses (class A2, A3, A4, B1(a) office) will only be permitted at ground floor level where:

- ▮ This would result in no more than 35% of the overall retail frontage in any one side of the street or block being in non-retail use
- ▮ No more than three consecutive shops are in non-retail use
- ▮ A ground floor shop front window is retained



Applications for new A5 hot food takeaways will not be permitted in the secondary retail areas particularly where there is already a concentration of takeaway premises in a particular location. This would be detrimental to other uses in the area, particularly residential, by way of noise, smell and disturbance.

Public realm enhancements will be brought forward in order to improve pedestrian linkages between the primary retail core and secondary retail areas.

Sustainability Appraisal of Policy TC5 Secondary Retail Areas

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	o	Policy TC5 relates to the primary retail area. Therefore, this Sustainability Objective is not affected by this policy.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	o	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	o	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	Secondary retail has been identified to contribute to the overall vitality of the Town Centre. Therefore, maintaining and enhancing secondary retail units should contribute to vibrant communities.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC5 aims to improve pedestrian linkages to shopping facilities which would improve access to other facilities.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	✓	Policy TC5 aims to maintain and enhance secondary retail areas that make an important contribution to the diversity of retailing in the Town Centre.
	2b. To support continued economic growth and competitiveness.	✓	Policy TC5 aims to maintain and enhance secondary retail areas that make an important contribution to the diversity of retailing in the Town Centre.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	Policy TC5 aims to maintain and enhance secondary retail areas (including independent traders).

	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	?	Policy TC5 aims to enhance the public realm. Therefore, depending on the public realm enhancements implemented, there is the potential for the Borough's biodiversity to be conserved and enhanced.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	○	This policy has no effect on this Sustainability Objective.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Policy TC5 identifies Development Opportunity Sites that are within the Town Centre. Improving these areas, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	○	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	○	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	○	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC5 aims to improve pedestrian linkages between the primary retail core and secondary retail areas, and as such may contribute to the easing of congestion and associated impacts in the Town Centre.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	○	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising	○	This policy has no effect on this Sustainability Objective.

the use of energy from renewable sources.

Likelihood/certainty: Medium: There is a *'clear desire to ensure that Eastbourne retains and strengthens its retail offer'*, as such; it is highly likely that main retail core will be maintained and enhanced. However, there is some uncertainty as to the effects on biodiversity, as such it is dependent on how the public realm enhancements brought forward as to the certainty of the effect.

Scale: Local

Permanence: Permanent

Cumulative / Indirect Effects: Policy TC5 aims to enhance the public realm and improve the quality of pedestrian linkages between the primary retail core and secondary retail areas. This will have implications for crime reduction by enlivening the Town Centre and helping to *'informally 'police' the central area'*. In addition, increasing pedestrian permeability could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.

Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC5 aims to maintain the primary retail core. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy:

B1 – Total amount of additional employment floorspace (by type)

BD4 – Total amount of floorspace for 'Town Centre uses'.

Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime. Improvements in the public realm should specifically encourage walking and cycling.

Policy TC6 Residential Development in the Town Centre

Proposals for new residential development in the Town Centre must demonstrate how the following design issues have been addressed:

- ▮ Protecting the amenity of residential occupiers by minimising potential conflicts between different land uses including noise disturbance, smell and vibration through the design and siting of servicing areas, ventilation and mechanical extraction and external light sources.
- ▮ Provision of a mix of different dwellings to include one, two and three bedroom units to suit the needs of a range of different occupiers.
- ▮ Provision of outdoor amenity space in the form of a shared communal garden or usable private balcony or roof terrace that forms an integral part of the design of the building.
- ▮ Provision of adequate bin and recycling storage that is screened from publically accessible locations including adjoining streets, parking facilities and open space.

Residential development in the Town Centre will contribute towards the provision of 30% affordable housing in accordance with Policy D5 of the Core Strategy and community, sport and health facilities in accordance with Policy D7 of the Core Strategy.

Sustainability Appraisal of Policy TC6 Residential Development in the Town Centre

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC6 identifies any new residential development will have to take into account certain design criteria and provide of affordable housing in accordance with Policy D5 of the Core Strategy.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	✓/?	This policy has uncertain effect on this Sustainability Objective, dependant on the provision of health care or contributions to health care facilities.
	1c. To reduce poverty and social exclusion and close the gap between more deprived areas in the borough and the rest of the town.	○	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	○	This policy has no effect on this Sustainability Objective.

	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	The development of new residential land uses in the Town Centre will 'provide a local resident population that can help support existing services and facilities'. Therefore, contributing to the overall 'vitality and viability' of the Town Centre.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Any new residential development must contribute towards the provision of community, sport and health facilities in accordance with Policy D7 of the Core Strategy.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	○	Policy TC6 relates to residential development in the Town Centre. This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	○	Policy TC6 relates to residential development in the Town Centre. This policy has no effect on this Sustainability Objective.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	○	Policy TC6 relates to residential development in the Town Centre. This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	○	Policy TC6 relates to residential development in the Town Centre. This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	Policy TC6 relates to residential development in the Town Centre. This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓ / ?	New residential developments must demonstrate that there is adequate provision of outdoor amenity and play space, however there is some uncertainty to the actual level of provision of open space due to suitable location and space constraints within the Town Centre. Having access to communal space has been identified as important for residents, therefore could potentially protect and enhance the Borough's parks and gardens.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Residential development in the Town Centre is expected to be located in sustainable locations that are built at higher densities. In addition, Policy TC5 identifies areas that are within the Town Centre. Improving these areas, rather than Eastbourne's urban fringe will maximise the reuse of brownfield land and the reuse of buildings as

			well as encourage urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	o	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	o	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	o	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	An increased residential population in the Town Centre is recognised to <i>'enhance the viability of public transport in the town centre through introducing a larger potential customer base'</i> . Consequently, road congestion and its associated impacts may be eased in the town centre.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	✓	New residential development must demonstrate that there is an adequate provision of bin and recycling storage. Therefore, Policy TC6 has the potential to promote the waste hierarchy.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

Likelihood/ certainty: Medium: Increasing the residential population of the town centre has considerable benefits and is both socially and economically sustainable. However, as there is a lack of existing open space and playspace within the Town Centre, increasing the local resident population creates some uncertainty with regard to provision. Whilst it is anticipated that new development would provide some additional playspace or contributions, if most new developments brought forward are conversions of existing buildings or small scale developments, the level of contribution may not provide for adequate open space and playspace. Furthermore, although the policies within the Core Strategy stipulate a 30% level of affordable housing is provided within new development and contributions to health facilities, the recent trend in Eastbourne has been that affordable housing is not being delivered at required rates. There is uncertainty in relation to the amount of affordable housing that would be brought forward particularly in relation to conversions or small scale developments.

Scale: Local

Permanence: Permanent
Cumulative / Indirect Effects: The development of new residential land uses in the Town Centre will <i>‘provide a local resident population that can help support existing services and facilities’</i> . Increasing the population of the Town Centre may have an indirect effect on the local economy by increased local spending.
Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC6 aims to provide residential development in the Town Centre. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy: H1 – Plan period and housing targets H3 – New and converted dwelling – on previously developed land
Mitigation and Recommendations: Locating potentially noise sensitive receptors, such as residential land uses, away from noise sources, such as bars, clubs and other evening economy industries. Alternatively implementing appropriate noise mitigation such as acoustic glazing.

Policy TC7 Supporting the evening and night time economy

Within the Town Centre the evening and night time economy will be supported in order to promote Eastbourne as a broad and inclusive destination and to contribute to the vitality and viability of the Town Centre.

The evening and night time economy will be focused around key locations as defined on the Proposals Map in order to minimise the potential for conflict between other Town Centre uses particularly in terms of noise and disturbance and help support the emerging Arts Quarter and identified Areas of Transition.

The cumulative impact of proposals in will also be carefully considered in order to minimise the potential for noise and disturbance.

Sustainability Appraisal of Policy TC7 Supporting the evening and night time economy

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	o	Policy TC7 relates to promoting an evening economy. This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	o	Policy TC7 relates to promoting an evening economy. This policy has no effect on this Sustainability Objective.

	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○	Policy TC7 relates to promoting an evening economy. This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○	Policy TC7 relates to promoting an evening economy. This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	✓	The provision of night time economy uses is likely to contribute to the enlivenment of the Town Centre. This can help to <i>'informally 'police' the central area during the evening and periods when shops and other businesses are closed'</i> . However, this may also increase the fear of crime depending on the activities introduced to the Town Centre.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	The provision of night time economy uses is anticipated to bring <i>'life and vitality into the town centre through the evening and into the night'</i> . In addition, Policy TC7 recognises the importance of appealing to a broad range of customers and therefore will provide a <i>'mix of restaurants including family friendly restaurants, cafes as well as bars'</i> .
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone.	✓	This policy aims to provide a number of leisure attractions in the Town Centre that help to support the evening and night-time economy. In addition, this Policy TC7 recognises the importance of appealing to a broad range of customers and therefore will provide a <i>'mix of restaurants including family friendly restaurants, cafes as well as bars'</i> .
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	✓	Policy TC7 aims to support and strengthen the evening and night time economy. In addition, Policy TC7 recognises the importance of appealing to a broad range of customers and therefore will provide a <i>'mix of restaurants including family friendly restaurants, cafes as well as bars'</i> .
	2b. To support continued economic growth and competitiveness.	✓	This policy aims to support and strengthen the evening and night time economy.

	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	This policy aims to support and strengthen the evening and night time economy. In particular; the Evening Economy Area 3, will be supported that comprises the area around the Devonshire and Congress Theatres including Carlisle Road, <i>'supporting the role and function of the town's emerging Arts Quarter'</i> .
	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	This policy aims to support and strengthen the evening and night time economy. In particular; the Evening Economy Area 1, includes Pevensey Road to the Seafront. This will improve access to the Seafront.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	This policy identifies areas that are within the Town Centre. Improving these areas, rather than Eastbourne's urban fringe encourages urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	○	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	○	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	○	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	○	This policy has no effect on this Sustainability Objective.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling	○	This policy has no effect on this Sustainability Objective.

and composting.

- 4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources. ○

This policy has no effect on this Sustainability Objective.

<p>Likelihood/ certainty: High: The evening economy is deemed to contribute to the overall vitality and viability of the Town Centre.</p>
<p>Scale: Local</p>
<p>Permanence: Permanent</p>
<p>Cumulative / Indirect Effects: A mix of uses including night time economy uses is likely to contribute to the enlivenment of the Town Centre. This can help to <i>'informally 'police' the central area during the evening and periods when shops and other businesses are closed'</i>.</p>
<p>Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC6 aims to provide residential development in the Town Centre. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy: B1 – Total amount of additional employment floorspace (by type) BD4 – Total amount of floorspace for 'town centre uses'</p>
<p>Mitigation and Recommendations: Locating potentially noise sensitive receptors, such as residential land uses, away from noise sources, such as bars, clubs and other evening economy industries. Alternatively implementing appropriate noise mitigation such as acoustic glazing.</p>

Policy TC8 Arts Trail

The Borough Council will commission an ‘arts trail’ across the Town Centre linking together key arts, heritage and cultural venues, the railway station and the Seafront. The trail will run along Grove Road, South Street, Cornfield Terrace to Wilmington Gardens and The Wish Tower.

Sustainability Appraisal of Policy TC8 Arts Trail

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	○	This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	○	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	The Arts Trail is intended to create ‘ <i>place and space</i> ’ in an attempt to ‘ <i>transform the identity and quality of that design</i> ’ and also ‘ <i>engage the community</i> ’.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone.	✓	The Arts Trail should help to improve accessibility to leisure, cultural and community facilities by establishing connectivity between the main retail core and railway station to the Arts Quarter and onwards to the Seafront.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	✓	The Arts Trail is intended to support the creative industries that include the arts, design, built environment and research and development. The creative industries are deemed to have a ‘ <i>valuable economic role to play within Eastbourne</i> ’.

	2b. To support continued economic growth and competitiveness.	✓	The Arts Trail is intended to support the creative industries that include the arts, design, built environment and research and development. The creative industries are deemed to have a 'valuable economic role to play within Eastbourne'.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	The Arts Trail is intended to support the creative industries that include the arts, design, built environment and research and development. The creative industries are deemed to have a 'valuable economic role to play within Eastbourne'.
	2d. To develop and maintain a skilled and adaptable workforce.	✓	The Arts Trail is intended to support the creative industries that include the arts, design, built environment and research and development. The creative industries are deemed to have a 'valuable economic role to play within Eastbourne'.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC8 is intended to enhance public realm spaces through the provision of public art installations. Enhancements would be concentrated in gateway locations within the Town Centre, public spaces as well as Seafront.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	○	This policy has no effect on this Sustainability Objective.
	3d. Reduce air pollution and ensure air quality continues to improve.	○	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	○	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	○	This policy has no effect on this Sustainability Objective.

	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC8 aims to encourage <i>'people to walk and enjoy the built environment...in a way that is safe, clearly understood and signposted through use of lighting, materials, street furniture and signage'</i> . Increasing pedestrian permeability could potentially reduce road congestion and its associated impacts in Town Centre.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	○	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	○	This policy has no effect on this Sustainability Objective.

<p>Likelihood/ certainty: High: Cultural venues in the Town Centre have an important role in maintaining the distinctive role and identity of the character areas in the area. The 'arts trail' would enhance the identity of the Town Centre.</p> <p>Scale: Local</p> <p>Permanence: Permanent</p> <p>Cumulative / Indirect Effects: Implementing an 'arts trial' has the potential to protect and enhance the Borough's public realm spaces, independent shops and the cultural quarter. This has economic consequences, by creating a <i>'strong, positive image'</i> that in turn will <i>'better attract visitors and investors'</i>; and recognising the <i>'valuable economic role'</i> Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to 'informally 'police' the central area'.</p> <p>In addition, increasing pedestrian permeability could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.</p> <p>Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC1 aims to maintain a robust mix of uses. Therefore, the following Core Output Indicators monitored in the AMR would monitor the beneficial sustainability affects</p>

relevant to this policy:

B1 – Total amount of additional employment floorspace (by type)

BD4 – Total amount of floorspace for 'town centre uses'.

Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime. Improvements in the public realm should specifically encourage walking and cycling.

Theme 2: Town Centre Identity

Policy TC9 Development Quality

All development proposals within the Town Centre will be assessed against the following criteria in order to achieve the highest architectural and design standards:

Development proposals must demonstrate how the Town Centre Design Objectives have been addressed as part of the design, layout, function and appearance of the scheme.

Development proposals must build on and respect the pattern of streets and spaces in the Town Centre with buildings fronting the public realm to provide continuity and enclosure and enhance legibility.

Development proposals must be contextually sensitive responding to distinctive townscape and streetscape features, buildings, structures and landscape planting and making references to the design vernacular and heritage assets found in the Town Centre through built form, use of materials and detailing.

Development proposals must respect the prevailing scale, form, plot size, block structure and urban grain of the vicinity ensuring that the integrity and setting of key historic buildings and areas of historic townscape value are respected. Pastiche of traditional built forms will rarely be considered as an acceptable design response in the Town Centre.

Sustainability Appraisal of Policy TC9 Development Quality

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	o	This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	o	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.

	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	o	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	o	This policy has no effect on this Sustainability Objective.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	o	This policy has no effect on this Sustainability Objective.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	o	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	o	This policy has no effect on this Sustainability Objective.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	o	This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	o	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	✓	Policy TC9 aims to increase planting in the Town Centre. This would help to conserve and enhance the Borough's biodiversity.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC9 is intended to ensure the ' <i>integrity and setting of key historic buildings and areas of historic townscape</i> '. Therefore, Policy TC8 should contribute to the protection and enhancement of the Borough's historic environment.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Policy TC9 attempts to ensure that urban renaissance achieves the highest architectural and design standards. In addition, ensuring any new Development is contextually sensitive.
	3d. Reduce air pollution and ensure air quality continues to improve.	o	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	o	This policy has no effect on this Sustainability Objective.

	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	o	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	o	This policy has no effect on this Sustainability Objective.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

<p>Likelihood/ certainty: High: Townscape and streetscape has an important role in maintaining the distinctive role and identity of the character areas in the area. Ensuring townscape and streetscape is contextually sensitive could help to maintain and enhance the identity of the Town Centre.</p>	
<p>Scale: Local</p>	
<p>Permanence: Permanent</p>	
<p>Cumulative / Indirect Effects: Ensuring townscape and streetscape is sensitively and contextually designed may help to protect and enhance the Borough's public realm spaces, independent shops and the cultural quarter. This has economic consequences, by creating a <i>'strong, positive image'</i> that in turn will <i>'better attract visitors and investors'</i>, and recognising the <i>'valuable economic role'</i> Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to <i>'informally police' the central area</i>.</p> <p>Policy TC9 aims to increase planting in the Town Centre. This could potentially help to conserve and enhance the Borough's biodiversity.</p>	
<p>Monitoring: No specific monitoring requirements</p>	

Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime. Improvements in the public realm should specifically encourage walking and cycling. Increased planting should contribute to conserving and enhancing the Borough's biodiversity through the selection of native, flowering and fruiting species.

Policy TC10 Building Frontage and Elevations

Within the Town Centre key building elevations must be designed so there is a clear and identifiable 'bottom', 'middle' and 'top', adding visual interest. The ground floor of the elevation must incorporate active frontages addressing adjoining areas of public realm.

Ventilation arrangements, air conditioning, lighting, servicing and any telecommunications equipment must be carefully designed and integrated into the overall structure of the building and should be masked from public view points.

Opportunities for incorporating green and brown 'living roofs' onto buildings, photovoltaic cells, solar water heaters and wind turbines should be considered to enhance the environmental performance of development within Eastbourne Town Centre where this can be achieved in a visually acceptable way. Proposals should be informed by the Council's Energy Opportunities Plan to determine which sustainable technologies are best suited to Town Centre locations.

Sustainability Appraisal of Policy TC10 Building Frontages and Elevations

Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone		
1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC10 outlines how the environmental performance of any new development will be enhanced. As such, this should increase the likelihood of sustainably constructed homes. However, as a large proportion of new buildings are to be conversions or comprise small scale developments there is some uncertainty on the level of sustainable design which can be achieved.
1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no effect on this Sustainability Objective.
1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○	This policy has no effect on this Sustainability Objective.
1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
1e. To reduce crime and the fear of crime.	○	This policy has no effect on this Sustainability Objective.
1f. To create and sustain vibrant communities which recognise the	✓	Policy TC10 aims to provide active frontages on the ground floor, adjoining to areas of public realm. This should help to contribute to

	needs and contributions of all individuals.		the vibrancy of the Town Centre.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	o	This policy has no effect on this Sustainability Objective.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	o	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	o	This policy has no effect on this Sustainability Objective.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	o	This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	o	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	✓	Policy TC10 outlines ecological enhancements that are intended to be incorporated into any new development such as green and brown 'living roofs'. This should contribute to the conservation and enhancement of the Borough's biodiversity.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	This policy will help to enhance conservation areas and the setting of listed buildings and Scheduled Monuments.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	o	This policy has no effect on this Sustainability Objective.
	3d. Reduce air pollution and ensure air quality continues to improve.	o	Policy TC10 makes reference to incorporating environmental performance enhancements such as photo voltaic cells, solar water heaters and wind turbines into any new development. Incorporating renewable technologies into new developments should contribute to the reduction of air pollution at a global level, but in this instance it is likely to be a small contribution. As such this policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	o	This policy has no effect on this Sustainability Objective.

	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	○	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	✓	Policy TC10 makes reference to incorporating environmental performance enhancements such as green roofs, photo voltaic cells, solar water heaters and wind turbines into any new development. Incorporating renewable technologies into new developments should help in combating the effects of climate change.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	○	This policy has no effect on this Sustainability Objective.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	○	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	✓	Policy TC10 makes reference to incorporating environmental performance enhancements such as photo voltaic cells, solar water heaters and wind turbines into any new development. Incorporating renewable technologies into new developments should help in minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.

Likelihood/ certainty: Medium: As a large proportion of new buildings are to be conversions or comprise small scale developments, there is some uncertainty on the level of sustainable design which can be achieved as these technologies may not prove efficient for these developments.

Scale: Local

Permanence: Permanent

Cumulative / Indirect Effects:

Ensuring townscape including building frontage and elevations is sensitively and contextually designed may help to protect and enhance the Borough's public realm spaces, independent shops and the cultural quarter. This has economic consequences, by creating a '*strong, positive image*' that in turn will '*better attract visitors and investors*', and recognising the '*valuable economic role*' Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and

help to *'informally police the central area'*.

Policy TC10 aims to implement opportunities for incorporating green and brown 'living roofs' onto buildings, photovoltaic cells, solar water heaters and wind turbines in the Town Centre. This could potentially help to conserve and enhance the Borough's biodiversity, reduce air pollution and ensure air quality continues to improve and contribute to address the causes and effects climate change.

Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS).

Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime. Implementing green roofs would contribute to conserving and enhancing the Borough's biodiversity, reduce air pollution and ensure air quality continues to improve and contribute to address the causes and effects climate change.

Policy TC11 Building Heights, Landmarks and Tall Buildings

The height and distribution of development within the Town Centre will be assessed against the following criteria:

- ▮ Buildings within the Town Centre will be acceptable within a range of 3 to 5 storeys in height having regard to the context of the area and longer distance views.
- ▮ Landmark buildings up to 6 storeys in height will be acceptable on key town centre approaches; at gateway sites to signal points of arrival; and adjoining the Seafront, public squares and spaces as set out in Policy TC2 where they are of outstanding architectural quality and add positively to the townscape qualities of Eastbourne. Landmark buildings will not be acceptable in areas where the townscape quality of the area is derived from the uniformity of existing building heights.
- ▮ Exceptionally tall buildings over 6 storeys in height will only be acceptable if they are of outstanding architectural quality and add positively to the townscape qualities of Eastbourne. Tall buildings will not be acceptable in areas where the townscape quality of the area is derived from the uniformity of existing building heights. The location of tall buildings will be limited to Development Opportunity Site Two. Tall buildings shall be designed in the form of slim point blocks which limit the visual prominence of development.
- ▮ In considering tall buildings over 6 storeys in height careful attention will be paid to accommodating parking and servicing requirements, pedestrian entrances, the mix of ground floor uses and their relationship with the public realm; issues of daylight, sunlight and overshadowing; and wind and micro climate around the base of the building.
- ▮ Reference will be made to the CABI/English Heritage 'Guidance on Tall Buildings' (June 2007), and any subsequent guidance.

Sustainability Appraisal of Policy TC11 Building Heights, Landmarks and Tall Buildings

Sustainability Objective		Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	o	This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	o	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.

	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	○	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	○	This policy has no effect on this Sustainability Objective.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	○	This policy has no effect on this Sustainability Objective.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	○	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	○	This policy has no effect on this Sustainability Objective.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	○	This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment of the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC11 considers the potential detrimental impacts building height may have on the historic environment. By limiting the height of buildings in certain areas the historic townscape is likely to be preserved. Furthermore, this policy requires landmark and tall buildings to be of <i>'outstanding architectural value and add positively to townscape qualities of Eastbourne'</i> .
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	○	This policy has no effect on this Sustainability Objective.
	3d. Reduce air pollution and ensure air quality continues to improve.	○	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public	○	This policy has no effect on this Sustainability Objective.

	wellbeing, the economy and the environment.		
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	o	This policy has no effect on this Sustainability Objective.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

<p>Likelihood/ certainty: Medium: Townscape has an important role in maintaining the distinctive role and identity of the character areas in the area. Ensuring townscape including building heights, landmarks and tall buildings are contextually sensitive could help to maintain and enhance the identity of the Town Centre. The effect will depend on the implementation of the policy and the design and heights of the buildings which are delivered.</p> <p>Scale: Local</p> <p>Permanence: Permanent</p> <p>Cumulative / Indirect Effects: Ensuring townscape including building heights, landmarks and tall buildings are sensitively and contextually designed would have economic consequences, by creating a '<i>strong, positive image</i>' that in turn will '<i>better attract visitors and investors</i>'. Cumulative effects of landmark and tall buildings would depend on the number, location and height of buildings.</p> <p>Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). There is no specific monitoring outlined within the LMR which considers tall buildings</p> <p>Mitigation and Recommendations: None.</p>

Policy TC12 Servicing access and storage

Development proposals within the Town Centre will be assessed against the following criteria:

- ▮ Service yards must be unobtrusively sited and designed to ensure that they are hidden from view. This can be achieved by locating them within the centre of development blocks.
- ▮ Servicing access points must be located in places where there is minimum conflict with key pedestrian routes and they are visually unobtrusive when viewed from the public realm. When not in use they should be gated to provide a continuous frontage within the street scene and shield the yard from view.
- ▮ Bin and recycling storage and facilities for cycle storage must be provided within plot or building envelope for all new developments to ensure that it is obscured from adjoining streets and the public realm.

Sustainability Appraisal of Policy TC12 Servicing access and storage

Sustainability Objective		Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	○	This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	○	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	○	This policy has no effect on this Sustainability Objective.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC12 aims to minimise conflict between servicing access points and pedestrian routes. Therefore, enhancing pedestrian permeability in the Town Centre.

2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	o	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	o	This policy has no effect on this Sustainability Objective.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	o	This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	o	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	o	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC12 aims to locate service yards and bin and recycling storage unobtrusive locations to ensure they are obscured from the public realm. Therefore, Policy TC12 should make a positive contribution to the Borough's parks and gardens, countryside, seafront and historic environment.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	o	This policy has no effect on this Sustainability Objective.
	3d. Reduce air pollution and ensure air quality continues to improve.	o	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	o	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	o	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC12 aims to minimise conflict between servicing access points and pedestrian routes. Therefore, enhancing pedestrian permeability in the Town Centre. This could potentially encourage walking in the Town Centre.
4. Prudent and natural	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling	✓	Policy TC12 outlines that recycling facilities will be provided for new

resources	and composting.	Developments.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o This policy has no effect on this Sustainability Objective.

Likelihood/ certainty: High: Locating service yards so they are discretely located, could help to minimise detrimental impacts to the street scene.
Scale: Local
Permanence: Permanent
Cumulative / Indirect Effects: Locating service yards so they are discretely located, could help to minimise detrimental impacts to the street scene. Minimising conflict between servicing access points and pedestrian routes has the potential to increase pedestrian permeability. As a result this could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.
Monitoring: None required.
Mitigation and Recommendations: None.

Theme 3: Town Centre public realm

Policy TC13 Public Realm Quality and Priorities

Proposals for the public realm will be assessed against the Public Realm Design Objectives to ensure the delivery of a locally distinctive, high quality, safe, accessible and usable environment and a co-ordinated approach to ensure design consistency across the Town Centre.

Public realm proposals must establish a sense of place, improve legibility and enhance linkages, particularly for pedestrians, across the Town Centre. Facilities for cycle routes and parking will be provided as part of the design of the public realm.

The following locations will form the priority for public realm enhancements within the Town Centre:

- ▮ Terminus Road corridor
- ▮ Grove Road and South Street
- ▮ Seaside Road
- ▮ Susans Road
- ▮ Pevensey Road and Lismore Road
- ▮ Gildredge Road
- ▮ Cornfield Terrace and Cornfield Road
- ▮ Hyde Gardens
- ▮ Memorial Roundabout
- ▮ Wilmington Gardens and Wish Tower

Sustainability Appraisal of Policy TC13 Public Realm Quality and Priorities

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	o	This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	o	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	✓	Policy TC13 aims to ' <i>ensure a safe, people focused, pedestrian friendly environment</i> ' and consequently could help to reduce crime and the fear of crime.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	Policy TC13 aims to enhance the public realm, creating a ' <i>strong, positive image</i> '. Improvements in the public realm are likely to unify the Town Centre, improve pedestrian permeability and better attract visitors and investors, therefore improving the vibrancy of the Town Centre. In addition, Policy TC13 outlines the importance of taking into account the needs of all users, including those with particular mobility requirements.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC13 aims to enhance the ' <i>walkability</i> ' of the Town Centre streets ensuring ease of mobility for everyone. In addition, Policy TC13 aims to maximise the accessibility between Eastbourne's neighbourhoods.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	o	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	✓	The improvement of public realm spaces could potentially invoke a

			strong, positive image. Consequently this could improve the ability to attract visitors and investors.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	The improvement of public realm spaces could potentially invoke a strong, positive image. Consequently this could improve the ability to attract visitors and investors. In particular animating the public realm and enriching the public realm with artistic intervention is likely to have a positive effect on the cultural quarter.
	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC13 aims to enhance public realm spaces through; improved accessibility, simplifying the layout and eliminating street clutter, the use of high quality materials, tree planting and biodiversity enhancements, animation (e.g. accommodating a rich street culture), and enriching the public realm with artistic intervention.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Policy TC13 identifies public realm spaces that are within the Town Centre. Improving public realm spaces within the Town Centre, rather than Eastbourne's urban fringe is an important aspect of urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	○	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	○	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	○	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage	✓	Policy TC13 aims to improve pedestrian permeability throughout the Town Centre, maximising accessibility between Eastbourne's neighbourhoods. Improvements to the public realm include

	walking and cycling and shortening the length and duration of journeys.		simplifying the layout and eliminating street clutter. As such, these improvements may contribute to the easing of congestion and associated impacts in the Town Centre. This policy also makes reference to providing facilities for cyclists.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

<p>Likelihood/ certainty: High: The public realm establishes a sense of place, enhances linkages across the Town Centre and will improve facilities for pedestrians and cyclists.</p> <p>Scale: Local</p> <p>Permanence: Permanent</p> <p>Cumulative / Indirect Effects: Maintaining and enhancing the public realm could potentially have economic consequences, by creating a <i>'strong, positive image'</i> that in turn will <i>'better attract visitors and investors'</i>, and recognising the <i>'valuable economic role'</i> Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to <i>'informally police' the central area</i>. In addition, enhancing linkage, particularly for pedestrian across the Town Centre could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.</p>
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Theme 4: Accessing the Town Centre

Policy TC14 Public Transport Interchange

The Borough Council will bring forward measures to enhance the Terminus Road Public Transport Interchange as part of a comprehensive, design-led scheme in conjunction with proposals at the Development Opportunity Sites on Terminus Road and the railway station. The scheme for the public transport interchange will include measures to:

The following locations will form the priority for public realm enhancements within the Town Centre:

- ▮ Increase the spacing of stands along Terminus Road and Cornfield Road exploring options for other locations within close walking distance if required.
- ▮ Improve the pedestrian environment through widening footways on Terminus Road and introducing narrowed carriageways to facilitate easy crossing.
- ▮ Provide improved crossing facilities between bus stands and the railway station particularly around the Terminus Road/Ashford Road/Gildridge Road junction.
- ▮ Coordinate the design of street furniture and signage which will be contemporary and finished to a high standard befitting a key gateway into the Town Centre.
- ▮ Provision of improved cycle parking, signage and routing.
- ▮ Improve the availability and reliability of real time information.

In addition the Borough Council will explore the potential to provide an attractive and welcoming passenger waiting facility with real time information available as part of redevelopment proposals that may come forward in the area.

Sustainability Appraisal of Policy TC14 Public Transport Interchange

Sustainability Objective		Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	o	This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	o	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest	o	This policy has no effect on this Sustainability Objective.

	of the town.		
	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	✓	Policy TC14 outlines improvements to pedestrian safety including good quality lighting, signage and CCTV.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	○	This policy has no effect on this Sustainability Objective.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC14 is specifically related to improving accessibility to the Town Centre via public transport interchange.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	○	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	○	This policy has no effect on this Sustainability Objective.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	○	This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC14 is specifically related to improving accessibility to the Town Centre via public transport interchange.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	○	This policy has no effect on this Sustainability Objective.
	3d. Reduce air pollution and ensure air quality continues to improve.	✓	Policy TC14 has the potential to improve the pedestrian environment, improve and increase the provision of cycling facilities, improve public transport and increase usage. Consequently, air pollution is likely to be reduced.
	3e. Maintain and improve the water quality of freshwater bodies,	○	This policy has no effect on this Sustainability Objective.

	waterways and the marine environment.		
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	o	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	✓	Policy TC14 has the potential to improve the pedestrian environment, improve and increase the provision of cycling facilities, improve public transport and increase usage. Consequently, making a contribution to combating the effects of climate change.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC14 has the potential to improve the pedestrian environment, improve and increase the provision of cycling facilities, improve public transport and increase usage. Consequently, congestion and air pollution is likely to be reduced.
1. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

<p>Likelihood/ certainty: High: Policy TC14 aims to enhance the public realm around Public Transport Interchange that has the potential to maximise the accessibility into and around the Town Centre.</p> <p>Scale: Local</p> <p>Permanence: Permanent</p> <p>Cumulative / Indirect Effects: Protecting and enhancing the Borough's public realm spaces could potentially enliven the Town Centre and help to <i>'informally police the central area'</i>. Furthermore increasing pedestrian permeability could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.</p> <p>Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme</p>

(LDS). Policy TC14 aims to enhance the public realm around Public Transport Interchange. Therefore, the following National indicator established in the Local Area Agreement (LAA) and allocated through the AMR would monitor the beneficial sustainability affects relevant to this policy:

NI 175 – Access to services and facilities by public transport.

Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime. Electric car charging points and car club parking spaces should be provided where possible.

Policy TC15 Parking in the Town Centre

Existing parking provision will be maintained and enhanced. Routes from existing facilities into the Town Centre will be enhanced through improved signage and wayfinding. Advance real-time signage for existing car parks will be provided on key approaches into the Town Centre.

In the Town Centre the design of new parking provision where required must ensure it is:

- ▮ Provided away from the immediate street scene in a well-designed and visually unobtrusive way.
- ▮ Conveniently accessible with pedestrian linkages into the Town Centre that are direct, well signposted and safely overlooked.
- ▮ Modern, well lit and safe – first impressions are very important and many visitors will be strongly influenced by the quality of parking facilities and the connections into the Town Centre.

Cycle parking must be incorporated into new development schemes as part of the built structure ensuring that facilities are safe, secure and the entrance point is well overlooked. Public cycle parking stands will be incorporated into the design of the public realm in key locations across the Town Centre, particularly adjoining the retail core, Seafront, and railway station. New cycle parking will also be considered adjoining any new cycle routes that may be identified across the Town Centre. Facilities for motor cycle and moped parking will also be incorporated where required.

Sustainability Appraisal of Policy TC15 Parking in the Town Centre

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	o	This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	o	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.

	1e. To reduce crime and the fear of crime.	✓	Policy TC15 aims to cycle parking facilities that are safe, secure and the entrance point is well overlooked.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	○	This policy has no effect on this Sustainability Objective.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC15 aims to enhance existing parking facilities and also provide additional car parking and cycle parking. This should potentially improve accessibility to the Town Centre.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	○	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	○	This policy has no effect on this Sustainability Objective.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	○	This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC15 aims to enhance existing parking facilities and also provide additional car parking and cycle parking. This should potentially improve accessibility to public realm facilities within the Town Centre.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	○	This policy has no effect on this Sustainability Objective.
	3d. Reduce air pollution and ensure air quality continues to improve.	✓	The provision of cycle parking has the potential to increase cycle use that will indirectly improve air quality.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	○	This policy has no effect on this Sustainability Objective.

	3g. Address the causes and effects of climate change.	✓	The provision of cycle parking has the potential to increase cycle use that will indirectly help to reduce greenhouse gas emissions.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	The provision of cycle parking has the potential to increase cycle use. This could potentially ease congestion and the associated impacts in the Town Centre.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	○	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	○	This policy has no effect on this Sustainability Objective.

Likelihood/ certainty: High: Policy TC15 recognises that enhancing the existing parking provision could help to maximise accessibility to the Town Centre.	
Scale: Local	
Permanence: Permanent	
Cumulative / Indirect Effects: Improved car parking and cycling parking and accessibility would help relieve congestion and the associated air quality and noise effects.	
Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). No further monitoring is required.	
Mitigation and Recommendations: Provision of electric car charging points and suitable parking for car club vehicles would provide opportunities for visitors and residents of the Town Centre and promote the use sustainable transport options.	

Policy TC16 Key Town Centre Streets

Streets in the Town Centre will be designed as linear public spaces with a focus on enhancing pedestrian accessibility. A unified and co-ordinated approach to the design and detailing of the public realm will be required along all Town Centre streets.

Proposals for pedestrian crossing facilities, simplified junction arrangements and two-way operation of streets will be approved providing they are acceptable having regard to highway safety and capacity considerations.

The Council will bring forward proposals for a comprehensive waymarking strategy for the Town Centre to improve legibility and increase pedestrian accessibility. This will include proposals for enhanced cycle facilities including signage, parking provision and routes linking into the wider Borough and National cycle network.

Sustainability Appraisal of Policy TC16 Key Town Centre Streets

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	o	This policy has no effect on this Sustainability Objective.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	o	This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	✓	Policy TC16 aims to enhance pedestrian accessibility. This involves making improvements to the town centre streetscape. These improvements should ' <i>ensure a safe, people focused, pedestrian friendly environment</i> ' and consequently could help to reduce crime and the fear of crime.
	1f. To create and sustain vibrant communities which recognise	o	This policy has no effect on this Sustainability Objective.

	the needs and contributions of all individuals.		
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC16 focuses on enhancing accessibility on key Town Centre streets, in particular for pedestrians and public transport.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	○	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	○	This policy has no effect on this Sustainability Objective.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	○	This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	○	This policy has no effect on this Sustainability Objective.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Policy TC16 identifies Development Opportunity Sites that are within the Town Centre. Improving these areas, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	✓	Policy TC16 focuses on facilitating greater accessibility around the Town Centre particularly for public transport, pedestrians and cycling. Consequently, this may increase walking, cycling and public transport use in the Town Centre, and this should help to reduce air pollution.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public	○	This policy has no effect on this Sustainability Objective.

			wellbeing, the economy and the environment.		
			3g. Address the causes and effects of climate change.	✓	Policy TC16 focuses on facilitating greater accessibility around the Town Centre particularly for public transport, pedestrians and cycling. Consequently, this may increase walking, cycling and public transport use in the Town Centre, and this should help to combat the effects of climate change.
			3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC16 focuses on facilitating greater accessibility around the Town Centre particularly for public transport, pedestrians and cyclists. Consequently, this may increase walking, cycling and public transport use in the Town Centre, and this should help ease congestion and its associated effects.
4. Prudent and natural resources		4a.	Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	○	This policy has no effect on this Sustainability Objective.
		4b.	Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	○	This policy has no effect on this Sustainability Objective.

Likelihood/ certainty: High: Improving linkages through the town should contribute to improving accessibility to and within the town.	
Scale: Local	
Permanence: Permanent	
Cumulative / Indirect Effects: Policy TC16 aims to enhance pedestrian accessibility. This involves making improvements to the town centre streetscape. These improvements should <i>'ensure a safe, people focused, pedestrian friendly environment'</i> and consequently could help to reduce crime and the fear of crime. Furthermore, enhancements to the public realm could have economic consequences, by creating a <i>'strong, positive image'</i> that in turn will <i>'better attract visitors and investors'</i> , and recognising the <i>'valuable economic role'</i> Eastbourne's character and identity has. In addition, improving pedestrian permeability and accessibility may help to ease congestion and the associated impacts.	
Monitoring: No monitoring required.	

Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime. Electric car charging points and car club parking spaces should be provided where possible.

Appendix F. Site Specific Proposals

Policy TC17 Master Planned approach to Town Centre development sites

In order to ensure a comprehensive, design led approach to proposals coming forward within the identified Development Opportunity Sites and other major redevelopment sites that may come forward within the Town Centre the Borough Council will require a master plan to be produced demonstrating how the scheme and layout:

- ▮ Positively responds to the context of the site;
- ▮ Meets the identified development requirements and components;
- ▮ Addresses design quality issues; and
- ▮ Establishes a safe, useable and well-connected public realm that is fronted by high-quality development.

Sustainability Appraisal of Policy TC17 Master Planned approach to Town Centre development sites

Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓ Policy TC17 intends to maintain the Town Centre as a location with a ' <i>strong and viable mix of uses</i> '. This includes the provision of new homes that should include a proportion of affordable homes in accordance with Policy D5 of the Core Strategy. In addition, new homes in the Town Centre will have to adhere to certain sustainability design criteria as set out in the AAP.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○ This policy has no effect on this Sustainability Objective.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○ This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○ This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	✓ Policy TC17 intends to establish a ' <i>safe, useable and connected public realm</i> '. This involves making improvements to the Town Centre streetscape. These improvements ' <i>should ensure a safe,</i>

			<i>people focused, pedestrian friendly environment'</i> and consequently could help to reduce crime and the fear of crime.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	Policy TC17 intends to ensure any new development or redevelopment proposals are of the highest quality. A master plan approach should help to create and sustain vibrant communities and maintain a strong and viable mix of uses.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone.	✓	Policy TC17 intends to establish a ' <i>safe, useable and connected public realm</i> '. This should help to improve accessibility for everyone jobs, health, education, shopping, leisure, cultural and to community facilities.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	○	This policy has no effect on this Sustainability Objective.
	2b. To support continued economic growth and competitiveness.	○	This policy has no effect on this Sustainability Objective.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	○	This policy has no effect on this Sustainability Objective.
	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	?	Policy TC17 intends to respond to the context of the site. As such, this could involve the conservation and enhancement of the Borough's biodiversity.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC17 intends to establish a ' <i>safe, useable and connected public realm</i> ' and ensure developments respond to the context of the site. Therefore this should help to improve accessibility.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Policy TC17 identifies Development Opportunity Sites that are within the Town Centre. Improving these areas, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.

	3d. Reduce air pollution and ensure air quality continues to improve.	o	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	o	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	o	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	o	This policy has no effect on this Sustainability Objective.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

Likelihood / Certainty: High: Implementing a Master Planned approach to the Town Centre development sites would ensure the proposals are of a high quality supporting the regeneration of the Town Centre. As such, there is a high certainty that this would be realised, but is dependent upon the masterplan proposals complying with the policies included within the AAP, together with other relevant policies including those in the EBC Core Strategy. The likelihood of Policy TC17 coming forward is dependent on the specific design of the development sites as part of the masterplan, together with its proposed uses and development contributions.

Scale: Local

Permanence: Permanent

Cumulative / Indirect Effects: Policy TC17 aims to establish a safe, useable and connected public realm that is fronted by development. This has economic consequences, by creating a *'strong, positive image'* that in turn will *'better attract visitors and investors'*, and recognising the *'valuable economic role'* Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to *'informally 'police' the central area'*.

In addition, this should increase pedestrian permeability that potentially could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.

Monitoring: No Specific monitoring requirements.

Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime. Improvements in the public realm should specifically encourage walking and cycling.

Policy TC18 Development Opportunity Site One

Proposals for the comprehensive redevelopment of Development Opportunity Site One, as identified on Figure 1 of the Proposed Submission Version of the AAP, will include the following key development components:

Active frontages comprising retail window displays and principal pedestrian entrances to address Terminus Road and at the Ashford Road junction.

Important corners to address the junction of Terminus Road and Ashford Road providing a local landmark adjoining the public transport interchange and the railway station, but leaving the railway station clock tower as the principal focal point.

Storey heights to range from 3 to 5 storeys above street level with height increasing towards the corner of Terminus Road and Ashford Road.

Mix of uses. Required uses are A1 retail providing new comparison floorspace. Acceptable additional uses are A3 restaurants and cafes at ground floor (in accordance with Policy TC4), B1 (a) offices, C3 residential and D2 assembly and leisure above ground floor.

Pedestrian access. Main entrances will clearly address Terminus Road close to the corner with Ashford Road. A new pedestrian route will be established through the site linking into the existing Arndale Centre.

Servicing and vehicle access will be provided from Ashford Road or shared with existing facilities for the Arndale Centre. Opportunities for servicing to take place at first floor level should be explored.

Parking will be provided within the site or as part of the current facilities within the Arndale Centre. Cycle facilities including parking and signage to routes will also be provided.

Public realm enhancements to the public transport interchange on Terminus Road and the improving pedestrian accessibility at the junction with Ashford Road, Gildredge Road and Terminus Road.

Sustainability Appraisal of Policy TC18 Development Opportunity Site One

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC18 intends to provide C3 residential uses. The provision of new homes should include a proportion of affordable homes in accordance with Policy D5 of the Cores Strategy. In addition, new homes will have to adhere to certain sustainability design criteria as set out in the AAP.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no direct effect on this Sustainability Objective. It is assumed however, that contributions would be made towards health facilities as required.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	○	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	Policy TC18 intends to provide a mix of uses. A mix of uses should offer a <i>'broad range of facilities to all potential users'</i> . In addition, a mix of uses is likely to contribute to the enlivenment and the overall <i>'vitality and viability'</i> of Development Opportunity Site One.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC18 intends to improve pedestrian accessibility at the junction with Ashford Road, Gildredge Road and Terminus Road. In addition, a new pedestrian route will be established, linking into the existing Arndale Centre Malls. This should help to improve accessibility for everyone.
2. Maintenance of high and	2a. Develop and ensure a broad economic base.	✓	Policy TC18 intends to provide a mix of uses. Mixed use

stable levels of economic growth			development has the potential to support a range of different employment activities. In addition, the development of new residential land uses in the Town Centre will <i>'provide a local resident population that can help support existing services and facilities'</i> .
	2b. To support continued economic growth and competitiveness.	✓	Policy TC18 intends to provide a mix of uses. Mixed use development, including employment generating uses should help to support continued economic growth and competitiveness.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	Policy TC18 intends to provide a mix of uses. Mixed use developments should help to create a more dynamic and diverse economy by not concentrating exclusively on one sector. In addition, Policy TC18 intends to <i>'enhance links to the principal area of secondary and independent retailers along Grove Road and South Street'</i> .
	2d. To develop and maintain a skilled and adaptable workforce.	○	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Development Opportunity Area One is located in the Town Centre and Seafront Conservation Area, therefore new development needs to be sensitively and contextually designed. For example, maintaining the railway station clock tower as the principal focal Policy TC18 intends to provide a mix of uses. A mix of land uses should complement the existing leisure, tourism and cultural facilities and not detract from the Borough's parks and gardens, countryside, seafront and historic environment. In addition, Policy TC18 propose public realm enhancements to the public transport interchange on Terminus Road.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Development Opportunity Area One is within the Town Centre. Improving this area, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.

	3d. Reduce air pollution and ensure air quality continues to improve.	o	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	o	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	*/?	A proportion of Development Opportunity Site One is located in a Tidal Flood Zone 2. Therefore, it should be ensured that future development in the area should ensure it is protected and flood risk to existing development is minimised. New development should utilise Sustainable Urban Drainage Systems (SuDS) where possible. Ground floor uses should prioritise non vulnerable uses (i.e. non-residential).
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC18 intends to improve pedestrian accessibility at the junction with Ashford Road, Gildredge Road and Terminus Road. Furthermore, a new pedestrian route will be established, linking into the existing Arndale Centre Malls and new cycle facilities including parking and signage to routes will be provided. As such, this could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

Likelihood / Certainty: Medium: Development Opportunity Site One has been recognised as an important means of bringing forward change within the Town Centre helping to achieve the Vision for the Town Centre. Although located within an area of high flood risk, this can be mitigated as required by PPS25 and as such, it is likely that the long term effect would be neutral. The likelihood of Development Opportunity Site One being developed and therefore contributing to the sustainability framework objectives, is dependent upon land ownership, developer aspirations and financial viability, as such only a Medium level of likelihood can be given. However, it can be assumed that should this Site be brought forward, that ensuring the proposals as in accordance with those specified by Policy TC18 a high level of certainty can be assigned to achieving the sustainability framework objectives.

Scale: Local

Permanence: Permanent

Cumulative / Indirect Effects: Policy TC18 aims to enhance the public realm around the public transport interchange, whilst maintaining the railway station clock tower as the principal focal point and implementing mixed use development. This has economic consequences, by creating a *'strong, positive image'* that in turn will *'better attract visitors and investors'*, and recognising the *'valuable economic role'* Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to *'informally police the central area'*. In addition, this should increase pedestrian permeability, which would help to encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.

Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC18 aims to maintain a robust mix of uses. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy:

H1 – Plan period and housing targets

H3 – New and converted dwelling – on previously developed land

B1 – Total amount of additional employment floorspace (by type)

BD4 – Total amount of floorspace for 'Town Centre uses'.

Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime.

Improvements in the public realm should specifically encourage walking and cycling.

Future developments should ensure they are protected, and flood risk to existing developments is minimised. New developments should incorporate Sustainable Drainage Systems (SuDS) where possible and less vulnerable land uses should be prioritised on the ground floor (i.e. non-residential uses).

The inclusion of specific sustainable design criteria, such as Code for Sustainable Homes and BREEAM requirements, would create more certainty in terms of promotion of these technologies.

Implementing affordable housing thresholds and developer contributions, which are more rigorous than those of the Core Strategy to reflect the location of the Site within the Town Centre could be considered.

The inclusion of electric car charging points in close proximity to Development Opportunity Site Three, together with parking for car club vehicles, would provide good opportunities for residents and visitors to utilise sustainable transport options in close proximity to the station.

Policy TC19 Development Opportunity Site Two

Proposals for the comprehensive redevelopment of Development Opportunity Site Two, as identified by Figure 1 of the Proposed Submission Version AAP, will include the following key development components:

Active frontages comprising retail window displays and principal pedestrian entrances to Terminus Road, the new public space, the junction with Grove Road, and adjoining the Upperton Road Gateway.

Storey heights to range from 3 to 6 storeys above street level. Opportunities for a landmark building up to 6 storeys in height may be accommodated within the site having regard to issues of servicing, parking provision and micro climate (wind, daylight, sunlight and overshadowing) and in accordance with Policy TC11.

Mix of uses. Required uses are A1 retail at ground floor and C3 residential above ground floor. Acceptable additional uses are A3 restaurants and cafes, A4 drinking establishments at ground floor, and B1 (a) offices and C1 hotel above ground floor.

Pedestrian access will be provided through the site linking Terminus Road, the railway station and St Leonard's Road/Commercial Road. Main pedestrian entrances will clearly address Terminus Road and the new public square.

Servicing access will be provided from St Leonard's Road/Commercial Road. Servicing for the Enterprise Centre will be maintained from Terminus Road across the new public square. Access to operational railway land will be retained from St Leonard's Road/Commercial Road.

Parking to be provided within the site to replace existing car parking provision with vehicular access from St Leonard's Road/Commercial Road. Cycle facilities including parking and signage to routes will also be provided.

Public realm. A new public square will be created adjoining Terminus Road addressing the junction with Grove Road providing a setting for new development and the listed Station building. Contributions will be sought to enhance pedestrian access around the Terminus Road/Grove Road junction strengthening links to the secondary retail area.

Sustainability Appraisal of Policy TC19 Development Opportunity Site Two

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC19 intends to provide C3 residential uses. The provision of new homes should include a proportion of affordable homes in accordance with Policy D5 of the Cores Strategy. In addition, new homes will have to adhere to certain sustainability design criteria as set out in the AAP.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no direct effect on this Sustainability Objective. It is assumed however, that contributions would be made towards health facilities as required.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	○	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	Policy TC19 intends to provide a mix of uses. A mix of uses should offer a <i>'broad range of facilities to all potential users'</i> . In addition, a mix of uses is likely to contribute to the enlivenment and the overall <i>'vitality and viability'</i> of Development Opportunity Site Two.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC19 proposes to <i>'greatly enhance the setting of the railway station and the Enterprise Centre (through high quality public space), improve pedestrian connections around this part of the town centre and improve public transport interchange facilities'</i> .
2. Maintenance of high and stable levels of	2a. Develop and ensure a broad economic base.	✓	Policy TC19 intends to provide a mix of uses. Mixed use development has the potential to support a range of different

economic growth		employment activities. In addition, the development of new residential land uses in the Town Centre will <i>'provide a local resident population that can help support existing services and facilities'</i> .
	2b. To support continued economic growth and competitiveness.	✓ Policy TC19 intends to provide a mix of uses. Mixed use development, including employment generating uses should help to support continued economic growth and competitiveness.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓ Policy TC19 intends to provide a mix of uses. Mixed use developments should help to create a more dynamic and diverse economy by not concentrating exclusively on one sector. In addition, Policy TC19 intends link with the main secondary retail areas in 'Little Chelsea'.
	2d. To develop and maintain a skilled and adaptable workforce.	○ This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○ This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓ Policy TC19 intends to provide a mix of uses. A mix of land uses should complement the existing leisure, tourism and cultural facilities and not detract from the Borough's parks and gardens, countryside, seafront and historic environment. In addition, Policy TC19 propose to create a new area of public realm adjoin Terminus Road.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓ Development Opportunity Area Two is within the Town Centre. Improving this area, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	○ This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○ This policy has no effect on this Sustainability Objective.

	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	o	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC19 proposes to ' <i>greatly enhance the setting of the railway station and the Enterprise Centre (through high quality public space), improve pedestrian connections around this part of the town centre and improve public transport interchange facilities</i> '. Furthermore, cycle facilities including parking and signage to routes will also be provided. As such, this could encourage walking and cycling, which in addition to the use of public transport therefore may contribute to the easing of congestion and associated impacts in the Town Centre.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

Summary

Likelihood / Certainty: Medium: Development Opportunity Site Two has been recognised as an important means of bringing forward change within the Town Centre helping to achieve the Vision for the Town Centre. The likelihood of Development Opportunity Site Two being developed and therefore contributing to the sustainability framework objectives, is dependent upon land ownership, developer aspirations and financial viability, as such only a Medium level of likelihood can be given. However, it can be assumed that should this Site be brought forward, that ensuring the proposals as in accordance with those specified by Policy TC19 a high level of certainty can be assigned to achieving the sustainability framework objectives.

Scale: Local

Permanence: Permanent

Cumulative / Indirect Effects: Policy TC19 aims to enhance the public realm around Terminus Road through the provision of a new public square, as well as a mix of uses. This has economic consequences, by creating a *'strong, positive image'* that in turn will *'better attract visitors and investors'*, and recognising the *'valuable economic role'* Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to *'informally police' the central area*.

In addition, this should increase pedestrian permeability that potentially could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.

Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC19 aims to maintain a robust mix of uses. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy:

H1 – Plan period and housing targets

H3 – New and converted dwelling – on previously developed land

B1 – Total amount of additional employment floorspace (by type)

BD4 – Total amount of floorspace for 'town centre uses'.

Mitigation and Recommendations:

Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime.

Improvements in the public realm should specifically encourage walking and cycling.

The inclusion of specific sustainable design criteria, such as Code for Sustainable Homes and BREEAM requirements, would create more certainty in terms of promotion of these technologies.

Implementing affordable housing thresholds and developer contributions, which are more rigorous than those of the Core Strategy to reflect the location of the Site within the Town Centre.

The inclusion of electric car charging points in close proximity to Development Opportunity Site Two, together with parking for car club vehicles would provide good opportunities for residents and visitors to utilise sustainable transport options in close proximity to the station.

Policy TC20 Development Opportunity Site Three

Proposals for the comprehensive redevelopment of Development Opportunity Site Three, as identified on Figure 1 of the Proposed Submission Version of the AAP, will include the following key development components:

Active frontages incorporating window displays and principal pedestrian entrances to Terminus Road, Upperton Road and the junction with Grove Road.

Secondary frontages providing pedestrian access to upper floor and residential uses will address Southfields Road.

Storey heights to range from 3 to 6 storeys above street level with maximum storey heights addressing Terminus Road and Upperton Road and care taken to reduce height and massing adjoining residential properties on Southfields Road.

Important corner will be maintained at the junction with Grove Road providing a local landmark.

Mix of uses. Required uses are A1 retail at ground floor and C3 residential above ground floor. Acceptable additional uses are A3 cafes and restaurants at ground floor, and B1 (a) offices, D1 community uses, D2 assembly and leisure above ground floor. Pedestrian access points to front Upperton Road and Southfields Road.

Principal servicing and vehicle access will be provided from Upperton Road with secondary vehicular access from Southfields Road. Cycle facilities including parking and signage to routes will also be provided.

Public realm enhancements will be sought to the Upperton Road gateway including maintaining and enhancing existing tree planting.

Protecting residential amenity of existing occupiers immediately adjoining the site on Southfields Road

Sustainability Appraisal of Policy TC20 Development Opportunity Site Three

	Sustainability Objective	Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC20 intends to provide C3 residential uses. The provision of new homes should include a proportion of affordable homes in accordance with Policy D5 of the Cores Strategy. In addition, new homes will have to adhere to certain sustainability design criteria as set out in the AAP.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no direct effect on this Sustainability Objective. It is assumed however, that contributions would be made towards health facilities as required.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	○	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	○	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	○	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	Policy TC20 intends to provide a mix of uses. A mix of uses should offer a <i>'broad range of facilities to all potential users'</i> . In addition, a mix of uses is likely to contribute to the enlivenment and the overall <i>'vitality and viability'</i> of Development Opportunity Site Three.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC20 proposes to <i>'maximise development to a key gateway on a principal approach into the town'</i> . This involves improved pedestrian access points to address Terminus Road, Upperton Road and Southfields Road.
2. Maintenance of high and stable levels of	2a. Develop and ensure a broad economic base.	✓	Policy TC20 intends to provide a mix of uses. Mixed use development has the potential to support a range of different

economic growth		employment activities. In addition, the development of new residential land uses in the Town Centre will <i>'provide a local resident population that can help support existing services and facilities'</i> .
	2b. To support continued economic growth and competitiveness.	✓ Policy TC20 intends to provide a mix of uses. Mixed use development, including employment generating uses should help to support continued economic growth and competitiveness.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓ Policy TC20 intends to provide a mix of uses. Mixed use developments should help to create a more dynamic and diverse economy by not concentrating exclusively on one sector.
	2d. To develop and maintain a skilled and adaptable workforce.	○ This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	✓ Policy TC20 proposes public realm enhancements to the Upperton Road gateway including maintaining and enhancing existing tree planting.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓ Policy TC20 intends to provide a mix of uses. A mix of land uses should complement the existing leisure, tourism and cultural facilities and not detract from the Borough's parks and gardens, countryside, seafront and historic environment. In addition, Policy TC20 proposes public realm enhancements to the Upperton Road gateway including maintaining and enhancing existing tree planting.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓ Development Opportunity Area Three is within the Town Centre. Improving this area, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	○ This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies,	○ This policy has no effect on this Sustainability Objective.

	waterways and the marine environment.		
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	o	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC20 proposes to ' <i>maximise development to a key gateway on a principal approach into the town</i> '. This involves improved pedestrian access points to address Terminus Road, Upperton Road and Southfields Road, as well as the provision of cycle facilities including parking and signage to routes. As such, this could encourage walking cycling and the use of public transport therefore may contribute to the easing of congestion and associated impacts in the Town Centre.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

Likelihood / Certainty: Medium: Development Opportunity Site Three has been recognised as an important means of bringing forward change within the Town Centre helping to achieve the Vision for the Town Centre. The likelihood of Development Opportunity Site Three being developed and therefore contributing to the sustainability framework objectives, is dependent upon land ownership, developer aspirations and financial viability, as such only a Medium level of likelihood can be given. However, it can be assumed that should this Site be brought forward, that ensuring the proposals as in accordance with those specified by Policy TC20 a high level of certainty can be assigned to achieving the sustainability framework objectives.

Scale: Local

Permanence: Permanent

Cumulative / Indirect Effects: Policy TC20 aims to enhance the public realm around Upperton Road gateway as well as the provision of a mix of uses. This has economic consequences, by creating a *'strong, positive image'* that in turn will *'better attract visitors and investors'*, and recognising the *'valuable economic role'* Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to *'informally police the central area'*.

In addition, this should increase pedestrian permeability that potentially could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.

Policy TC20 aims to increase planting around Upperton Road gateway. This could potentially help to conserve and enhance the Borough's biodiversity.

Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC20 aims to maintain a robust mix of uses. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy:

H1 – Plan period and housing targets

H3 – New and converted dwelling – on previously developed land

B1 – Total amount of additional employment floorspace (by type)

BD4 – Total amount of floorspace for 'town centre uses'.

Mitigation and Recommendations:

Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime.

Improvements in the public realm should specifically encourage walking and cycling.

The inclusion of specific sustainable design criteria, such as Code for Sustainable Homes and BREEAM requirements, would create more certainty in terms of promotion of these technologies.

Implementing affordable housing thresholds and developer contributions, which are more rigorous than those of the Core Strategy to reflect the location of the Site within the Town Centre could be considered.

The inclusion of electric car charging points in close proximity to Development Opportunity Site Three, together with parking for car club vehicles would provide good opportunities for residents and visitors to utilise sustainable transport options in close proximity to the station.

Policy TC21 Development Opportunity Site Four

Proposals for the comprehensive redevelopment of Development Opportunity Site Four, as identified on Figure 1 of the Proposed Submission Version of the AAP, will include the following key development components:

Active frontages will be provided to Terminus Road and Langney Road incorporating ground floor window displays and principal pedestrian access points.

Storey heights will be up to 4 storeys above street level with an important corner established between Terminus Road and Langney Road up to 5 storeys.

Mix of uses. Required uses are A1 retail. Acceptable additional uses are A3 restaurants and cafes and A4 drinking establishments at ground floor overlooking the public realm as Langney Place (in accordance with Policy TC4), and B1(a) offices and C3 residential above ground floor.

Pedestrian access will be provided from Terminus Road and Langney Road.

Servicing and vehicle access will be provided from Tideswell Road.

Public realm. A new public square will be created at Langney Place incorporating the pedestrianisation of Terminus Road with development fronting onto and overlooking the space in accordance with Policy TC13.

Sustainability Appraisal of Policy TC21 Development Opportunity Site Four

Sustainability Objective		Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC21 intends to provide C3 residential uses. The provision of new homes should include a proportion of affordable homes in accordance with Policy D5 of the Cores Strategy. In addition, new homes will have to adhere to certain sustainability design criteria as set out in the AAP.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no direct effect on this Sustainability Objective. It is assumed however, that contributions would be made towards health facilities as required.

	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	o	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	Policy TC21 intends to provide a mix of uses. A mix of uses should offer a <i>'broad range of facilities to all potential users'</i> . In addition, a mix of uses is likely to contribute to the enlivenment and the overall <i>'vitality and viability'</i> of Development Opportunity Site Four. In particular, Policy TC21 proposes a <i>'very attractive public 'square', providing a stopping point on the key route between the railway station and the seafront...adding to the vibrancy of the space'</i> .
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC21 intends to improve pedestrian permeability including a new public square at Langney Place incorporating the pedestrianisation of Terminus Road.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	✓	Policy TC21 intends to provide a mix of uses. Mixed use development has the potential to support a range of different employment activities. In addition, the development of new residential land uses in the Town Centre will <i>'provide a local resident population that can help support existing services and facilities'</i> .
	2b. To support continued economic growth and competitiveness.	✓	Policy TC21 intends to provide a mix of uses. Mixed use development, including employment generating uses should help to support continued economic growth and competitiveness.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓	Policy TC21 intends to provide a mix of uses. Mixed use developments should help to create a more dynamic and diverse economy by not concentrating exclusively on one sector. In addition, there is potential to redevelop land between Langney Road and Tideswell Road which is an area currently occupied by a

			number of secondary retail units.
3. Effective protection of the environment	2d. To develop and maintain a skilled and adaptable workforce.	o	This policy has no effect on this Sustainability Objective.
	3a. Conserve and enhance the Borough's biodiversity.	o	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Policy TC21 proposes a <i>'very attractive public 'square', providing a stopping point on the key route between the railway station and the seafront'</i> .
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Development Opportunity Area Four is within the Town Centre. Improving this area, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	o	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	o	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	*/?	A proportion of Development Opportunity Site Four is located in a Tidal Flood Zone 3. Therefore, it should be ensured that future development in the area should ensure it is protected and flood risk to existing development is minimised. New development should utilise Sustainable Urban Drainage Systems (SuDS) where possible.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC21 intends to improve Pedestrian permeability including a new public square at Langney Place incorporating the pedestrianisation of Terminus Road. As such, this could encourage walking cycling and the use of public transport therefore may contribute to the easing of congestion and associated impacts in the Town Centre.

4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

Likelihood / Certainty: Medium: Development Opportunity Site Four has been recognised as an important means of bringing forward change within the Town Centre helping to achieve the Vision for the Town Centre. Although located within an area of high flood risk, this can be mitigated as required by PPS25 and as such, is likely that the long term effect would be neutral. The likelihood of Development Opportunity Site Four being developed and therefore contributing to the sustainability framework objectives, is dependent upon land ownership, developer aspirations and financial viability, as such only a Medium level of likelihood can be given. However, it can be assumed that should this Site be brought forward, that ensuring the proposals as in accordance with those specified by Policy TC21 a high level of certainty can be assigned to achieving the sustainability framework objectives.

Scale: Local

Permanence: Permanent

Cumulative / Indirect Effects:

Policy TC21 aims to enhance the public realm through the provision of a new public square at Langney Place as well as the provision of a mix of uses. This has economic consequences, by creating a *'strong, positive image'* that in turn will *'better attract visitors and investors'*, and recognising the *'valuable economic role'* Eastbourne's character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to *'informally police the central area'*.

In addition, this should increase pedestrian permeability as this new public square aims to incorporate the pedestrianisation of Terminus Road. This potentially could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.

Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC21 aims to maintain a robust mix of uses. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy:

H1 – Plan period and housing targets

H3 – New and converted dwelling – on previously developed land

B1 – Total amount of additional employment floorspace (by type)

BD4 – Total amount of floorspace for 'town centre uses'.

Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime.

Improvements in the public realm should specifically encourage walking and cycling.

Future developments should ensure they are protected, and flood risk to existing developments is minimised. New developments should incorporate Sustainable Urban Drainage Systems (SuDS) where possible and less vulnerable land uses should be prioritised on the ground floor (i.e. non-residential uses).

The inclusion of specific sustainable design criteria, such as Code for Sustainable Homes and BREEAM requirements, would create more certainty in terms of promotion of these technologies.

Implementing affordable housing thresholds and developer contributions, which are more rigorous than those of the Core Strategy to reflect the location of the Site within the Town Centre could be considered.

Policy TC22 Development Opportunity Site Five

Proposals for the comprehensive redevelopment of Development Opportunity Site Five, as identified Figure 1 of the Proposed Submission Version of the AAP, will include the following key development components:

Active frontages will address Terminus Road and Trinity Trees to incorporate window displays and principal pedestrian entrances.

Storey heights: New development to range from 3 to 5 storeys above street level.

An important corner will be incorporated as part of the built form of buildings at the corner of Terminus Road and Trinity Trees.

Mix of uses. Required uses are A1 retail at ground floor and C3 residential above ground floor. Acceptable additional uses are A3 restaurants and cafes and A4 drinking establishments at ground floor, and B1 (a) offices, C1 hotel, D2 community uses and D2 assembly and leisure above ground floor.

Pedestrian access will be provided from Terminus Road and Trinity Trees.

Servicing and vehicle access will be provided from Trinity Place.

Public realm contributions will be sought towards enhancements to the junction of Terminus Road, Seaside Road and Trinity Trees to improve pedestrian accessibility between the primary retail core and the Seafront.

Sustainability Appraisal of Policy TC22 Development Opportunity Site Five

Sustainability Objective		Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC22 intends to provide C3 residential uses. The provision of new homes should include a proportion of affordable homes in accordance with Policy D5 of the Cores Strategy. In addition, new homes will have to adhere to certain sustainability design criteria as set out in the AAP.
	1b. To improve the health and wellbeing of the population and	○	This policy has no direct effect on this Sustainability Objective. It is assumed however, that contributions would be made towards

	reduce inequalities in health.		health facilities as required.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	o	This policy has no effect on this Sustainability Objective.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	Policy TC22 has already been the subject of a planning approval for mixed use redevelopment. A mix of uses should offer a <i>'broad range of facilities to all potential users'</i> . In addition, a mix of uses is likely to contribute to the enlivenment and the overall <i>'vitality and viability'</i> of Development Opportunity Site Four.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC22 recognises the importance of Opportunity Site Five as a transition area between the primary retail core and the seafront. For this reason, Policy TC22 proposes public realm enhancements to the junction Terminus Road, Seaside Road and Trinity Trees to improve pedestrian accessibility.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	✓	Policy TC22 has already been the subject of a planning approval for mixed use redevelopment. Mixed use development has the potential to support a range of different employment activities. In addition, the development of new residential land uses in the Town Centre will <i>'provide a local resident population that can help support existing services and facilities'</i> .
	2b. To support continued economic growth and competitiveness.	✓	Policy TC22 has already been the subject of a planning approval for mixed use redevelopment. Mixed use development, including employment generating uses should help to support continued economic growth and competitiveness.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including	✓	Policy TC22 has already been the subject of a planning approval for mixed use redevelopment. Mixed use developments should help to create a more dynamic and diverse economy by not

	independent shops and the cultural quarter.		concentrating exclusively on one sector.
	2d. To develop and maintain a skilled and adaptable workforce.	o	This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	o	This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓	Development Opportunity Area Five is located in the Town Centre and Seafront Conservation Area, therefore new development needs to be sensitively and contextually designed. Policy TC22 intends to contribute to enhancing the public realm in Development Opportunity Site Five whilst improving linkages along Terminus Road Corridor.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓	Development Opportunity Area Five is within the Town Centre. Improving this area, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	o	This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	o	This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	o	This policy has no effect on this Sustainability Objective.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC22 recognises the importance of Opportunity Site Five as a transition area between the primary retail core and the seafront. For this reason, Policy TC22 proposes public realm enhancements to the junction Terminus Road, Seaside Road and Trinity Trees to improve pedestrian accessibility. As such, this could encourage walking and cycling and the use of public transport therefore may contribute to the easing of congestion and associated impacts in the Town Centre.

4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

<p>Likelihood / Certainty: High: Development Opportunity Site Five has been recognised as an important means of bringing forward change within the Town Centre helping to achieve the Vision for the Town Centre. In addition, as planning consent has already been granted for this site, the likelihood of Development Opportunity Site Five being developed and therefore contributing to the sustainability framework objectives is high. It can be assumed that should this Site be brought forward, ensuring the proposals are in accordance with those specified by Policy TC22, a high level of certainty can be assigned to achieving the sustainability framework objectives.</p>
<p>Scale: Local</p>
<p>Permanence: Permanent</p>
<p>Cumulative / Indirect Effects: Policy TC22 aims to enhance the public realm at the junction of Terminus Road, Seaside Road and Trinity Trees as well as the provision of mixed use development. This has economic consequences, by creating a <i>‘strong, positive image’</i> that in turn will <i>‘better attract visitors and investors’</i>, and recognising the <i>‘valuable economic role’</i> Eastbourne’s character and identity has. Furthermore, any enhancements to the public realm could potentially enliven the Town Centre and help to <i>‘informally ‘police’ the central area’</i>.</p> <p>In addition, this should increase pedestrian permeability as the public realm enhancements are expected to improve pedestrian accessibility between the primary retail core and the seafront. This potentially could encourage walking and cycling and therefore may contribute to the easing of congestion and associated impacts in the Town Centre.</p>
<p>Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC22 aims to maintain a robust mix of uses. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy:</p> <p>H1 – Plan period and housing targets</p> <p>H3 – New and converted dwelling – on previously developed land</p>

B1 – Total amount of additional employment floorspace (by type)

BD4 – Total amount of floorspace for 'town centre uses'.

Mitigation and Recommendations:

Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime.

Improvements in the public realm should specifically encourage walking and cycling.

Policy TC23 Transition Areas

Within the Transition Areas as identified on the Proposals Map the Council will support proposals that enhance the character, identity and diversity of the areas by:

Encouraging a diverse mix of uses falling within classes A1 retail and A2 financial and professional services; A3 cafes and restaurants and A4 drinking establishments to promote the evening and night time economy; B1 business with a focus on office accommodation and workshop space; C3 residential, particularly above ground floor level; D1 community uses; and D2 assembly and leisure.

Applications for A5 hot food takeaways will be allowed in Transition Area One (Seaside Road and Terminus Road East) where this does not result in an over concentration of establishments in a single location, defined as 3 consecutive premises in A5 use, or would be detrimental to other uses in the area, particularly residential, by way of noise, nuisance, smell and disturbance.

Applications for new A5 hot food takeaways will not be permitted in Transition Area Two (Station Street and Mark Lane) as this would be detrimental to the character of the area and to other uses of the area by way of noise, smell and disturbance.

Bringing forward enhancements to the public realm and wayfinding to enhance pedestrian accessibility from other key locations in the Town Centre and increase footfall including the potential for a pedestrian point of access from Terminus Road to Mark Lane.

Sustainability Appraisal of Policy TC23 Transition Areas

Sustainability Objective		Effect	Comment/Explanation
1. Social progress which recognises the needs of everyone	1a. To provide the opportunity for everyone to live in a decent sustainably constructed and affordable home.	✓	Policy TC23 intends to provide C3 residential uses. The provision of new homes should include a proportion of affordable homes in accordance with Policy D5 of the Cores Strategy. In addition, new homes will have to adhere to certain sustainability design criteria as set out in the AAP.
	1b. To improve the health and wellbeing of the population and reduce inequalities in health.	○	This policy has no direct effect on this Sustainability Objective. It is assumed however, that contributions would be made towards

			health facilities as required.
	1c. To reduce poverty and social exclusion and to close the gap between the more deprived areas in the borough and the rest of the town.	o	This policy has no effect on this Sustainability Objective.
	1d. To raise educational achievement.	o	This policy has no effect on this Sustainability Objective.
	1e. To reduce crime and the fear of crime.	✓	Policy TC23 intends to enhance the night time economy in both Transition Areas. Night time economy uses is likely to contribute to the enlivenment of the Town Centre. This can help to <i>'informally police' the central area during the evening and periods when shops and other businesses are closed</i> . This may however increase the fear of crime. This should be mitigated through adopting Secure by Design in streetscape and new developments.
	1f. To create and sustain vibrant communities which recognise the needs and contributions of all individuals.	✓	Policy TC23 intends to provide a mix of uses. A mix of uses should offer a <i>'broad range of facilities to all potential users'</i> . In addition, a mix of uses is likely to contribute to the enlivenment and the overall <i>'vitality and viability'</i> of these Transition Areas.
	1g. Improve accessibility to jobs, health, education, shopping, leisure, cultural and community facilities to everyone	✓	Policy TC22 intends to consider opportunities to improve public transport and pedestrian access in both Transition Areas. In particular, for Transition Area One, there is consideration of opportunities for establishing a bus stopping area around the junction between Terminus Road, Trinity Trees and Seaside Road. In addition, proposals may include the pedestrianisation of Terminus Road East between Trinity Trees and Grand Parade to enhance pedestrian access between the primary retail core, the transition area and the seafront.
2. Maintenance of high and stable levels of economic growth	2a. Develop and ensure a broad economic base.	✓	Policy TC23 intends to provide a mix of uses. Mixed use development has the potential to support a range of different employment activities. In addition, the development of new residential land uses in the Town Centre will <i>'provide a local resident population that can help support existing services and</i>

		<i>facilities'.</i>
	2b. To support continued economic growth and competitiveness.	✓ Policy TC23 intends to provide a mix of uses. Mixed use developments should help to create a more dynamic and diverse economy by not concentrating exclusively on one sector.
	2c. To develop a dynamic, diverse and knowledge based economy and continue to support existing economic base including independent shops and the cultural quarter.	✓ Policy TC23 intends to provide a mix of uses. Mixed use developments should help to create a more dynamic and diverse economy by not concentrating exclusively on one sector.
	2d. To develop and maintain a skilled and adaptable workforce.	○ This policy has no effect on this Sustainability Objective.
3. Effective protection of the environment	3a. Conserve and enhance the Borough's biodiversity.	○ This policy has no effect on this Sustainability Objective.
	3b. Protect, enhance and make accessible for enjoyment the Borough's parks and gardens, countryside, seafront and historic environment.	✓ The Transition Areas are located in the Town Centre and Seafront Conservation Area, therefore new development needs to be sensitively and contextually designed. Policy TC23 intends to support proposal that enhance the character identity and diversity of the Transition Areas. This includes enhancements to the public realm and pedestrian access to other key locations in the Town Centre.
	3c. To improve efficiency in land use through the reuse of previously developed land and existing buildings including reuse of materials, and encourage urban renaissance.	✓ The two Transition Areas are within the Town Centre. Improving this area, rather than Eastbourne's urban fringe encourages reuse of previously developed land and buildings as well as encouraging urban renaissance.
	3d. Reduce air pollution and ensure air quality continues to improve.	○ This policy has no effect on this Sustainability Objective.
	3e. Maintain and improve the water quality of freshwater bodies, waterways and the marine environment.	○ This policy has no effect on this Sustainability Objective.
	3f. Reduce the risk of flooding and resulting detriment to public wellbeing, the economy and the environment.	*/? A proportion of the Transition Areas are located in a Tidal Flood Zone 2 and 3. Therefore, it should be ensured that future development in the area should ensure it is protected and flood risk to existing development is minimised. New development should

			utilise Sustainable Urban Drainage Systems (SuDS) where possible.
	3g. Address the causes and effects of climate change.	o	This policy has no effect on this Sustainability Objective.
	3h. Reduce road congestion, pollution and carbon dioxide emissions by improving travel choice, reducing the need to travel by car, improving the public realm to encourage walking and cycling and shortening the length and duration of journeys.	✓	Policy TC22 intends to consider opportunities to improve public transport and pedestrian access in both Transition Areas. In particular, for Transition Area One, there is consideration of opportunities for establishing a bus stopping area around the junction between Terminus Road, Trinity Trees and Seaside Road. In addition, proposals may include the pedestrianisation of Terminus Road East between Trinity Trees and Grand Parade to enhance pedestrian access between the primary retail core, the transition area and the seafront. As such, this could encourage walking and cycling and the use of public transport therefore may contribute to the easing of congestion and associated impacts in the Town Centre.
4. Prudent and natural resources	4a. Reduce the amount of waste for disposal by addressing and promoting the waste hierarchy of minimisation, reuse, recycling and composting.	o	This policy has no effect on this Sustainability Objective.
	4b. Reduce the use of natural resources through minimising energy usage, maximising energy efficiency and maximising the use of energy from renewable sources.	o	This policy has no effect on this Sustainability Objective.

Likelihood/ Certainty: High/Medium: Enhancing Transition Areas is necessary to ensure that the commercial and market forces located in these areas maximise their economic potential and minimise detrimental effects including vacancy rates or a change in the nature and quality of retail provision. The likelihood of Policy TC23 positively contributing to the sustainability framework is high because changes to use would be subject to planning applications, and new applications, such as for A5 Hot Food Takeaways within Transition Area Two are at the discretion of EBC. However, with regard to certainty, this is classified as medium, because *'encouraging a diverse mix of uses'* is dependent upon businesses and developers bringing suitable sites forward.

Scale: Local
Permanence: Permanent
Cumulative / Indirect Effects: Policy TC23 aims to enhance the character, identity and diversity of the Transition Areas in the Town Centre. This has economic consequences, by creating a <i>'strong, positive image'</i> that in turn will <i>'better attract visitors and investors'</i> ; and recognising the <i>'valuable economic role'</i> Eastbourne's character and identity has. Furthermore, encouraging the evening economy could potentially enliven the town centre and help to <i>informally 'police' the central area during the evening and periods when shops and other businesses are closed</i> .
Monitoring: The Borough Council produces a Local Monitoring Report (LMR) to review progress against the targets and timeframes set out in the Local Development Scheme (LDS). Policy TC23 aims to maintain a robust mix of uses. Therefore, the following Core Output Indicators monitored in the LMR would monitor the beneficial sustainability affects relevant to this policy: H1 – Plan period and housing targets H3 – New and converted dwelling – on previously developed land B1 – Total amount of additional employment floorspace (by type) BD4 – Total amount of floorspace for 'town centre uses'.
Mitigation and Recommendations: Implementing Secure by Design in streetscape and new developments will help to reduce crime and fear of crime. Locating potentially noise sensitive receptors, such as residential land uses, away from noise sources, such as bars, clubs and other evening economy industries. Alternatively implementing appropriate noise mitigation such as acoustic glazing.



