

THE EASTBOURNE PLAN

SUBMISSION

CORE STRATEGY

2006-2027



LDF

LOCAL DEVELOPMENT FRAMEWORK

January 2012

EASTBOURNE
Borough Council



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SUBMISSION CORE STRATEGY 2006-2027

Planning Policy

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Foreword

The Eastbourne Plan has been shaped over the last 5 years by a huge amount of consultation with local people and civic groups. We have also worked closely with our partners in Wealden District Council to ensure that the technical studies and research that informed this plan are complementary for both administrative areas.

What has grown out of all that work is a holistic plan that will shape the development of Eastbourne for the next 15 years. It is intended as a guide for developers and the community to show where and how the town will grow and develop in the future. It will be a guide for decision makers about what is likely to be considered acceptable by way of proposed developments.

At its heart we wish to see Eastbourne evolving carefully as a place that protects its outstanding environmental quality, its historical character and tourism potential. New housing and employment will be built to meet the needs of local people and businesses sensitively within the existing built up areas. It will be designed in such a way that it is supported by the necessary infrastructure to create healthy and sustainable communities.

The main spirit of the Eastbourne Plan spatial strategy is to stimulate regeneration and renewal of the town centre, delivering improvements to the provision of community facilities and protecting its green heart at Eastbourne Park as well as the areas of outstanding natural beauty that have become recently incorporated into the South Downs National Park.

Therefore the majority of the new housing will take place on land that has already previously been developed. A modest number of small amenity sites have also been identified as having potential for housing. Higher residential densities will also be supported in some of the town's most sustainable neighbourhoods: Old Town, Meads, Upperton, Langney and Seaside, subject to the usual design and conservation policy requirements.

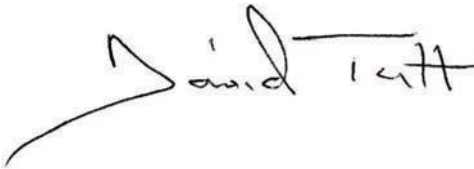
So that people can easily find out and influence what is likely to change in their area, this Eastbourne Plan has divided up the town into 14 neighbourhoods. A plan for each area shows the overall vision and this plan describes the changes that are likely to occur in each area over the plan period. This is first time we have taken such an approach and each neighbourhood vision has been based on extensive analysis of local information as well as local knowledge through neighbourhood consultation events with local residents for each area. We hope to build on this approach in future years and continue to work with those communities who wish to draw up Neighbourhood Plans for their area under the powers likely to be set out in the new Localism Bill.

At the same time the plan introduces new and stronger policies for the rest of Eastbourne Park, laid down in more detail in the Eastbourne Park Supplementary Planning Document being prepared alongside this Core Strategy.

Work on the regeneration of the Town Centre also continues in earnest and so we have set out our plans to provide major retail development opportunities, to maximise the Town's economic potential and attract more people to shop and work in Eastbourne. The detailed plans can be found on the Council's website under the Town Centre Area Action Plan.

We know that Climate change is a reality and that we need to plan to adapt to the effects of a warmer world, particularly in a south coast town such as ours. We will make the most of renewable energy opportunities on our own buildings and continue to pay particular attention to managing flood risk, with our statutory partners at the Environment Agency and East Sussex County Council. A new Sustainable Building Design Supplementary Planning Document will also offer help and guidance to developers on how to create new buildings in Eastbourne that make the most of their opportunities for producing alternative renewal energy whilst at the same time slotting in with their surrounding environment with minimal impact.

My thanks go to everyone who has already taken the time to let us know their thoughts on this emerging plan for Eastbourne. In order to comply with Planning Regulations we are now publishing this plan again to give you another chance for a final comment before it is formally submitted to the Government early in 2012.

A handwritten signature in black ink that reads "David Tutt". The signature is written in a cursive style with a long horizontal line extending to the left.

Councillor David Tutt

Leader of the Council



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i Introduction

The Eastbourne Plan or Core Strategy

i.1 The Eastbourne Plan or Proposed Core Strategy sets out the Council's spatial vision for Eastbourne up to 2027 and the primary land-use policies to deliver it. It forms the centrepiece of the Eastbourne Local Development Framework (eLDF), from which other development plan documents will be based and prepared. The Core Strategy is in line with the South East Plan (Regional Spatial Strategy) to 2026 and the Council's Community Strategy to 2020.

i.2 In summary, it sets out:

Where we are now:

- The **Spatial Portrait** uses a wide evidence base of information, statistics, studies and community involvement to identify the town's main social, physical and economic characteristics and the key, strategic issues it faces.

Where we would like to be:

- The **Spatial Vision** and **Spatial Objectives** look forward to 2027, setting out how we want the town and its neighbourhoods to have changed and developed.

How we get there:

- The **Spatial Strategy** is the means of delivering the vision and objectives. It provides the following:
 - **Spatial Development strategy** – which contains the council's broad locations for growth and change across the town to 2027;
 - **Creating Sustainable Neighbourhoods** – which contributes to and refines the overall vision.
 - **The Neighbourhood Policies** set out the strategic policies for different parts of the town. Each one sets out the scale and broad location of where new homes, jobs, shops, open spaces and community facilities will be concentrated in the period to 2027.
 - **Development Policies** – these are the council's policies to ensure new development addresses the key issues facing the town and deliver the strategy.

i.3 The Core Strategy does not set out site-specific proposals or allocations; instead it looks at the broad locations for delivering new development. Other eLDF documents will include more detailed development management policies and will have to be in conformity with the policies contained in the Core Strategy. Appendix D sets out which policies of the adopted Local Plan are proposed to be replaced by the policies in the Core Strategy.

i.4 The Eastbourne Plan or Core Strategy should be read as a whole along with the other eLDF documents and Waste and Minerals Core Strategy.

i.5 The Eastbourne Plan or Core Strategy will be implemented by the Council working with its partners, through the planned investment of private and public resources and by proactively managing development through planning applications and related planning processes. Information about delivery and implementation is set out at the end of the plan as well as in the Infrastructure Delivery Plan (IDP).

Waste and Minerals

- i.6** East Sussex County Council is preparing a Waste and Minerals Core Strategy with Brighton & Hove City Council and the South Downs National Park Authority. The Authorities are planning for waste infrastructure and provision of materials from now until 2026. The Waste and Minerals Core Strategy will form part of the development plan for Eastbourne and the policies will be considered alongside the policies in the Eastbourne Plan.
- i.7** The document will contain policies covering waste and minerals development across the Plan Area, as well as a set of development management policies addressing the specific nature of waste and minerals operations and developments. The waste policies are focused on reducing, reusing, recycling and recovering waste as much as possible to ensure that there is a greatly reduced need for disposal of waste. There are no strategic mineral sites identified within Eastbourne.

Preparing the Eastbourne Plan

- i.8** At the heart of the Core Strategy is the aspiration to implement the principles of sustainable communities. The policies have all been tested by Sustainability Appraisal to ensure economic, social and environmental opportunities are maximised. The accompanying 'Consultation Statement' details the main stages in the preparation of the Core Strategy and provides information on how the community were involved in shaping the plan at each and every stage. Also accompanying the Eastbourne Plan are; a Sustainability Appraisal and its Non-Technical Summary; an Equalities & Fairness Impact Assessment; as well as an Infrastructure Delivery Plan. All of which are published separately on the Council's website (www.eastbourne.gov.uk)
- i.9** During the preparation of the Eastbourne Plan various technical and research reports have been commissioned from consultants which feed into the evidence base for the Eastbourne Plan. Many of these were commissioned jointly with our neighbours Wealden District Council and the issues they investigate often cover the same sub regional areas. The technical studies have also informed the evidence for other Development Documents such as the Town Centre Area Action Plan and the Eastbourne Park SPD. These studies are published separately on the Council's website (www.eastbourne.gov.uk) and include the following:
- Allotment Provision Review (2009);
 - Biodiversity Assessment (2007);
 - Eastbourne and Hailsham Triangle Economic Blueprint (2008);
 - Employment Land Review (2009);
 - External review of sites with residential and employment potential (2010);
 - Financial Viability of Affordable Housing (2010);
 - Five Year Housing Land Supply Assessment (2011);
 - Hotel and Visitor Accommodation Study (2009);
 - Infrastructure Delivery Plan (2011);
 - Landscape Character Assessment (2010);
 - Open Space Assessment (2007);
 - Renewable Energy Potential Study (2009);
 - Sequential and Exception Test (2011)
 - Shopping Assessment (2010);
 - South Wealden and Eastbourne Transport Study (2010);
 - Strategic Flood Risk Assessment Level 1 (2008);
 - Strategic Flood Risk Assessment Level 2 (2009);
 - Strategic Housing Land Availability Assessment (2010);
 - Strategic Housing Market Assessment (2009); and
 - Sustainable Neighbourhood Assessment (2011);

How does the Core Strategy fit with the existing Borough Plan?

- i.10** The Core Strategy will (when approved) provide the basis for considering future planning applications and replace some of the existing strategic planning policies in the Borough Plan. However, the Council cannot approve the final version of the Core Strategy until the Planning Inspectorate has judged it to be sound and legally compliant. This is likely to take place in mid 2012.

1 SECTION A: Vision and Spatial Objectives

1.1 A Portrait of Eastbourne

This section provides an overview of Eastbourne, outlining its main features, strengths and contemporary development issues. It sets the scene for the development of the strategy in the following chapters.

Location and History

1.1.1 Eastbourne is a tourist resort on the Sussex coast, approximately halfway between Brighton and Hastings. Efforts are being made to ensure the town retains its status as a place people want to visit. This will be achieved by enhancing the Borough's attractive appearance and ensuring that its attractions, including the seafront, Grade II* listed pier, parks and gardens, and other shops and services, are maintained and improved. The cultural, leisure and tourism offer requires careful and effective enhancement to ensure that it continues to compete as a premier seaside destination in the United Kingdom.



Beachy Head

1.1.2 Eastbourne has a high quality environment that is valued by residents and visitors. It covers a total area of 4,500 hectares, a significant proportion of which is downland (39%) and in the recently designated South Downs National Park. The topography of the town allows extensive panoramic views along its 7 kilometres of coastline. There are significant areas of historic interest including over 250 listed buildings and 12 conservation areas, covering 10% of the built-up area.

1.1.3 Eastbourne originally developed as a fashionable seaside resort in the second half of the 19th century. The 7th Duke of Devonshire was instrumental in initiating development of the seafront area including the Grand Parade and Cavendish Place, and creating many of the elegant buildings, villas and terraces that characterise the Eastbourne townscape today. During the post-war period the town continued to flourish as an important seaside resort.



Eastbourne Seafront

1.1.4 The Borough has recently seen an increasingly diverse population established, with many younger families having moved to the area. In addition, the University of Brighton campus has been established in the town, together with several language schools for foreign students.

Key Elements of Eastbourne

Town Centre

1.1.5 The Town Centre is an important retail and services destination serving Eastbourne and its surrounding rural hinterland. The Town Centre regeneration offers an opportunity to achieve a series of new high-quality developments demonstrating the highest standards of sustainable construction and energy efficiency. A Town Centre Area Action Plan (AAP) and a Sustainable Building Design Supplementary Planning Document (SPD) are being prepared simultaneously to help achieve this.



The Town Centre

Economy

1.1.6 The Eastbourne-Hailsham Triangle study prepared by South East England Development Agency (SEEDA) in November 2008 (in association with East Sussex County Council, Wealden District and Eastbourne Borough Council), has recognised the area as having economic issues typical of many seaside towns in the United Kingdom such as low skills and low business activity. It is also important to recognise the significant role that the Borough's natural assets can play in encouraging tourism and benefiting the local economy. The future commercial challenge will therefore be to broaden the economic base of the Eastbourne-Hailsham Triangle area, and to enable innovation and entrepreneurship to flourish. The recent establishment of a university campus in the town, and growing a better skilled labour force will be fundamental to the realisation of this aspiration. A key priority identified in the Council's Corporate Plan is the development of a Science Park in Sovereign Harbour. It is envisaged that this will provide a regional hub of technology excellence occupied by businesses with international markets.

Tourism

1.1.7 Tourism is a fundamental element of Eastbourne's economy and over 4.8 million people visit Eastbourne each year, attracted by several kilometres of coastline, a well-preserved seafront, and the nearby South Downs National Park. The town benefits from its own microclimate, and is one of the sunniest places in the UK. Green tourism also plays an important role in the Borough's economic and environmental well-being.

Shopping

1.1.8 Eastbourne provides a varied range of shopping facilities which serve both residents and visitors. The town comprises an effective combination of large supermarkets, department stores and high-street names, together with several specialist shops, cafés and restaurants. The town centre remains the Borough's primary shopping destination. The town centre's role is complemented by a number of important district, local and neighbourhood shopping centres, which all contribute to Eastbourne's overall retail offer.



The Arndale Centre

Transport

- 1.1.9** Eastbourne is currently served by the A27, which links the town to Brighton in the west, and the A259, which links the town with Bexhill and Hastings in the east. The A22 provides links with Uckfield and London. All of these roads are, for the most part single-carriageway and consequently journey times are longer than might be expected. The town is served by rail, with half-hourly services to London Victoria. Other direct rail services connect the town with Brighton, Hastings and Ashford International (where there is an interchange facility for rail services to continental Europe).
- 1.1.10** The Council is keen to promote environmentally sensitive transport to help to reduce carbon emissions from transport with the intention of establishing the Borough as a 'low carbon town'. Over the course of the plan period measures will be implemented to help encourage more cycling, walking and public transport use. These will seek to improve reliability, perception and safety.

Housing

- 1.1.11** Eastbourne needs to provide new homes to meet local needs. The South East Plan required Eastbourne to construct 4,800 dwellings between 2006 and 2026. The Council will continue to use this as its target on the basis that the evidence underpinning it was robust and justified. Over the whole plan period, this translates into an annual need for 240 dwellings per year. The Council has already seen 1,377 new homes between 2006 and 2011 built, and has given permission for a further 1,035 (net) yet to be completed. To ensure that the Borough provides a 15-year supply of housing, the remaining annual target is therefore 222 dwellings per year until 2027. This equates a new overall total of 5,022 dwellings between 2006 and 2027.



New Housing Development

- 1.1.12** There is a very limited supply of developable land in Eastbourne given the urban area's tight confinement by the South Downs National Park, the sea, and land subject to flood risk. There is also a strong local commitment to provide a "green heart" to the town. It is therefore necessary to include a windfall allowance from 2017 to the end of the plan period to meet the housing target of 5,022 and provide an adequate amount of new housing to meet needs. Eastbourne has a sufficient number of brownfield and small amenity sites to adequately meet its 5 year housing land supply targets. However it will be necessary to include an allowance for windfalls from 2017 to the end of the plan period to meet the total housing target of 5,022 and provide an adequate supply of new housing to meet local needs. The Council will continue to carefully monitor housing delivery on a quarterly basis and will take appropriate action should the annual target not be realised. Annual Housing rates are published in the Local Monitoring Report published each December.

Natural and Built Environment

- 1.1.13** The attractive nature of the natural and built environment in Eastbourne contributes significantly to the high quality of life in the town. The town needs to respond to the challenges of future growth and climate change. An Environment Strategy setting out a vision for the future of the town has been prepared. It addresses the need to safeguard Eastbourne's environmental resources whilst giving full consideration to the wider needs of residents. The Strategy is based on seven themes for collective action:

- Creating a low carbon town;
- Reducing and managing our waste responsibly;
- Protecting our green spaces and biodiversity;
- Ensuring the quality of the air we breathe;
- Adapting to a warmer world;
- Ensuring we use water sensibly; and
- Protecting our marine and historic environment.

Open Spaces

1.1.14 Eastbourne has a generous quantity of outdoor recreational and amenity open space when the contribution of the South Downs, and the extensive seafront promenades and beaches are taken into account. 1,700 hectares of South Downs land to the west of the town is owned and managed by the Borough Council. This includes the area at Beachy Head, now within the South Downs National Park, which provides a valuable nationally known recreational and leisure asset.



The South Downs

1.1.15 The South Downs National Park Authority became the local planning authority for the South Downs National Park in April 2011, including the area within Eastbourne Borough Council. As a consequence of this fundamental change, the National Park has been excluded from the area to which this Core Strategy applies. However, because of the relationship with the urban area, the National Park has been shown on the key diagram and is referred to in the text. The South Downs National Park Authority will prepare a Local Development Framework for the National Park, with the Core Strategy expected to be adopted in 2014. In the meantime, the policy framework for the National Park will continue to be provided by national planning policy and the relevant saved policies of the Eastbourne Borough Plan. The Borough Council and National Park Authority will work closely together on cross-boundary planning (and other) issues in recognition of the important relationship between the town and the Downs.

1.1.16 The coastal location of the town provides a variety of opportunities for water based recreation. There are also large open areas such as Hampden Park and Shinewater Park, together with smaller amenity areas and gardens, 64 hectares of public sports pitches and 18 hectares of allotments. Numerous street-side trees provide the town with its unique green setting.

Eastbourne Park

1.1.17 Eastbourne Park is an undeveloped green open space in the centre of the urban area. This serves a number of functions; it is essential for flood storage, is valuable as a home to a range of wildlife; contains ancient historic remains, but is also a place for leisure and relaxation. The area consists of approximately 380 hectares of grazed wetlands. It is high in biodiversity value, and has been identified as an internationally important archaeological Bronze Age settlement site. The rich and diverse semi-natural environment is an outstanding asset that currently allows very limited public access, but has the potential to further enhance the quality of life for residents and tourists. An Eastbourne Park Supplementary Planning Document (SPD) will provide detailed policy guidance on how to conserve and enhance the existing environmental, landscape and biodiversity characteristics of the area, whilst sensitively developing the resource to improve social and economic wellbeing.

Communities

- 1.1.18** The growth of the town from its historic roots in the hamlets of Bourne, Meads and Seahouses, has taken place in a number of distinct phases and these have resulted in the diverse pattern of communities which exists today. Eastbourne's fourteen neighbourhoods each have their individual strengths, opportunities and identities but each also faces a variety of specific challenges. The Core Strategy seeks to preserve and enhance each neighbourhood's unique identity and help each grow positively and sustainably over the course of the plan period.
- 1.1.19** The pattern of historic growth has led to the Council deciding to follow a 'Neighbourhood' approach to the future planning of the town, with the development of separate visions for each neighbourhood in consultation with the residents. These neighbourhood visions form the heart of the Council's spatial development strategy for Eastbourne.

1.2 Spatial Vision for Eastbourne

This section identifies a 'vision' for Eastbourne, identifying the key objectives and how the Borough will evolve by 2027. The objectives will then be developed into spatial policies in the following sections of the Core Strategy which will help the Council and its partners achieve the vision.

Corporate Plan and Community Strategy

- 1.2.1** The Council's Corporate Plan is prepared annually and it identifies priority themes for the coming five year period. It is intrinsically linked with the Sustainable Community Strategy and aims to translate the Community Strategy Vision into corporate action. The Core Strategy has been prepared to help contribute to the achievement of four key themes of the 2010-2015 Corporate Plan: Sustainable Performance; Prosperous Economy; Quality Environment, and Thriving Communities. There have been few objections to this approach and there appears to be general acceptance that this vision genuinely reflects the community's aspirations.
- 1.2.2** The Eastbourne Strategic Partnership set out its vision for the Borough as the basis for the Sustainable Community Strategy - 'Pride of Place'. The Core Strategy is closely aligned to this vision.

Core Strategy Vision

"By 2027 Eastbourne will be a premier coastal and seaside destination within an enhanced green setting. To meet everyone's needs Eastbourne will be a safe, thriving, healthy and vibrant community with excellent housing, education and employment choices, actively responding to the effects of climate change".

- 1.2.3** It is appropriate to supplement this broad community vision to provide a more spatial vision for the Borough to 2027 and beyond. This is particularly relevant in terms of protecting its high environmental quality, and nationally designated landscapes such as the South Downs, encouraging enhancements to its shopping, historic and cultural assets and promoting excellence in design and sustainable construction.
- 1.2.4** The Council wants to see a Borough where the focus of managing change is constructive and proactive rather than negative around the adverse impacts of development. It believes that there is a need to plan positively in an integrated way in order to support

local needs. There is a need to nurture and enhance the physical and environmental assets of the area for the benefit of existing and future residents; this will ensure that any development that takes place is carried out in a sustainable way.

1.3 What are the Key Issues affecting Eastbourne?

This section identifies a series of key issues that currently affect Eastbourne and will need to be considered and addressed in the Core Strategy.

- 1.3.1** There are a number of key issues affecting Eastbourne and the Council will seek to address these by developing key spatial objectives and through the implementation of a series of Borough-wide and area-specific planning policies to achieve these. The key issues are set out below:

Lack of Suitable Housing

- 1.3.2** The Strategic Housing Market assessment has identified a need for a wider variety of housing across the Borough. There is a particular need for larger family accommodation and affordable units as part of the overall supply of housing. Whilst it is clear that the planning system alone will not be able to deliver all the affordable housing needed in the Borough, it should ensure that the proportion of affordable housing within a development is maximised.

Tourism

- 1.3.3** Many of the visitors to Eastbourne currently stay for relatively short periods and the Borough does not currently attract as diverse a range of tourists as it could, particularly given the wide variety of tourist-related activities within and around the town.

Town Centre

- 1.3.4** The Town Centre is currently under performing relative to many other similar sized towns. There is considerable potential for increasing its retail offer. There are areas of the Town Centre that are currently under-utilised and consequently there is considerable potential to use land much more efficiently.

Lack of Accessibility to Existing Green Space

- 1.3.5** Eastbourne benefits from a wide range of natural and semi-natural green space, including the South Downs National Park, Eastbourne Park and the Pevensy Levels but opportunities to reach these areas are limited.

Over-reliance on the Private Car

- 1.3.6** The private car dominates vehicular movements for business and leisure use within the Borough, and the Council recognises that many of these trips could be made by public transport, cycle or by walking.

Appearance of the Town

- 1.3.7** The Council places considerable emphasis and resources in maintaining its attractiveness. There are, however, specific areas of the town that suffer from a poor quality urban environment and the Council recognises the importance of targeting these areas as locations where specific improvements to the street scene could be made.

Diverse Population

- 1.3.8** Eastbourne has a diverse population and the Council recognises that people in the Borough have a variety of needs. It is essential that the Core Strategy ensures that the needs and aspirations of all people are given equal validity, regardless of their age, gender, income, sexual orientation, disability, race, nationality, religion or belief, home tenure or any other personal characteristic. The town itself is home to students, young couples and families, middle-aged people and the elderly and it is vital therefore that the needs of all people are met. This sometimes means that there are conflicting interests and it is important that the Council adopts a balanced approach that ensures that all groups are considered in terms of the provision of housing, employment, shopping, leisure and recreational facilities.

1.4 Spatial Objectives

This section sets out a series of key spatial objectives that will help to realise the overall vision. It clearly identifies the subsequent policies that will be used to achieve these objectives

- 1.4.1** In order to carry out the spatial vision and address the identified issues, a set of key spatial objectives have been devised. Their outcomes will be measured through the lifetime of the Plan by the Sustainability Appraisal and the Local Monitoring Report. The monitoring framework is set out at the end of this document in Appendix B. It includes the targets to be used, a list of monitoring indicators and the delivery mechanisms. The objectives for the Core Strategy have been developed following consultation with key stakeholder groups responsible for the provision of services in, or who make investment decisions within, the Borough.

Key Spatial Objective 1: Sustainable Development

To implement a development strategy that delivers sustainable communities and high standards of design and sustainable construction.

- 1.4.2** Eastbourne will be required to absorb new development in a sustainable manner and reduce the carbon footprint of the town. (Policies specifically related to achieving this objective include: B1 Spatial Distribution; B2 Sustainable Neighbourhoods; D5 Housing; D7 Community, Sports and Health; and D10 Historic Environment).

Key Spatial Objective 2: Sustainable Growth

To deliver new housing, employment and shopping opportunities by planning positively and proactively to meet the needs of all sections of the local community and sustainable growth within environmental constraints.

- 1.4.3** 5,022 new homes will be built by 2027 with a significant proportion being affordable. New jobs will be created, with a strong focus on attracting higher-skilled types of employment. There will be an increase in the shopping floorspace in the town centre to ensure that Eastbourne remains an attractive place to visit. (Policies specifically related to achieving this objective include: B1 Spatial Distribution; B2 Sustainable Neighbourhoods; D2 Economy; D4 Shopping; D5 Housing; and D6 Gypsy's, Travellers and Travelling Showpeople).

Key Spatial Objective 3: Town Centre Regeneration

To strengthen Eastbourne's Town Centre as a leading sub-regional shopping and leisure destination.

- 1.4.4** A vibrant, high quality shopping experience will be created in the town centre with improved linkages to independent shops. (Policies specifically related to achieving this objective include: D4 Shopping).

Key Spatial Objective 4: Local Economy

To give support to a strong and growing local economy built on innovation, creativity and entrepreneurship.

- 1.4.5** New land for the expansion of existing businesses centred on innovation, creativity and entrepreneurship will be allocated. This will create a new economic image for Eastbourne which will encourage entrepreneurship and highly skilled talent to come to, and stay in, the Borough. (Policies specifically related to achieving this objective include: D2 Economy).

Key Spatial Objective 5: Tourism

To encourage the retention of existing holiday accommodation, and support upgrading of visitor accommodation, and to support the provision of new high quality/niche tourism based facilities, including provision for conferences.

- 1.4.6** Eastbourne's tourism role will be supported through the provision of additional high quality tourism accommodation and facilities. (Policies specifically related to achieving this objective include: D3 Tourism and Culture).

Key Spatial Objective 6: Community Health

To promote and enhance healthy lifestyles by assisting the development of affordable housing, cultural, recreational, and sports facilities as well as community and health care provision, and ensuring adequate infrastructure provision.

- 1.4.7** Affordable homes, as well as new community, health, cultural and sports facilities will be provided to ensure the quality of life of existing and new residents is improved. Appropriate levels of infrastructure will be provided to meet existing and proposed developments and this will be achieved through the effective utilisation of appropriate planning conditions and planning obligations. Opportunities to address existing community infrastructure deficiencies will also be explored. (Policies specifically related to achieving this objective include: D1 Sustainable Development; D3 Tourism and Culture; D5 Housing; D7 Community, Sports and Health; D11 Eastbourne Park; and E1 Infrastructure Delivery).

Key Spatial Objective 7: Green Space and Biodiversity

To designate a network of green spaces linking the South Downs, Eastbourne Park and Pevensey Levels, to protect the diverse character and local distinctiveness of the Borough as well as encourage biodiversity and provide access to additional leisure opportunities.

- 1.4.8** The South Downs National Park, areas of biodiversity importance and landscape character areas will be protected from inappropriate development. The development of a multi-functional green network throughout the town will link the rich and diverse natural environment within which Eastbourne is set, protecting and enriching the landscape character and encouraging leisure uses of low impact. (Policies specifically related to achieving this objective include: D9 Natural Environment; and D11 Eastbourne Park).

Key Spatial Objective 8: Sustainable Travel

To reduce the growth in car-based travel by reducing the need to travel and by promoting alternative travel choices including walking, cycling and public transport.

- 1.4.9** Travel will be reduced across the Borough. Where travel is necessary, a better range of integrated alternatives to the private car will be provided. These new travel opportunities will enable people to move around the town and elsewhere effectively, and offer more sustainable choices of transport. (Policies specifically related to achieving this objective include: D8 Sustainable Travel).

Key Spatial Objective 9: Quality of the Built Environment

To ensure high standards of design and build throughout the Borough, paying particular attention to the historic built environment, conservation areas and ensuring sustainable construction, in all developments.

- 1.4.10** The overall quality of development will be substantially improved, sustainable construction techniques will be implemented and the historic environment & conservation areas will be improved. (Policies specifically related to achieving this objective include: D1 Sustainable Development; and D10 Historic Environment).

Key Spatial Objective 10: Sustainable Neighbourhoods

To ensure that the diverse needs of local communities are delivered, having regard to the sustainability and capacity of each neighbourhood, the infrastructure needed and the opportunities to meet requirements.

- 1.4.11** Growth in each neighbourhood will be sustainable and will only occur where adequate infrastructure and community facilities are provided. (Policies specifically related to achieving this objective include: D1 Sustainable Development; D6 Gypsies, Travellers and Travelling Showpeople; D7 Community, Sports and Health; and E1 Infrastructure Delivery).

2 SECTION B: The Strategy

2.1 Policy B1: Spatial Development Strategy and Distribution

Linked to Key Spatial Objective 1: Sustainable Development and Key Spatial Objective 2: Sustainable Growth

This section sets out the overall spatial development strategy for Eastbourne. It identifies the level of housing and employment land that will be required over the plan period and the broad locations in which they will be focused.

Context

2.1.1 The spatial vision and strategic objectives seek to ensure that future growth in Eastbourne is delivered at an appropriate level and in a sustainable manner. It does, however, also recognise the need to balance this with ensuring that the environmental quality of the town is maintained and enhanced. The Spatial Development Strategy will therefore seek to ensure that future development:

- Meets the local housing and employment requirements;
- Protects valuable green and open spaces;
- Provides for regeneration and improvement of shopping and tourism; and
- Meets the needs of local communities including the necessary supporting facilities and services.

Policy B1: Spatial Development Strategy and Distribution

The spatial development strategy will deliver at least 5,022 dwellings and 55,430 square metres of employment land by 2027 within the built up area boundary, in accordance with the principles of sustainable development. It will include:

- **Giving priority to previously developed sites with a minimum of 70% of the Borough's housing provision to be provided on brownfield land;**
- **Developing on a number of small greenfield sites within the urban area that are of low value and poor quality; and**
- **Creating sustainable centres where adequate services and facilities would be provided by balanced housing led growth.**

The priority locations for balanced housing growth alongside delivering significant improvements to the provision of community facilities and services and improving linkages will be in the two sustainable centres:

- **The Town Centre (approximately 1,242 new dwellings); and**
- **Sovereign Harbour (up to a maximum of 150 new dwellings).**

The delivery of new employment land and community facilities alongside new residential development in the two centres will be required to cater for increased growth and improve their sustainability as neighbourhoods.

In the following six sustainable neighbourhoods higher residential densities (than the existing range identified below) will be supported, subject to other policies in the plan:

- **Old Town (31-122 dwellings per hectare);**
- **Meads (13-127 dwellings per hectare);**
- **Upperton (103-131 dwellings per hectare);**
- **Town Centre (107-180 dwellings per hectare);**
- **Seaside (63-160 dwellings per hectare); and**
- **Langney (30-70 dwellings per hectare).**

Spatial Development Strategy

- 2.1.2** The Spatial Development Strategy will protect and safeguard the environmental quality of the Borough focusing development on previously developed land within the existing urban area defined by the built up area boundary. It will focus development on all available brownfield sites and a small number of urban greenfield sites that are of low value and quality. This includes some brownfield sites within tidal flood zone 3a, for which mitigation measures are agreeable to the Environment Agency. The efficient reuse of vacant brownfield land will encourage regeneration and renewal.
- 2.1.3** Economic growth will be stimulated by an improved range, flexibility and quality of employment and mixed use business space in its existing industrial and employment areas, for use by local firms and speculative investors. It will be supported by providing homes that not only meet the needs of the local community but that also attract workers and their families into the Borough.
- 2.1.4** The Strategy takes a holistic approach to development across the Borough. The main Spatial Strategy is supplemented and refined by more detailed visions/ policies for each of the Town's 14 neighbourhoods. Further details can be found in Section C. The Borough's fourteen neighbourhoods will be linked to sustainable and improved facilities such as shopping, health and education so that people can enjoy the full range of services locally helping to reduce the need to travel. This will also help to substantially reduce the gap between the more affluent areas and the town's less sustainable neighbourhoods.
- 2.1.5** The Spatial Development Strategy identifies two 'sustainable centres' in which housing growth will be balanced by significant improvements in the provision of community services and facilities. This will allow the Town Centre to sustain its projected high level of housing growth and will improve the Sovereign Harbour neighbourhood by addressing issues such as site access, linkages and contributions to additional community infrastructure.
- 2.1.6** Culture and Leisure are vitally important to people's quality of life. It is important that Eastbourne offers a level of cultural and leisure facilities that meet the needs of its growing population. The Council will focus on enhancing cultural leisure provision in the following areas:
- **Town Centre Arts Quarter** – where there is already a leisure cluster with the Devonshire and Congress Theatres, the Towner museum and the heritage centre.
 - **The Seafrost** - where the Redoubt and Pier both offer opportunities for new and enhanced cultural provision.
 - **the Seaside Road area of Devonshire** – where there is already the Royal Hippodrome and which could, with the right package of funding, become an outstanding centre for creative arts.
- 2.1.7** The Key Diagram illustrates how the spatial development strategy will affect the town. Significant areas of opportunity and change are identified as well as important green spaces and parks that we wish to protect. Differing levels of housing growth across different parts of the town are also indicated by neighbourhood. Further details can be found in Section C.

2.1.8 The strategy will be realised by taking advantage of the opportunities development offers through negotiations with the landowners, local infrastructure providers and the local community. The Council will continue to ensure that it engages in joint-working with all relevant partners when preparing masterplans, area action plans and the Infrastructure Delivery Plan.

Overall Level and Distribution of Development

2.1.9 Eastbourne is constrained by the protected Downland in the South Downs National Park to the west, the English Channel to the south and east, and the boundary with Wealden District to the north. The limited greenfield sites available, such as Eastbourne Park or Pevensey Levels, are in areas at risk of flooding or restricted by important landscape and biodiversity designations. In light of these significant constraints to development on new greenfield sites, careful management of the existing urban areas is considered to be the most appropriate strategic option for future growth.

2.1.10 The table below shows the position on housing land supply at September 2011 in terms of indicative housing requirements. The area shaded yellow is the Council's 5 year housing land supply, based on sites which already have planning permission (commitments) have already started on site or identified sites likely to be progressing through the planning system very shortly. The table shows that the Council can meet and exceed its 5 year supply requirement (2012-2017) of 1,148 homes through completions, commitments and existing allocations as the projected completion figure is 1,178 net units.

	Year	Net Units	Combined Totals
	2010/2011	121	
1	2011/2012	200	200
2	2012/2013	267	467
3	2013/2014	209	676
4	2014/2015	216	892
5	2015/2016	255	1,147
6	2016/2017	231	1,378
7	2017/2018	231	1,609

Table 1 Estimated 5 and 7 Year Housing Land Supply

2.1.11 The Core Strategy establishes the framework within which the required level of housing provision and the broad locational strategy is set. In considering the opportunities for development, the Council has undertaken a comprehensive Strategic Housing Land Availability Assessment (SHLAA), to assess the capacity of the neighbourhoods within the town and consider different options for accommodating growth. The SHLAA Method of Approach (2008) describes the density ranges for each of the town's neighbourhoods. The higher range figures were used for the most sustainable neighbourhoods identified in the Sustainable Neighbourhood Assessment. This effectively directs more new homes to the places where there are already a greater level of facilities and services. This work was informed by more detailed work on the financial viability of development sites. The following table provides the level of housing growth expected within each neighbourhood including the anticipated rate of windfall development.

Neighbourhood		Identified Net Units	Windfall Net Units	Total Dwellings (Net Units)
1	Town Centre	701	541	1,242
2	Upperton	233	175	406
3	Seaside	233	249	482
4	Old Town	46	53	99
5	Ocklynge & Rodmill	247	13	260
6	Roselands & Bridgemere	91	34	125
7	Hampden Park	73	11	84
8	Langney	225	16	241
9	Shinewater & North Langney	91	0	91
10	Summerdown & Saffrons	4	40	44
11	Meads	181	206	387
12	Ratton & Willingdon Village	7	5	12
13	St Anthony's & Langney Point	17	5	22
14	Sovereign Harbour	150	0	150
Borough Total		2,297	1,348	3,645

Table 2 : Housing Delivery in Each Neighbourhood up to 2027

2.1.12 The selected strategy seeks to provide the highest number of identified dwellings and the least reliance on windfall sites. It also complies with national and international regulations relating to flood risk and protecting the natural environmental designations. The following table breaks the expected housing delivery by type of housing development.

Type of Housing Development	Net Units
Units delivered (1 April 2006 – 31 March 2011)	1,377
Deliverable Commitments	1,035
Deliverable Brownfield Allocations	52
Unallocated Brownfield Sites (Non-employment land)	450
Change of Use from employment to residential	435
Redundant Open and Amenity Space	179
Other Greenfield Sites (Urban Extensions and Garden Development)	86
Increased density in sustainable neighbourhoods	60
Potential Units on Windfall Sites (2022-2027)	1,100
Total	4,774

Type of Housing Development	Net Units
Local Housing Target 2006-2027	5,022
<i>Resultant Windfall Reliance (Before 2022)</i>	248

Table 3 : Breakdown of Housing Delivery 2006 - 2027

Contingency

2.1.13 The Eastbourne Plan looks ahead fifteen years to 2027 and obviously over this time period situations will change, such as the economic climate, and this plan needs to include sufficient flexibility to deal with changing circumstances.

2.1.14 The success of the Strategy relies on the delivery of Policy B2 Creating Sustainable Neighbourhoods, Policy D1 Sustainable Development, as well as Policy E1 Infrastructure Delivery. To ensure that the overall strategy can be achieved the following risks have been considered and contingency actions identified:

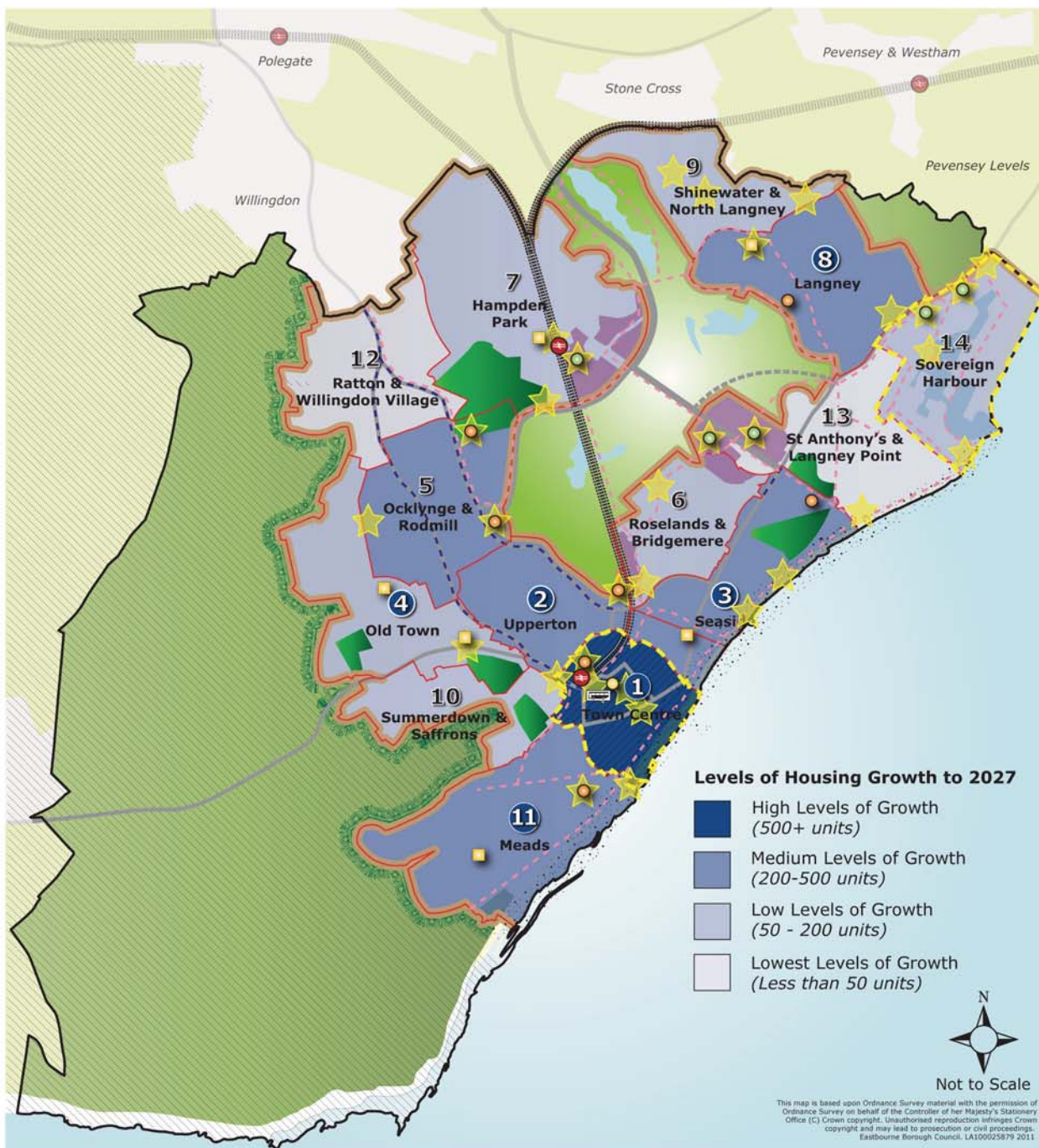
(i) If the economic climate resulted in the expected amount of development not coming forward, the Council will:

- work with landowners and developers to bring sites forward;
- continue to promote the town and particular sites to investors;
- use Compulsory Purchase powers if necessary;
- review the Strategic Housing Land Availability Assessment to see if there are any additional sites or if any could be developed earlier than estimated; and
- use the Local Monitoring Report to assess how serious this risk is each year; and if necessary
- start to plan for a lower level of housing.

(ii) If the funding for infrastructure is not available, the Council will:

- monitor the provision of infrastructure through the Infrastructure Delivery Plan and LMR in order to help phase development;
- review the local priorities for spending the Community Infrastructure Levy (CIL) in order to enable critical infrastructure to be brought forward;
- seek additional funding streams;
- use Compulsory Purchase powers; and if necessary
- Plan for a lower level of housing.

2.2 Eastbourne Key Diagram



2.3 Policy B2: Creating Sustainable Neighbourhoods

Linked to Key Spatial Objective 1: Sustainable Development, Key Spatial Objective 2: Sustainable Growth, and Key Spatial Objective 10: Sustainable Neighbourhoods

This section embeds the neighbourhood-based approach to development. It establishes the concept of a network of sustainable communities and demonstrates ways in which the views of local communities have been taken into account.

Context

- 2.3.1** It is essential that each neighbourhood provides for the needs of its community to help achieve the vision. Eastbourne has been divided into fourteen neighbourhoods in consultation with local stakeholders, based on resident perception and an analysis of the built character. The neighbourhood boundary concept is already being used by Sussex Police to define its neighbourhood panel areas.
- 2.3.2** The neighbourhoods do not exist in isolation but are interconnected areas that link together to form the town. Boundaries between neighbourhoods are often blurred and catchments for facilities often overlap into adjacent neighbourhoods. Therefore, the extent to which sustainable communities are created in Eastbourne will be determined both by how sustainable each neighbourhood is, and the relationships within and between them.

Sustainable Neighbourhoods

- 2.3.3** As well as considering national guidance on sustainable communities, local issues have been taken into account in defining what a sustainable neighbourhood means for Eastbourne. A Sustainable Neighbourhood in Eastbourne has been defined as one which:
- is attractive, well-designed with high quality buildings and where the local environment is safe and clean, delivering a 'sense of place' that is distinctive;
 - meets the local needs of the residents by offering a range of housing types and tenures and where people have the opportunity to work locally;
 - respects its natural environment and is adapting to climate change pressures whilst reducing negative environmental impacts on the residents;
 - provides the services and facilities needed locally, with adequate capacity and within walking distances of the local residents; and
 - is well-connected, providing an ease of movement through an understandable pattern of streets and encourages sustainable modes of transport.
- 2.3.4** In order to establish a series of sustainable neighbourhoods, a Sustainable Neighbourhood Assessment was undertaken. This analysed how each neighbourhood looks, feels and functions for the local community; it examined local issues and identified future needs and improvements that could be made to the neighbourhoods to make them more sustainable. The communities in each neighbourhood were consulted as part of the Sustainable Neighbourhood Assessment and the results have enabled the town's neighbourhoods to be ranked in terms of their relative sustainability.

Sustainability Rank	Neighbourhood	
1	Neighbourhood 4	Old Town
2	Neighbourhood 11	Meads

Sustainability Rank	Neighbourhood	
3	Neighbourhood 2	Upperton
4	Neighbourhood 1	Town Centre
5	Neighbourhood 3	Langney
6	Neighbourhood 3	Seaside
7	Neighbourhood 9	Shinewater and North Langney
8	Neighbourhood 7	Hampden Park
9	Neighbourhood 5	Ocklynge and Rodmill
10	Neighbourhood 10	Summerdown and Saffrons
11	Neighbourhood 6	Roselands and Bridgemere
12	Neighbourhood 14	Sovereign Harbour
13	Neighbourhood 13	St Anthony's and Langney Point
14	Neighbourhood 12	Ratton and Willingdon Village

Table 4 : Neighbourhood Sustainability Ranking

Policy B2: Creating Sustainable Neighbourhoods

The sustainability of the neighbourhoods will be improved by addressing the issues specific to the individual communities, and encouraging links between the neighbourhoods.

Proposals within the fourteen neighbourhoods will accord with the respective vision for the specific neighbourhood within which development is being proposed. All schemes will also be assessed against the following generic criteria. They will be required to:

- **Meet the needs of the local community and address issues specific to that neighbourhood;**
- **Protect the residential and environmental amenity of existing and future residents;**
- **Create an attractive, safe and clean built environment with a sense of place that is distinctive and reflects local character;**
- **Offer a choice of housing and employment opportunities locally;**
- **Respect the natural environment by adapting to climate change and reducing potential negative environmental impacts;**
- **Provide services and facilities locally within reasonable walking distance of the local residents; and**
- **Encourage sustainable modes of transport and create good connections between neighbourhoods.**

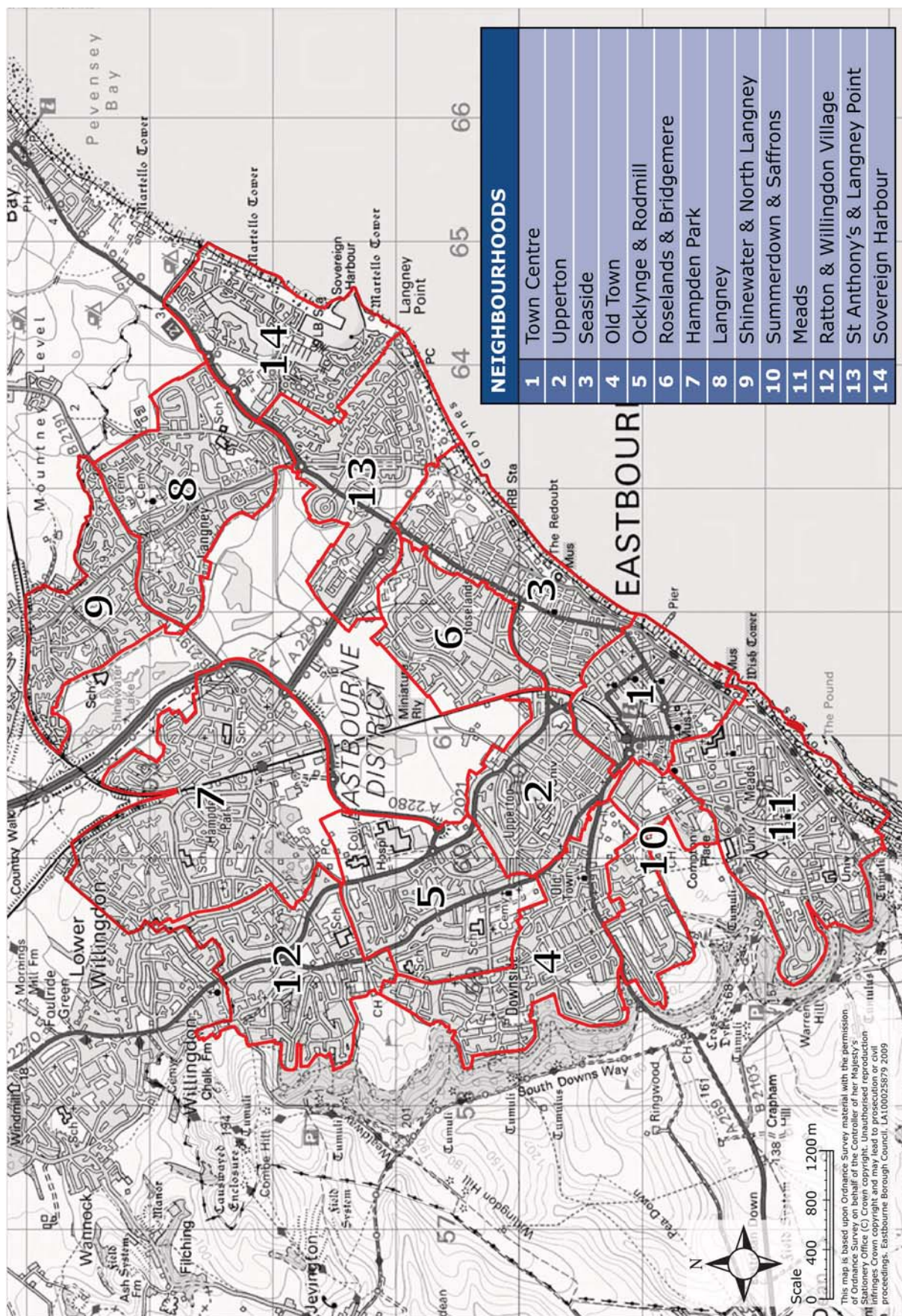


Figure 1 Eastbourne's Neighbourhoods

3 SECTION C: Neighbourhood Policies

3.1 Localism: A Neighbourhood Approach

This section introduces the neighbourhood policies which set out the strategic priorities for different parts of the Town.

- 3.1.1** The concept of engaging with local communities and seeking to take account of their views has been at the heart of decision-making in Eastbourne for many years. The Government's commitment to 'localism' therefore helps to embed a philosophy that is already being implemented across the Borough. Localism seeks to support the creation or consolidation of local culture and identity by devolving greater powers to councils, and giving local communities more control over decisions that affect their environment.
- 3.1.2** Neighbourhoods are the building blocks of localism and planning at a local level is important as it enables communities to express a vision for the future of the area in which they live. No two communities are the same and different communities require alternative approaches and varied solutions.
- 3.1.3** The Core Strategy plays an important role in promoting localism and helping neighbourhoods to develop their respective visions. In order to achieve this, the Core Strategy presents a vision for each of the fourteen neighbourhoods in the town. These visions have evolved from extensive analysis of local surveys of each neighbourhood, combined with local knowledge of the residents obtained following the consultation on the Sustainable Neighbourhood Assessment.
- 3.1.4** The neighbourhood visions provide a concise profile of the local area setting out individual strengths, weaknesses and any other issues that need to be addressed. Each neighbourhood vision identifies a series of priorities for the neighbourhood, outlining how the neighbourhood will develop and illustrating this with a key diagram to show what the neighbourhood should look like in the future.
- 3.1.5** Each neighbourhood vision contributes to the overall Borough-wide vision. Whilst the issues and opportunities differ between neighbourhoods, there are common themes that exist throughout the town. The neighbourhood approach acknowledges the differences and commonalities creating a 'patchwork' of neighbourhoods that are intrinsically connected and which cumulatively seek to deliver the overall spatial development strategy established in Policy B1. It is recognised that each neighbourhood does not exist in isolation and that people travel into adjoining neighbourhoods to access shops, services, open space and community facilities. Furthermore, the spatial development strategy recognises that some neighbourhoods are more suited to certain types of facilities and development than others. The visions respect and complement those of their adjacent neighbourhoods, taking a holistic approach but one which considers the unique needs of each of the town's neighbourhood.
- 3.1.6** Neighbourhoods will have further opportunities to shape the character of the area in which they live. The Localism Bill, published in December 2010, sets out the framework and key principles for a system of neighbourhood planning in England. It will introduce a new right for communities to draw up a Neighbourhood Plan.
- 3.1.7** Neighbourhood Plans will be initiated and produced by the community. They are about enabling new development and cannot be used to block development. Neighbourhood Plans will become part of the planning policy against which applications are assessed and must comply with the strategic policies and visions of the Core Strategy, as well as

being in line with other planning policies, at both a local and national level. As part of neighbourhood planning, groups of local people will be given the ability to bring forward small developments without the need for planning permission.

3.2 Neighbourhood 1: Town Centre

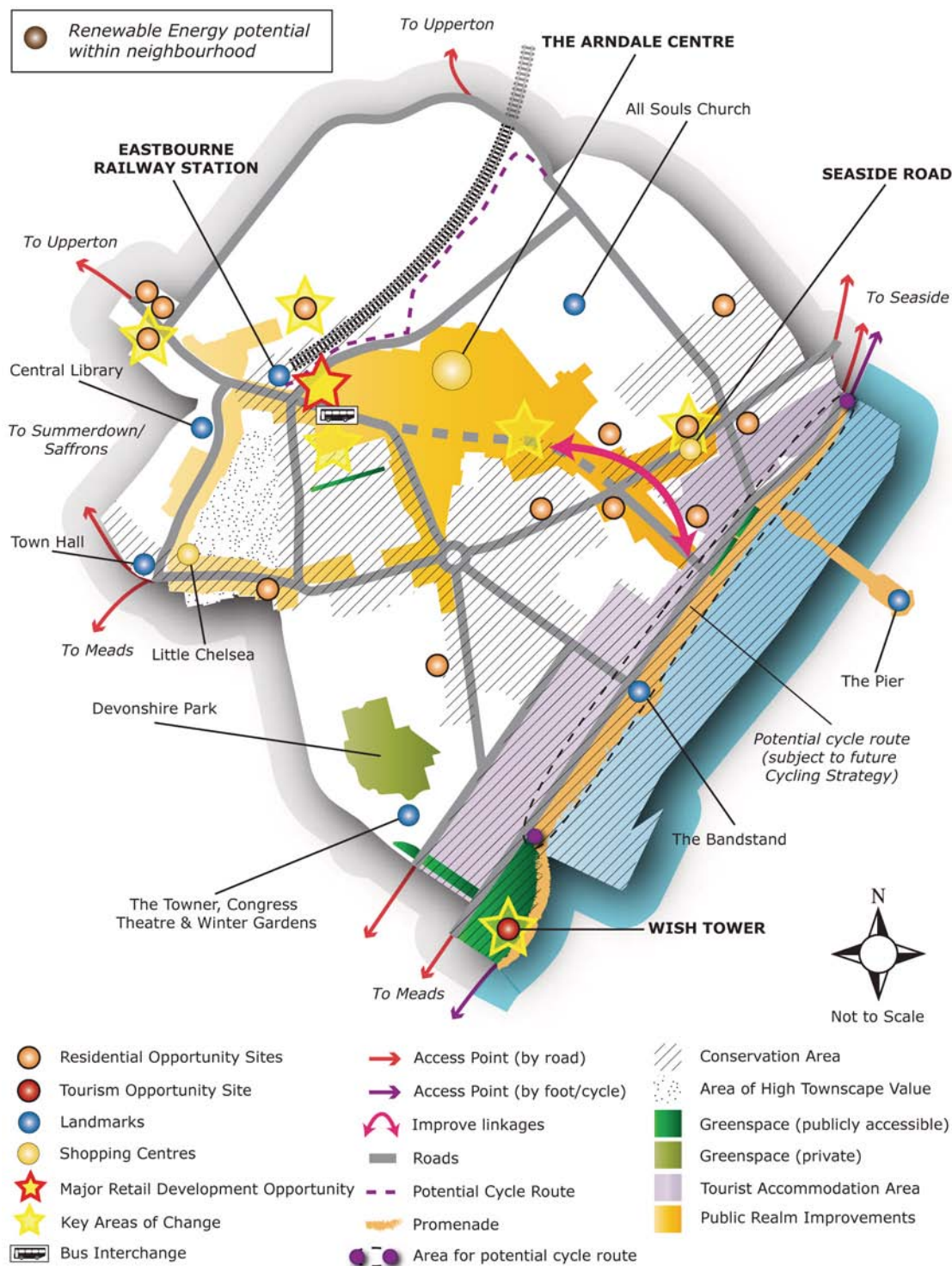


Figure 2 Neighbourhood 1: Town Centre - Key Diagram

Neighbourhood Profile

3.2.1 The Town Centre is at the heart of the town. It contains the main shopping and employment area for the town, and also contains important tourist attractions.

3.2.2 At the beginning of the 19th century, two rural hamlets existed within the modern day Town Centre. After the arrival of the railway in 1849 the town grew extensively around the railway station and the Town Centre developed significantly during the late Victorian era with landmark developments such as the Pier, Devonshire Park and the Town Hall. Since the Second World War, redevelopments including the Congress Theatre, the Central Library and the Arndale Centre have been built adding to its importance.



Terminus Road

3.2.3 The Town Centre is a high density area with a population of approximately 7,400, the majority living in flats. The neighbourhood has a younger age profile than other neighbourhoods. Over half of all households are inhabited by single person households. Houses in Multiple Occupation (HMOs) are also common.

3.2.4 The Town Centre is vibrant and attractive, and one of the most sustainable neighbourhoods in the town. Its high number of shops and offices in the town centre offer a wide range of employment opportunities, which attract workers and visitors from outside of the Borough. The Town Centre is well connected to other parts of the Borough and the wider area with a bus interchange and the main railway station close to the main shopping areas. It also includes the seafront, and provides an important focus for tourism.



Town Hall

3.2.5 The crime rate in the Town Centre is higher than the generally low levels found across the rest of the town and there are problems with deprivation in some areas, particularly in relation to the living environment. There is a limited supply of green open space within the neighbourhood, and virtually no access to children's play areas. There is an under supply of affordable housing, especially for families, and there is demand for additional community and health facilities. Some of the retail offer in the town centre is relatively dispersed and there needs to be improved links between these areas. Parts of the neighbourhood are unwelcoming for pedestrians and cyclists and the quality of the public realm needs investment and improvement.

Town Centre Vision

The Town Centre will maintain its status as a sustainable centre by maximising 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.

Policy C1: Town Centre Neighbourhood Policy

The vision for the Town Centre neighbourhood will be promoted through the Town Centre Area Action Plan and by :

- **Strengthening the retail offer through new retail development;**
- **Expanding the quality and range of public transport provision;**
- **Improving the quality of the public realm;**
- **Delivering new housing through conversions, infill development and redevelopment;**
- **Maintaining a diverse range of services and facilities;**
- **Increasing access to open spaces and provision of children’s play areas;**
- **Providing additional community and health facilities to meet local needs;**
- **Conserving the historic environment and protecting it from inappropriate development;**
- **Enhancing and maintaining an attractive and viable seafront offer;**
- **Protecting tourist accommodation from losses and inappropriate development;**
- **Developing the Wish Tower Restaurant into a destination to complement tourism uses in the area;**
- **Encouraging links to and between the seafront and different parts of the town centre; and**
- **Promoting renewable energy generation.**

Opportunities and Ambitions

- 3.2.6** The main ambition for the Town Centre is to strengthen and regenerate the area to maximise its economic potential and attract more shoppers, workers, residents and visitors. The neighbourhood key diagram indicates an area identified as a major retail development opportunity site. Further information on this and the detailed strategy and proposals for the regeneration of the Town Centre are set out in the Town Centre Area Action Plan, a document which sets out ways in which the Town Centre can maintain its role as a sustainable centre. The retail offer will be strengthened by delivering new retail development and enhancing links between areas of the town centre. The Town Centre regeneration also offers opportunities to enhance public transport provision by improving the integration of the transport hub and interchanges around Terminus Road and the railway station. Parts of the Town Centre suffer from a poor quality public realm and there is an opportunity to improve these spaces to make the environment more attractive for pedestrians and shoppers.
- 3.2.7** It is important that the Town Centre maintains its position as one of the most sustainable neighbourhoods in Eastbourne by ensuring a broad mix of uses and maintaining its range of services and facilities, whilst improving the provision of children’s play areas and community and health facilities, and increasing the amount of quality open space in the neighbourhood.

- 3.2.8** The Town Centre will make an important contribution to housing needs as a sustainable centre. Future residential development will be delivered through conversions and changes of use of existing buildings, as well as through opportunities that arise through regeneration.
- 3.2.9** The Town Centre makes a large contribution to the tourism industry in Eastbourne. The neighbourhood contains some of the town's most popular tourist attractions and these facilities should be enhanced in order to maintain an attractive and viable seafront offer, including through the redevelopment of the Wish Tower Restaurant as a landmark building in a key location on the seafront. The role that the Town Centre plays in attracting tourists can be increased through improving the relationship and links between the seafront and other parts of the Town Centre.
- 3.2.10** The redevelopment of the Town Centre provides a significant opportunity for renewable energy generation through setting higher targets for energy efficiency. There is also potential to integrate local waste management with energy generation facilities and consider more innovative solutions to waste management.



The Seafront

3.3 Neighbourhood 2: Upperton

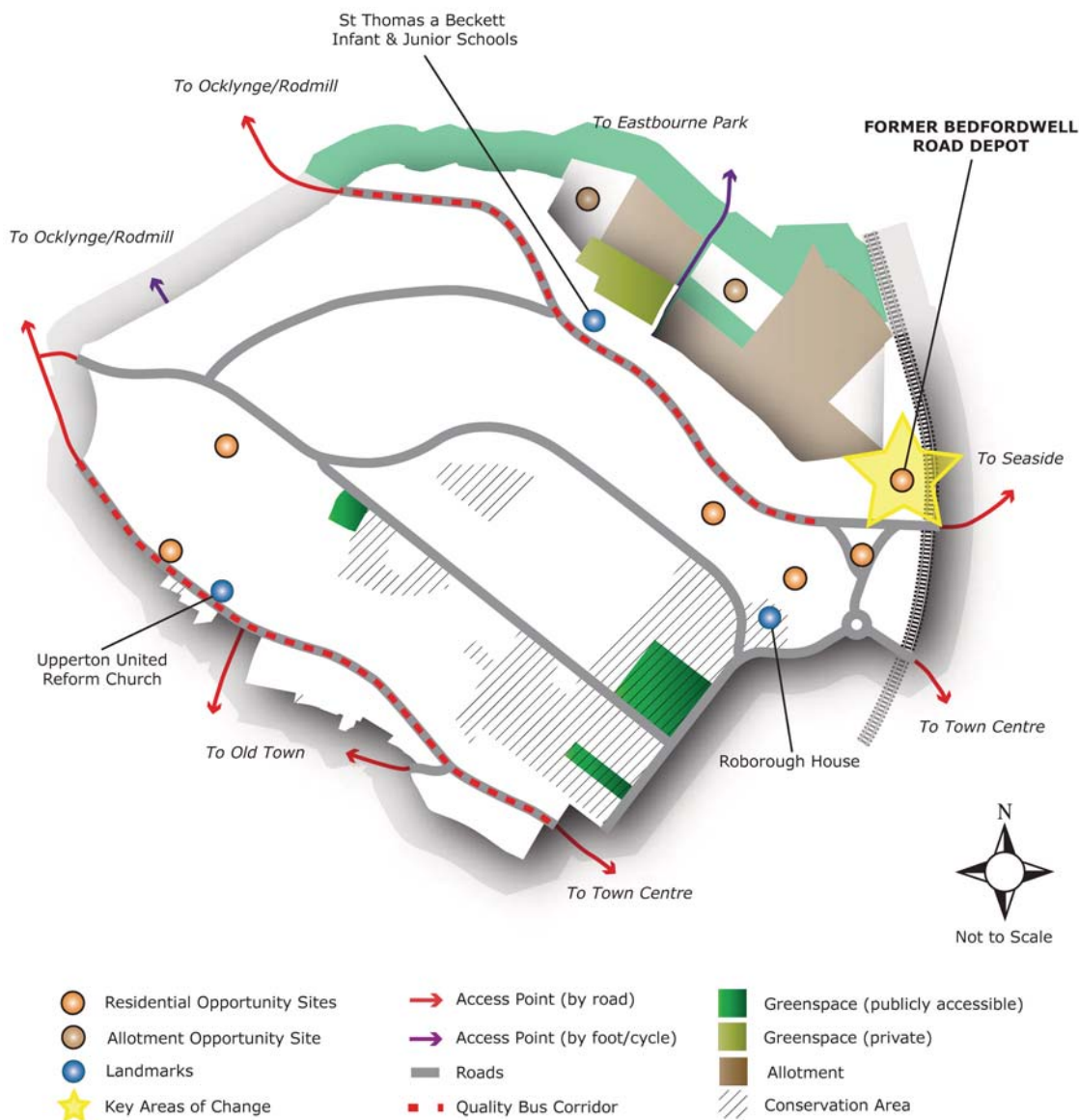


Figure 3 Neighbourhood 2: Upperton - Key Diagram

Neighbourhood Profile

3.3.1 Upperton is a predominantly residential neighbourhood with a population of approximately 8,000. The southern part of the neighbourhood was developed in the mid 19th century and comprises elegant terraces and semi-detached houses set around attractive leafy squares. The northern part of the neighbourhood was completed in the inter-war period and consists of low density, detached properties. Large parts of the neighbourhood have been redeveloped into purpose-built flats. There is a high percentage of single-person households and older people in the neighbourhood. There are also a significant number of people living in specialist residential establishments, primarily residential care homes.

3.3.2 Upperton has been assessed as a Sustainable Neighbourhood. Its close proximity to the town centre provides accessible services and facilities, and the area has a good range of community and health facilities. It has a low crime rate and is well served by public transport.

3.3.3 The limited amount of affordable housing and lack of diversity in housing tenure means that there is little housing choice in Upperton. Despite the position of Upperton Gardens and Hartfield Square in the south of the neighbourhood, access to open space is restricted and access to facilities for children and young people are particularly insufficient. Two of the main routes into Eastbourne travel through opposite sides of the neighbourhood, and there are problems with traffic congestion.



Upperton Gardens

Upperton Vision

Upperton will continue to be a popular, safe and sustainable neighbourhood and make a significant contribution to the delivery of housing in the town, whilst also expanding allotment provision and providing access to Eastbourne Park on the periphery of the neighbourhood.

Policy C2: Upperton Neighbourhood Policy

The vision for Upperton neighbourhood will be promoted by:

- **Delivering new housing through redevelopment and conversion of existing properties;**
- **Increasing the provision of affordable housing;**
- **Protecting the distinctive character of the neighbourhood, especially in historic areas;**
- **Providing additional allotments through the expansion of existing sites;**
- **Improving access to greenspaces, including parks/gardens and amenity areas, and provision of additional facilities for children and young people;**
- **Enhancing the quality of public transport provision through Quality Bus Corridors; and**
- **Creating access into Eastbourne Park whilst protecting the boundary from inappropriate development, and screening the urban fringe.**

Opportunities and Ambitions

3.3.4 Although Upperton is unlikely to see major change, the surrounding area, including the Town Centre, may see some expansion in the future that could affect the neighbourhood. The ambition for Upperton is to maintain the high levels of sustainability and increase it wherever possible, and ensure that the area remains an attractive and safe place to live.

3.3.5 Within the neighbourhood, there is potential to provide additional residential units and these should also be used to increase the provision of affordable housing in the neighbourhood. The availability of greenspaces within the neighbourhood should be improved and additional provision for children increased within these open spaces. The designation of Upperton Road and Kings Drive/Lewes Road as Quality Bus Corridors will encourage public transport use by making buses more accessible and shortening journey times. These Quality Bus Corridors should also be safe for cyclists.



Gorringe Road Allotments

3.3.6 A series of allotments are located on the eastern boundary of the neighbourhood near Tutts Barn Lane. There are opportunities to extend some of the existing allotments to enhance provision across the town. There is also the opportunity to create public access to Eastbourne Park and to improve the rural-urban fringe through tree/shrub planting, whilst protecting the boundary from inappropriate development.

3.4 Neighbourhood 3: Seaside

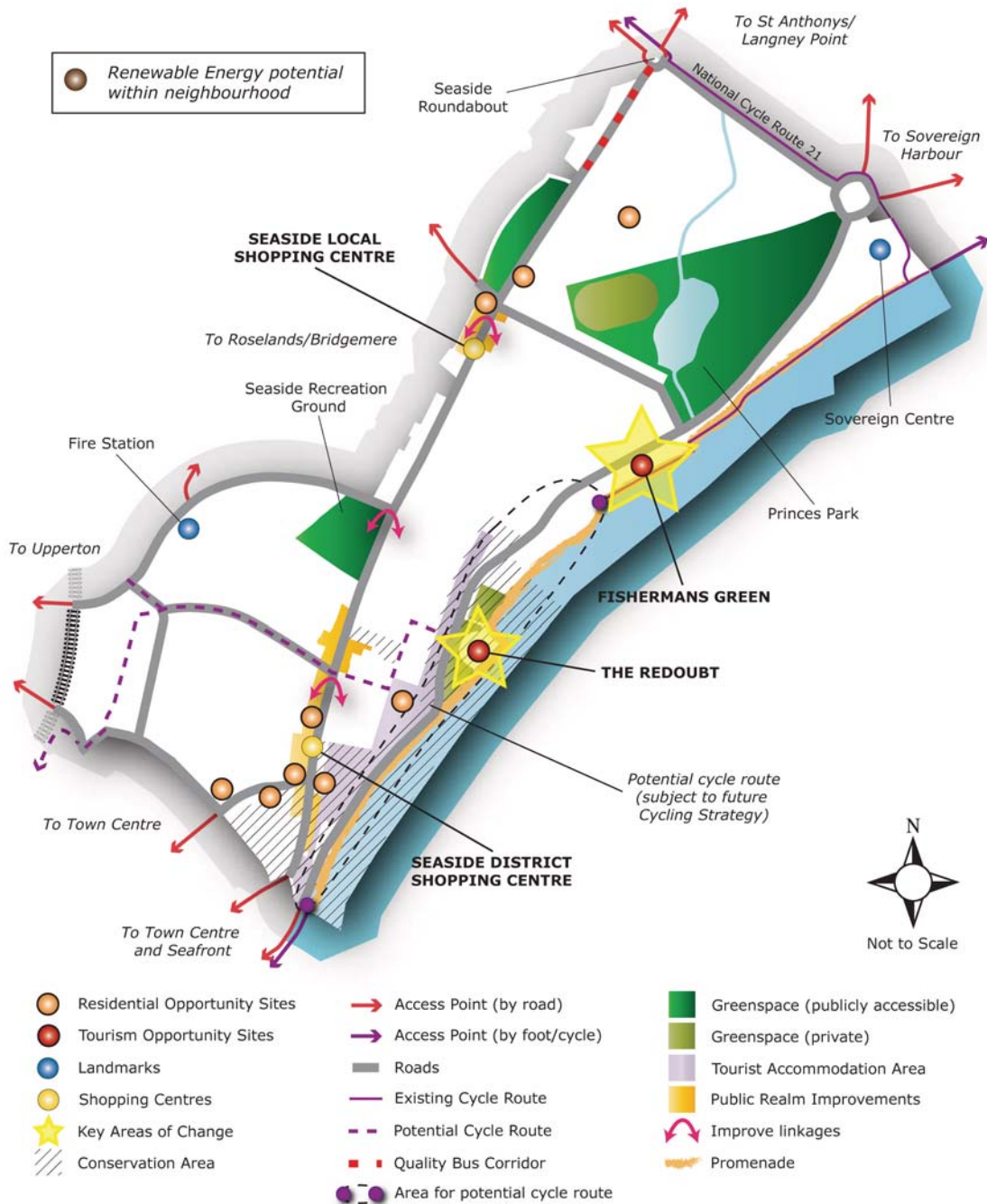


Figure 4 Neighbourhood 3: Seaside - Key Diagram

Neighbourhood Profile

3.4.1 Seaside has a strong traditional character with a mix of residential properties and commercial activity. It has a population of 8,700 and has been assessed as one of the most sustainable neighbourhoods.

3.4.2 The southern part of the neighbourhood includes two conservation areas and was developed in the late Victorian era. The majority of the housing is terraced and there is a high percentage of people of working age, particularly in the 16-29 age category, with a significant numbers of single person and cohabiting two-person households.

3.4.3 The commercial areas traditionally had a strong shopping element but these have declined in recent years and there are now a large number of vacant shops. There are also a number of tourist facilities in this neighbourhood, including children's play parks and hotels.



Seaside Local Shopping Centre

3.4.4 The neighbourhood generally has good access to services and facilities, particularly shopping, health facilities and open space. However, the quality of housing in some areas of Seaside is in need of improvement and the neighbourhood suffers from night-time economy related crime, particularly in areas close to the town centre.

Seaside Vision

Seaside will experience reduced levels of deprivation and enhance its level of sustainability, whilst reversing the decline in commercial and business activity, playing an important role in the delivery of housing, expanding its contribution to tourism and conserving its historic areas.

Policy C3: Seaside Neighbourhood Policy

The vision for Seaside will be promoted by :

- **Delivering greater economic activity through the regeneration of commercial areas**
- **Providing new housing through redevelopments, change of use and conversion of floorspace above shops;**
- **Protecting the historic environment;**
- **Improving the quality of the public realm, especially in designated shopping areas**
- **Defending existing tourist accommodation from losses and inappropriate development;**
- **Developing tourism and leisure offers at Fishermans Green and the Redoubt;**
- **Resisting the loss of greenspaces, including playing fields, amenity spaces, play areas and parks and gardens;**
- **Improving linkages across Seaside through the reduction of traffic and congestion, resulting in reduced road accidents and pollution;**
- **Encouraging sustainable travel through the provision of safe walking and cycling routes;**
- **Enhancing the quality of public transport provision through a Quality Bus Corridor on the approach to the Seaside roundabout; and**
- **Encouraging opportunities for renewable energy generation including potential for district heating networks.**

Opportunities and Ambitions

- 3.4.5** The ambition for the Seaside neighbourhood is to reduce the levels of deprivation in the community through regeneration to help deliver greater economic activity and by enhancing the sustainability of the neighbourhood through improving the quality of the housing stock and reducing the amount of traffic, whilst maintaining good access to shopping, health facilities and open space and retaining good public transport provision.
- 3.4.6** Seaside will be required to make an important contribution to the delivery of housing. The redevelopment and conversion of commercial properties will also have the affect of putting vacant and underused buildings into use, improving the visual appearance of the area.
- 3.4.7** Seaside is important to tourism in Eastbourne as a result of its hotels and amusement attractions and there is potential to enhance this through additional tourism or leisure facilities on land at Fishermans Green and at the Redoubt Museum. Access to green spaces should be enhanced where possible by encouraging opportunities for sustainable travel.
- 3.4.8** There is potential to reduce levels of traffic and congestion. This should help to improve safety and linkages between the two sides of the road and at the Seaside roundabout. The designation of the eastern end of 'Seaside' between Southbourne Road and the Seaside Roundabout as a Quality Bus Corridor will make buses more accessible and shorten journey times, making it more attractive for people to travel by public transport.



The Redoubt

3.5 Neighbourhood 4: Old Town

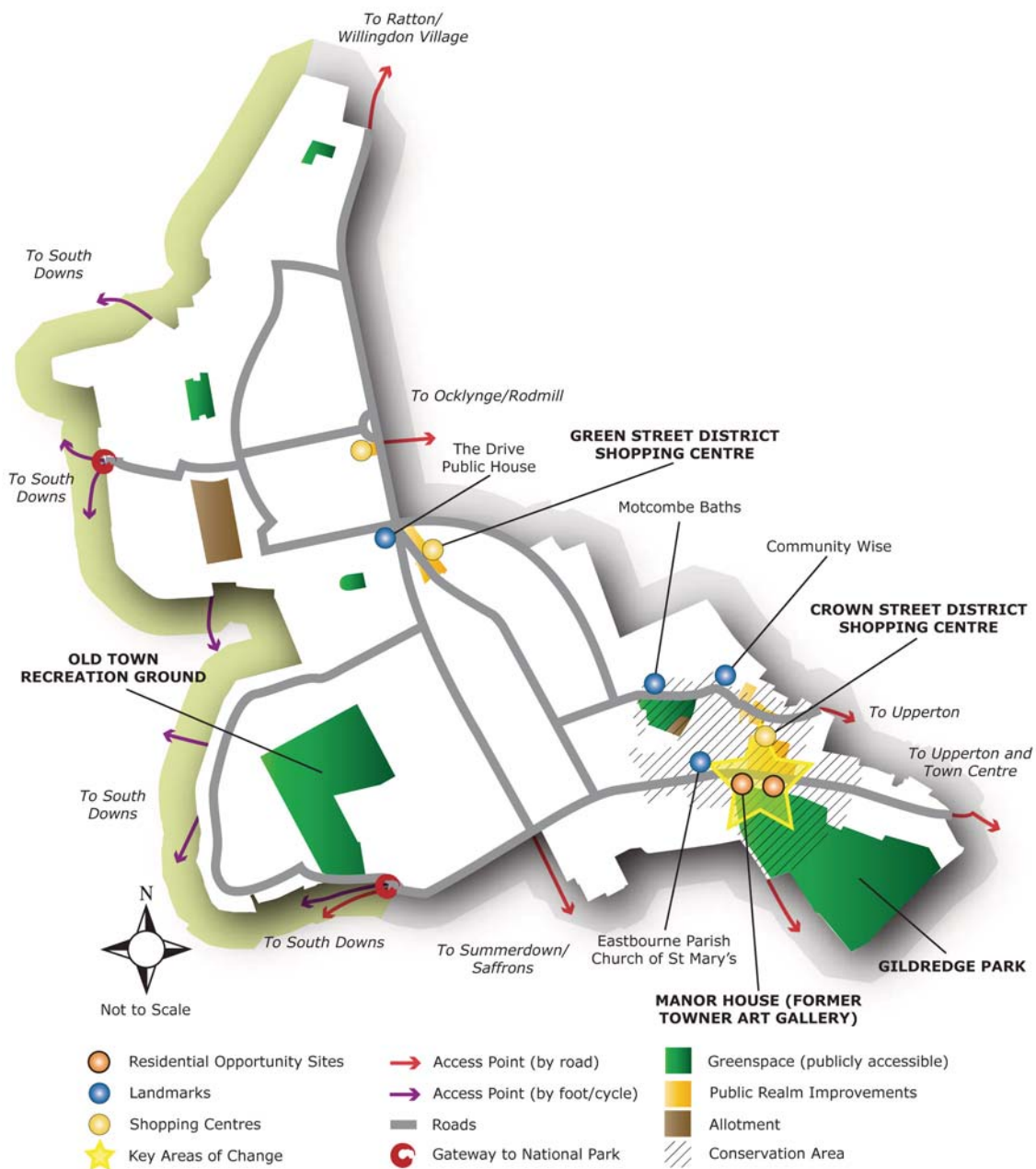


Figure 5 Neighbourhood 4: Old Town - Key Diagram

Neighbourhood Profile

3.5.1 Old Town was one of the town's earliest settlements and is the original site of an Anglo-Saxon village. This part of the neighbourhood is now included in the Old Town Conservation Area and includes the oldest surviving building in the town: the Parish Church of St Mary's on Church Street.



St Mary's Church

3.5.2 The neighbourhood is predominantly residential with a population of 10,600. It is characterised by traditional terraced and semi-detached family homes of two, three and four bedrooms. It contains two district shopping areas, and there are small developments of commercial units within the residential area.

3.5.3 Old Town has been assessed as the most sustainable neighbourhood in Eastbourne. It is well served by services and facilities including open space, schools and community and health facilities, and there is excellent access to a range of shopping services and a good quality bus service. The good mix of housing types and sizes provides the community with housing choice and the low crime rate means residents feel safe. The neighbourhood is surrounded on the west by the South Downs National Park, which provides residents with natural greenspace.



Gildredge Park

3.5.4 However, deficiencies have been identified in the provision of facilities for young people. Despite good access to playgrounds, residents consider there to be a lack of adequate cycling facilities and the presence of several busy roads and junctions make cycling less attractive.

Old Town Vision

Old Town will maintain its position as the most sustainable neighbourhood in town, protecting and enhancing its important local services and facilities and improving opportunities for sustainable transport alternatives. However it will generally see little development due to the limited availability of sites.

Policy C4: Old Town Neighbourhood Policy

The vision for the Old Town neighbourhood will be promoted by:

- **Improving the provision of facilities for young people;**
- **Protecting and enhancing shopping centres;**
- **Delivering some housing through infill and redevelopment of commercial premises;**
- **Conserving the historic areas and buildings of Old Town;**

- **Resisting the loss of parks and greenspaces, including Gildredge Park and Old Town Recreation Ground;**
- **Enhancing access to the South Downs National Park whilst preventing development on the boundary; and**
- **Encouraging the provision of safe walking and cycling routes to link residential areas to shopping centres and other parts of the town.**

Opportunities and Ambitions

- 3.5.5** The ambition for Old Town is to maintain its position as the most sustainable neighbourhood in Eastbourne by protecting and enhancing local services and facilities, improving the provision of facilities for young people and increasing opportunities for sustainable travel. Shopping provision will be protected and enhanced by extending the designation of the District Shopping Centre around Crown Street to include additional retail and commercial uses in adjoining shopping parades.
- 3.5.6** There is limited opportunity to provide further housing in the neighbourhood. Historic areas and buildings, especially in the oldest parts of the neighbourhood, will need to be conserved, particularly the former Towner Art Gallery, Manor House, which has planning permission for conversion into flats.
- 3.5.7** Old Town contains a number of important parks and greenspaces, such as Gildredge Park. It is essential that these greenspaces are protected and the loss of playing fields at Old Town Recreation Ground is resisted.
- 3.5.8** Sustainable modes of transport should be encouraged by providing safe routes that connect residential areas with popular centres and other parts of the town. Reducing the impact of traffic in the neighbourhood will also be an important factor in persuading residents to walk and cycle rather than use their cars.



Old Town Recreation Ground

3.6 Neighbourhood 5: Ocklynge & Rodmill

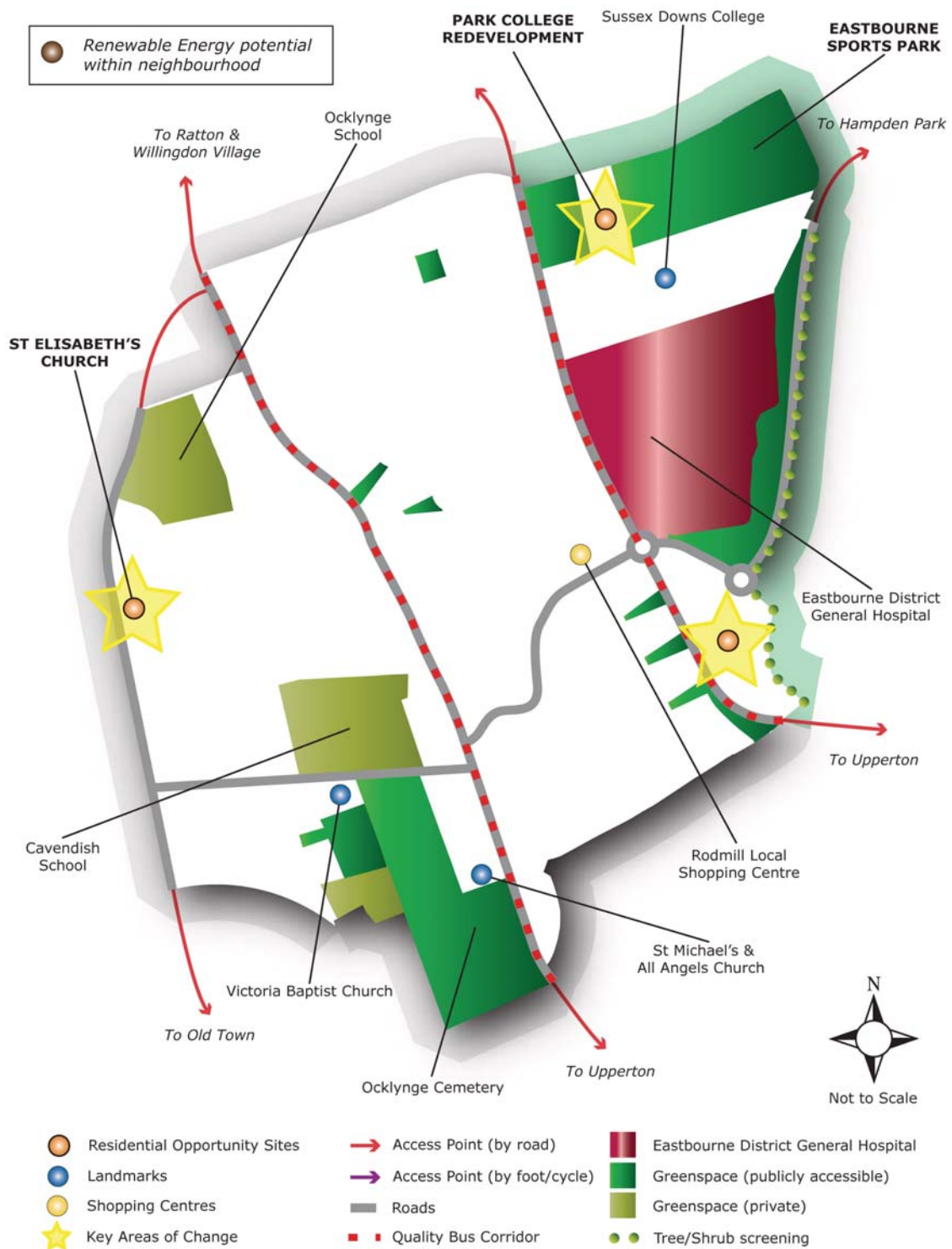


Figure 6 Neighbourhood 5: Ocklynge & Rodmill - Key Diagram

Neighbourhood Profile

- 3.6.1** Ocklynge & Rodmill is a predominantly residential area with a population of approximately 4,200. The development of the neighbourhood started in the inter-war period, but the area expanded rapidly during the 1950s and 1960s. Within the local community, there is a high percentage of married couples without dependant children and many of these are over retirement age.
- 3.6.2** The Eastbourne District General Hospital is located within the Ocklynge & Rodmill neighbourhood, as is the Eastbourne campus of Sussex Downs College. The neighbourhood also contains the Eastbourne Sports Park, which is an important sports and leisure facility for the town and includes a running track, grandstand, changing facilities, multi-purpose grass and all weather pitches, and an indoor sports hall.
- 3.6.3** Ocklynge & Rodmill is one of the least deprived neighbourhoods in the town. The Hospital, as one of the town's major employers, provides a significant number of jobs. The neighbourhood is well served in terms of open space, and there is excellent access to natural greenspaces. Ocklynge & Rodmill is also well provided for in terms of educational facilities and there is a regular bus service.
- 3.6.4** There are few other employment opportunities as the neighbourhood does not contain many local businesses. There is limited access to services and facilities, especially community and local health facilities, and although there is a popular local shopping centre at Rodmill, parts of the neighbourhood do not have access to this. The topography of the neighbourhood means that it can be difficult for residents to travel around the neighbourhood by foot or cycle. The neighbourhood is one of the key gateways into the town from the A22 and consequently experiences high quantity of traffic and the high levels of on-street parking is an issue for the local community.



Eastbourne District General Hospital and Sussex Downs College

Ocklynge & Rodmill Vision

Ocklynge & Rodmill will increase its level of sustainability by improving access to services and facilities and making the neighbourhood friendlier for pedestrians and cyclists, whilst continuing to promote access to open spaces and creating a more inclusive community.

Policy C5: Ocklynge & Rodmill Neighbourhood Policy

The vision for Ocklynge & Rodmill neighbourhood will be promoted by:

- **Increasing the provision of local community and health facilities;**
- **Creating a more pedestrian-friendly environment through public realm improvements;**
- **Providing affordable housing where the opportunity arises;**
- **Encouraging additional facilities at Eastbourne Sports Park to increase the quality of sporting provision;**
- **Protecting important greenspaces across and adjacent to the neighbourhood;**

- **Enhancing access to Eastbourne Park whilst protecting the boundary from inappropriate development and screening existing development with planting;**
- **Promoting the provision of safe walking and cycling routes;**
- **Designating Quality Bus Corridors to improve the quality of public transport; and**
- **Encouraging opportunities for renewable energy generation including potential for a combined heat and power facility (CHP) at the District General Hospital and development sites.**

Opportunities and Ambitions

3.6.5 The ambition for Ocklynge & Rodmill is to increase its level of sustainability by improving access to services and facilities and by encouraging improvements to the public realm. The neighbourhood is likely to see relatively low levels of housing growth, but these opportunities should be used to contribute to the amount of affordable housing.

3.6.6 As a gateway into the town, Ocklynge & Rodmill suffers from high levels of traffic and congestion. It is therefore important to ensure that any opportunities to reduce the amount of traffic and improve pedestrian safety are realised. The topography and traffic levels means that walking and cycling can be unattractive for local residents, so the provision of safe and dedicated routes will help encourage people to reduce their reliance on the car. This is also encouraged through the designation of Willingdon Road and Kings Drive as Quality Bus Corridors, which makes buses more accessible and shortens journey times.



Eastbourne Sports Park

3.6.7 The Eastbourne Sports Park is the town's main public outdoor sports facility and opportunities to increase the quality of the sports provision should be encouraged.

3.6.8 The location of the neighbourhood on the boundary of Eastbourne Park means that there is the opportunity to create access points and open up the Park to the public. It is also important to protect the boundary of Eastbourne Park from inappropriate development and improve the rural-urban fringe through tree/shrub planting.

3.7 Neighbourhood 6: Roselands & Bridgemere

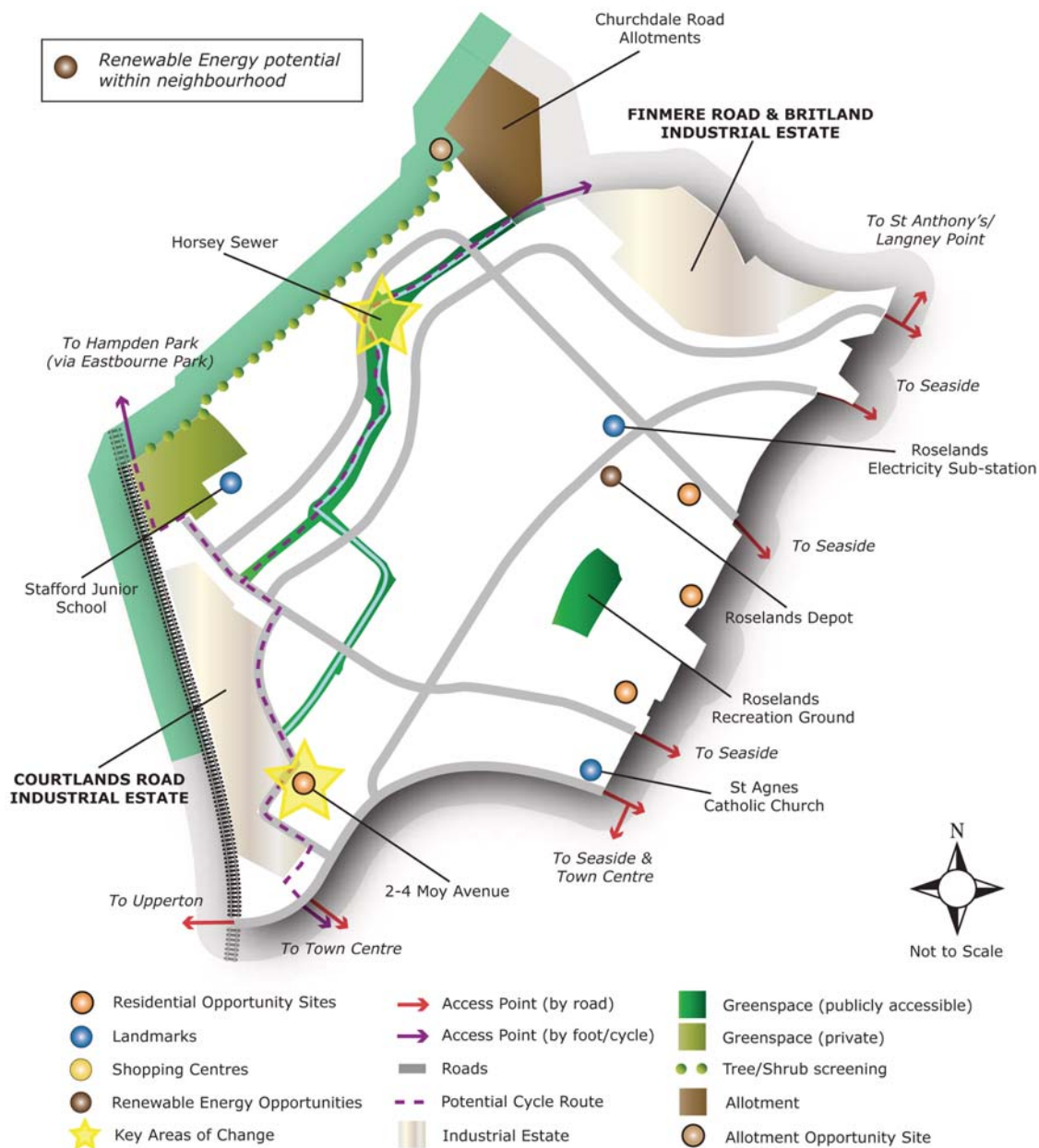


Figure 7 Neighbourhood 6: Roselands & Bridgemere - Key Diagram

Neighbourhood Profile

3.7.1 Roselands & Bridgemere is a predominantly residential neighbourhood with some commercial uses and a population of approximately 3,800. The oldest parts of the neighbourhood to the south of the area were developed during the inter-war era with the other areas of the neighbourhood being built at various stages during the post-war period. The area is characterised by semi detached housing, the majority of which is owner occupied.



Britland Industrial Estate

3.7.2 Roselands & Bridgemere contains two industrial estates on opposite sides of the neighbourhood; the Courtlands Road Industrial Estate in the west, which has recently been redeveloped, and the Finmere Road and Britland Industrial Estate in the east. Approximately 1,800 people are employed within the neighbourhood, including just under a third of the Roselands & Bridgemere population.

3.7.3 The neighbourhood has good access to services and facilities and there are two local primary schools. The low crime rate and a good supply of affordable housing contribute to making the neighbourhood an area that is attractive for families.



Horsey Sewer

3.7.4 However, the lack of variety in housing tenure, types and sizes means that there is limited scope to meet everyone's housing needs and although there are a number of Primary Schools in and around the neighbourhood, there are no secondary schools within walking distance of the neighbourhood and no safe routes to get to them. Parts of the neighbourhood experience a high risk of flooding from the Horsey Sewer, which runs through the area and there is a deficiency in the supply of parks and gardens for the local community.

Roselands & Bridgemere Vision

Roselands & Bridgemere will support economic activity in the town and contribute to the delivery of housing, whilst increasing its sustainability through providing connections to other parts of town and addressing deficiencies in the provision of open spaces and allotments for the wider area.

Policy C6: Roselands & Bridgemere Neighbourhood Policy

The vision for Roselands & Bridgemere will be promoted by:

- **Encouraging opportunities for refurbishment or redevelopment for employment use in the neighbourhood's industrial estates;**
- **Providing new safe walking and cycling routes, particularly along Horsey Sewer, to link the neighbourhood with other parts of town;**
- **Delivering additional housing through making more efficient use of land;**

- **Increasing allotment provision through an extension and improvements to the existing allotments;**
- **Creating new useable open spaces along Horsey Sewer and protecting and enhancing existing greenspaces;**
- **Establishing public access to Eastbourne Park whilst protecting the boundary from inappropriate development, and screening the urban fringe; and**
- **Encourage opportunities for renewable energy generation.**

Opportunities and Ambitions

- 3.7.5** The main ambition for Roselands & Bridgemere is to support economic activity within the industrial estates. Where opportunities for redevelopment of employment floorspace arise, proposals will be encouraged if it leads to higher quality business accommodation and intensification of use.
- 3.7.6** Connections to other parts of town can be improved through the provision of safe walking and cycling routes, especially where they link schools and residential areas. The provision of a cycle route along Horsey Sewer as part of a wider network will encourage more sustainable modes of transport.
- 3.7.7** Roselands & Bridgemere will make a contribution to the delivery of housing in the town by making more efficient use of land. There is also an opportunity for residential development at the former BT building on Moy Avenue.
- 3.7.8** There is currently no public access to Eastbourne Park from Roselands & Bridgemere and there is an opportunity to address this and improve the rural-urban fringe through tree/shrub planting. There is an allotment on the eastern boundary of the neighbourhood and there is an opportunity to improve the standard of provision through addressing problems at this site and expanding it to provide additional allotment space.



Former BT building, 2-4 Moy Avenue

3.8 Neighbourhood 7: Hampden Park

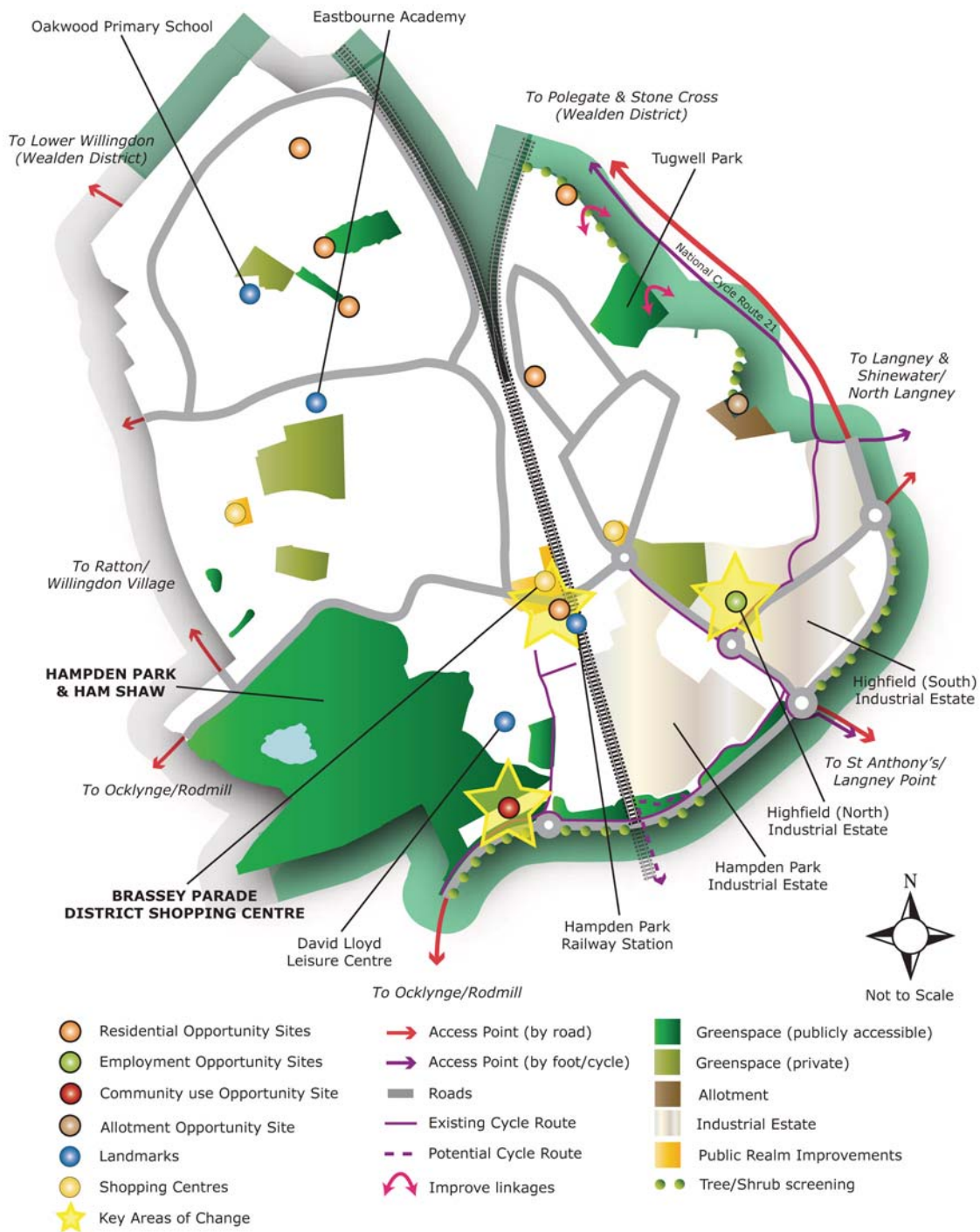


Figure 8 Neighbourhood 7: Hampden Park - Key Diagram

Neighbourhood Profile

3.8.1 Hampden Park is the largest neighbourhood in the town with a population of approximately 11,700. There is a wide range of residential accommodation and households and a widely diverse local community. The neighbourhood developed around opening of the railway station at Hampden Park and the creation of the first publicly owned park on part of the former Ratton Estate, from which the neighbourhood gets its name, at the beginning of

the 20th century. The neighbourhood saw significant development through the inter-war and early post-war periods with the areas to the north of the neighbourhood being completed in the 1970s.

3.8.2 The neighbourhood is home to many families and there are large numbers of children and married couples. Although there is a real mixture of household types, there are also a significant number of lone parents with dependant children. A large amount of the property is terraced with a significant percentage of social rented housing. There are also three industrial estates, a district shopping centre and two retail parks.



Hampden Park

3.8.3 Hampden Park is well provided for in terms of services and facilities and the community has good access to a range of shops, community facilities, schools and open spaces. The neighbourhood also has a variety of housing types and a good supply of affordable housing, which offers choice to local residents. The location of industrial estates and retail areas in the neighbourhood provides local employment opportunities and Hampden Park railway station increases connectivity between jobs and homes.

3.8.4 However, the neighbourhood does suffer from deprivation in some areas and this is generally in relation to housing and education, which also affects employment and income levels. The community consider that the neighbourhood suffers from poor design and the public realm is not as well looked after as it could be, especially in the shopping centres, and that the neighbourhood is not very friendly for pedestrians and cyclists. The significant number of children in the neighbourhood means that there is high demand for facilities for children and young people and despite its close proximity, access to recreational areas of Eastbourne Park is severely limited.

Hampden Park Vision

Hampden Park will increase its levels of sustainability and reduce the levels of deprivation in the neighbourhood whilst assisting in the delivery of housing and employment opportunities for the town.

Policy C7: Hampden Park Neighbourhood Policy

The vision for Hampden Park neighbourhood will be promoted by:

- **Delivering housing through infill development on underused land;**
- **Encouraging intensification of industrial estates;**
- **Protecting and enhancing retail provision in shopping centres;**
- **Improving the public realm in residential and shopping areas to create a sense of place;**
- **Providing additional allotments through improvements and extensions;**
- **Protecting important greenspaces, such as Hampden Park;**
- **Increasing provision for facilities for children and young people;**
- **Enhancing access to Eastbourne Park and softening the urban fringe; and**
- **Supporting sustainable modes of transport through the provision of safe walking and cycling routes linking residential areas with neighbourhood centres, and**

by supporting the creation of interchange facilities at Hampden Park railway station.

Opportunities and Ambitions

3.8.5 The ambition for Hampden Park is to increase its levels of sustainability by improving the attractiveness of the built environment and reducing the levels of deprivation in the neighbourhood by providing more opportunities for local people to access housing and employment in their neighbourhood.

3.8.6 Hampden Park will make a contribution to the delivery of housing mainly through brownfield infill. Developing these sites will provide more efficient use of land as well as an opportunity to establish a high quality designed environment ensuring the creation of a better sense of place and community.

3.8.7 Redevelopment and intensification at the Highfield North Industrial Estate will also increase employment opportunities and provide a chance to upgrade the public realm, making the area more attractive to potential businesses. Retail provision in the neighbourhood will be protected by extending the designation of the Neighbourhood Shopping Centre at the Broadway, and through public realm improvements in the District Shopping Centre at Brassey Parade to encourage occupancy of shops and make the area more attractive to shoppers.



Hampden Park Industrial Estate

3.8.8 There are two allotment sites on the edge of the neighbourhood and there are opportunities to improve the standard of the existing provision through addressing problems at these sites to create more allotment space for the local community. There are also a number of important greenspaces in the neighbourhood and these will be protected. Provision of facilities for children and young people will also be increased, especially where they can be linked to other open space facilities.

3.8.9 Hampden Park shares a border with three sectors of Eastbourne Park and there is an opportunity to significantly enhance access to it. There is also an opportunity to improve the urban-rural fringe by encouraging tree/shrub planting.

3.9 Neighbourhood 8: Langney

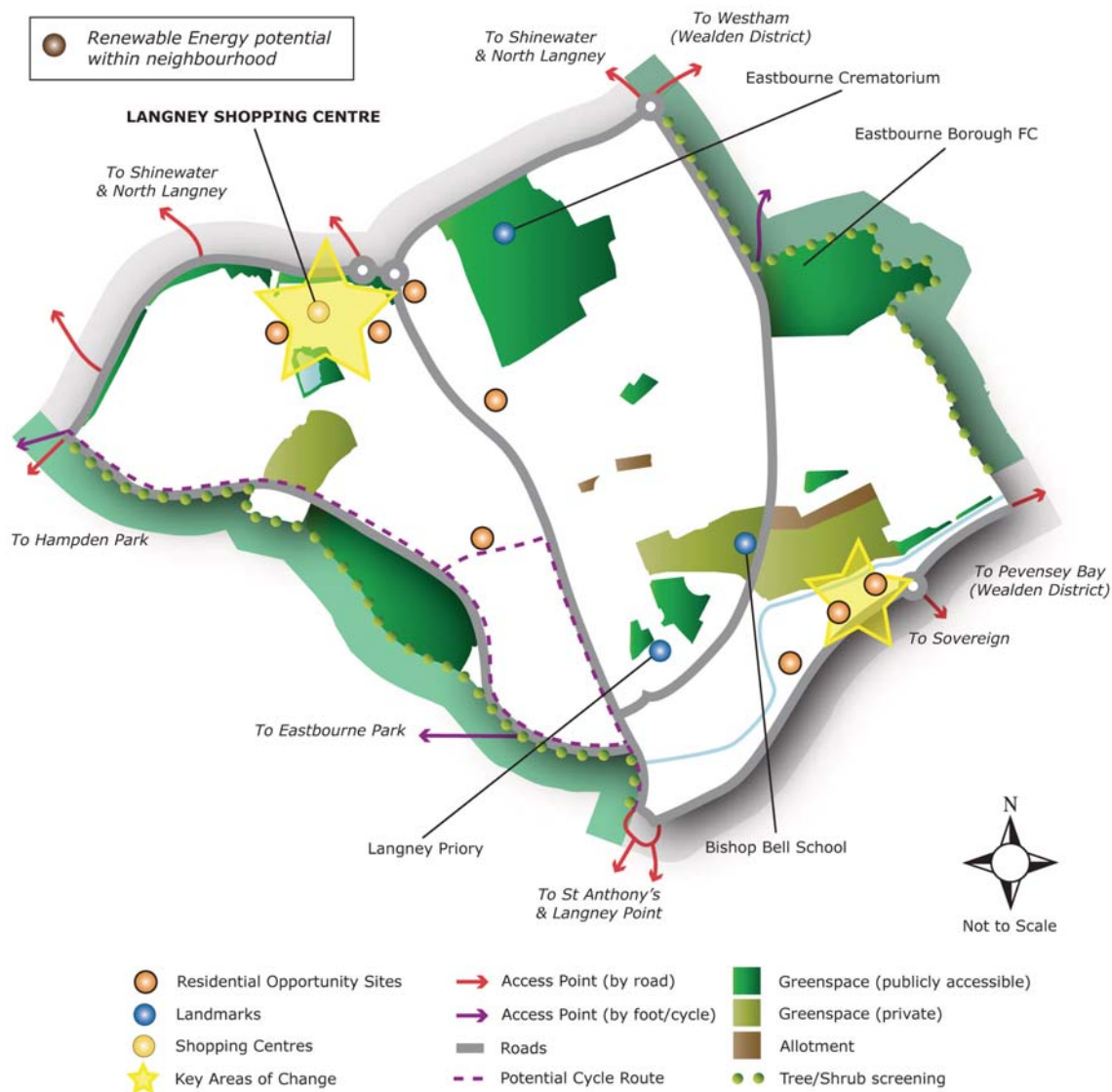


Figure 9 Neighbourhood 8: Langney - Key Diagram

Neighbourhood Profile

3.9.1 Langney is a predominantly residential neighbourhood with a population of approximately 7,700 on the eastern side of the town. The neighbourhood was developed as the town grew rapidly after the end of the Second World War. The neighbourhood is characterised by a mix of housing types with a large number of social rented housing.

3.9.2 Langney has a popular district shopping centre, which includes a range of shops that serve the neighbourhood and beyond. The neighbourhood has some deprivation issues, especially in terms of housing and income. The neighbourhood encompasses a number of areas with high environmental value including its western edge along Eastbourne Park.



Langney Shopping Centre

3.9.3 Langney has been assessed as one of the most sustainable neighbourhoods in the town, principally as a result of its excellent access to services and facilities, particularly shopping, open space, and facilities for children such as schools and play areas, reflecting the family age profile of the area. It also has a good housing choice with a range of types and sizes and an extensive supply of affordable housing.

3.9.4 There are limited local employment opportunities and despite good access to services and facilities, there is a lack of provision of health facilities in the area. The neighbourhood is considered to be unfriendly for pedestrians and cyclists due to an unattractive public realm with a high number of redundant open spaces and a lack of cycle routes. There is also a general lack of activities for children and young people and demand within the neighbourhood for more formal play areas.

Langney Vision

Langney will make a significant contribution to the delivery of additional housing in a sustainable location. It will also maintain and improve the provision of services and facilities as well as increasing opportunities to access employment. It will seek to reinforce its position as one of the town's most sustainable neighbourhoods.

Policy C8: Langney Neighbourhood Policy

The vision for Langney neighbourhood will be promoted by:

- Providing new housing through the redevelopment of underutilised sites;
- Redevelopment of redundant retirement courts for affordable housing;
- Increasing the provision of health facilities and play areas;
- Encouraging extensions or redevelopments at Langney Shopping Centre to provide additional retail, leisure and residential uses and improving the appearance of the area that does not prejudice its comprehensive redevelopment;
- Improving connections to other areas, especially employment areas, through the provision of safe walking and cycling routes;
- Promoting improvements to the quality of the public realm to create a more pedestrian friendly environment;
- Resisting the loss of designated greenspaces; and
- Enhancing access to Eastbourne Park and Pevensy Levels, whilst protecting the boundaries from inappropriate development.

Opportunities and Ambitions

- 3.9.5** The main ambition for Langney is to reinforce its position as one of the town's most sustainable neighbourhoods by maintaining its excellent access to services and facilities, and allowing new suitable housing development. Infrastructure is also needed to support further housing growth, such as health facilities and play areas.
- 3.9.6** Langney will make a significant contribution to the delivery of housing. In order to reduce the potential for crime and create a safer environment, the principles of 'Secured By Design' should be incorporated into the design of new development.
- 3.9.7** Langney Shopping Centre is an important district shopping centre. Encouragement should be given to the extension or redevelopment of the area to provide additional retail and leisure space, alongside new residential development and enhanced community facilities, however that does not preclude the possibility of the comprehensive redevelopment of the site in the future.
- 3.9.8** It is important to improve connections to other areas where there are employment opportunities. This could also be achieved through making improvements to the public realm to make it more attractive for the local community to walk and cycle, and improving accessibility to public transport.



Pevensey Levels

- 3.9.9** There is an extensive range of open spaces across the neighbourhood that are not only important to the character of the area, but serve as recreational facilities for the local residents, and the loss of these greenspaces will be resisted. There is the opportunity to enhance public access to Eastbourne Park and Pevensey Levels from Langney and to improve the rural-urban fringe through tree/shrub planting.

3.10 Neighbourhood 9: Shinewater & North Langney

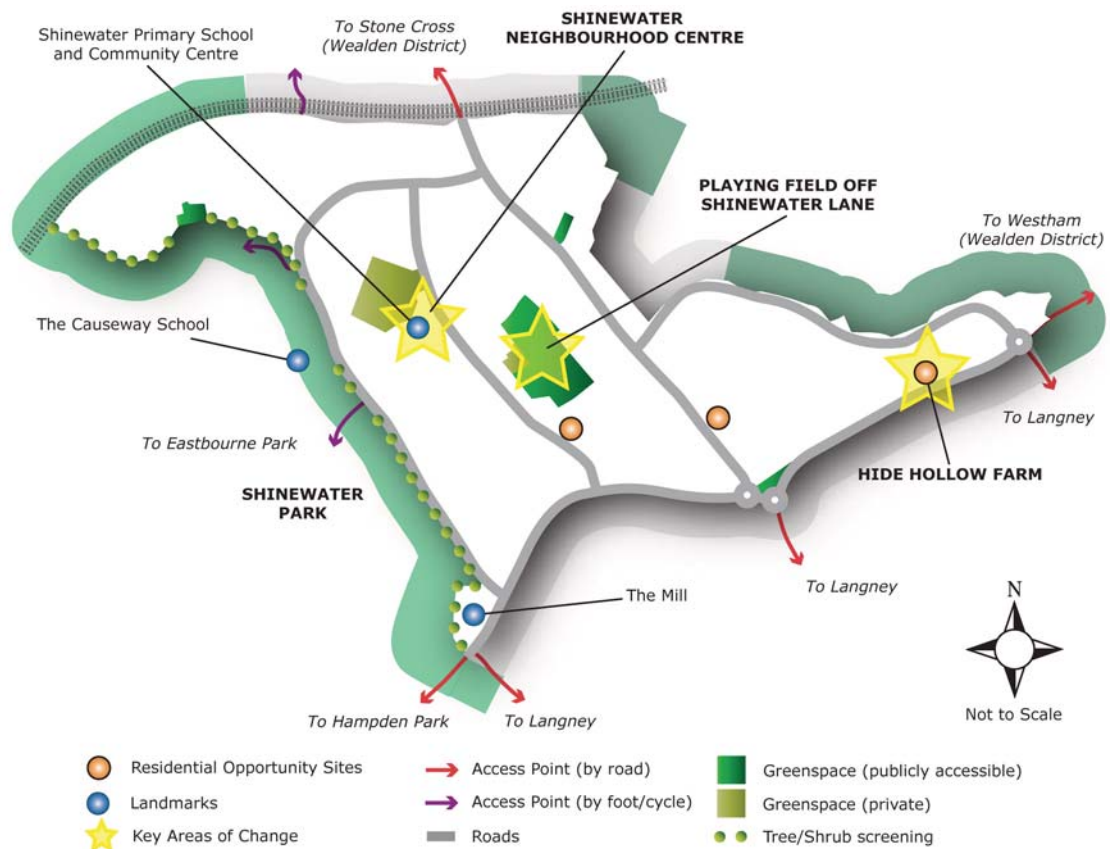


Figure 10 Neighbourhood 9: Shinewater & North Langney - Key Diagram

Neighbourhood Profile

- 3.10.1** Shinewater & North Langney is a residential neighbourhood with a population of approximately 7,500. It is one of the more recently developed areas in the town, with development starting in the 1970s and completed in the early 1990s. It is characterised by a mix of housing and there is a high percentage of social rented property.
- 3.10.2** The neighbourhood is principally a family area with a significant number of children and married couple households. Shinewater & North Langney has some deprivation issues, especially in terms of crime and low income levels, which impacts on the ability to access appropriate housing. Long-term unemployment is also higher in this neighbourhood than elsewhere in the Borough.
- 3.10.3** The community in Shinewater & North Langney can easily access local services and facilities, especially shopping services, thanks to its close proximity to Langney Shopping Centre, and facilities for children and young people such as play areas and schools. The Shinewater Community Centre, health centre and shops on Milfoil Drive provides a community focus for the neighbourhood. There is a good mix of housing types, tenures and sizes and affordable



Shinewater Community Centre

housing, which provides a choice of housing opportunities for local people. The neighbourhood is well provided for in terms of open spaces and there is excellent access to Shinewater Park in the west of the area.

- 3.10.4** However as the area is primarily residential there are few local businesses and therefore local employment opportunities are limited, intensifying the problems of unemployment and low income levels. The neighbourhood is not well-suited for pedestrians and cyclists, mainly due to the lack of cycle routes, an uninviting public realm and high traffic levels on Friday Street and Willingdon Drive. Despite the good provision of open space, the quality of some of the spaces is poor, for example, the playing field off Shinewater Lane, meaning that it is underused by the local community. Although there is easy access to play areas there is a general lack of activities for children and young people, which can cause problems with crime and anti-social behaviour.

Shinewater & North Langney Vision

Shinewater & North Langney will experience reduced levels of deprivation and increased opportunities for young people. Its overall level of sustainability will be enhanced, whilst contributing to the delivery of housing and increase opportunities for employment by improving links to other areas.

Policy C9: Shinewater & North Langney Neighbourhood Policy

The vision for Shinewater and North Langney neighbourhood will be promoted by:

- **Improving the provision of community and leisure facilities;**
- **Increasing the importance and community focus of the neighbourhood centre on Milfoil Drive;**
- **Enhancing the quality of the open space and facilities at Shinewater Lane playing field;**
- **Delivering housing development through infill on underused and undervalued sites and the redevelopment of Hide Hollow Farm;**
- **Enhancing public access to Eastbourne Park whilst protecting the boundary from inappropriate development, and screening the urban fringe;**
- **Expanding connections to other areas through provision of safe walking and cycle routes; and**
- **Promoting improvements to the quality of the public realm to create a more pedestrian friendly environment.**

Opportunities and Ambitions

- 3.10.5** Within this neighbourhood there is little opportunity for change or development but it is recognised that there are issues of deprivation and a need to increase opportunities for young people to participate in sport, recreation and community activities and help to create a sense of identity and pride in the neighbourhood. Therefore the main ambition for Shinewater & North Langney is the provision of additional community and leisure facilities, especially within the neighbourhood centre on Milfoil Drive, and to improve access and legibility at this centre to increase its importance as a community hub. Any new development in the neighbourhood should also incorporate the principles of 'Secured By Design' to reduce the opportunity for crime, creating a safer and more secure environment.

3.10.6 The neighbourhood will see some housing development but there is little opportunity to provide additional employment within the neighbourhood. Connections to nearby employment generators such as Langney Shopping Centre and the nearby industrial estates in Hampden Park will be enhanced.

3.10.7 There are opportunities to enhance the quality of open spaces, especially at the playing field off Shinewater Lane. Where possible, different community uses should be combined to increase the value of the open spaces to the local community. Shinewater Park is a very important facility for local people and a link to natural greenspace. There is the opportunity to enhance public access to Shinewater Park and the wider Eastbourne Park area and protect the urban fringe through shrub planting. A visitor centre will be encouraged to provide interpretation on the Shinewater archaeological site.



Shinewater Lane Playing Field

3.11 Neighbourhood 10: Summerdown & Saffrons

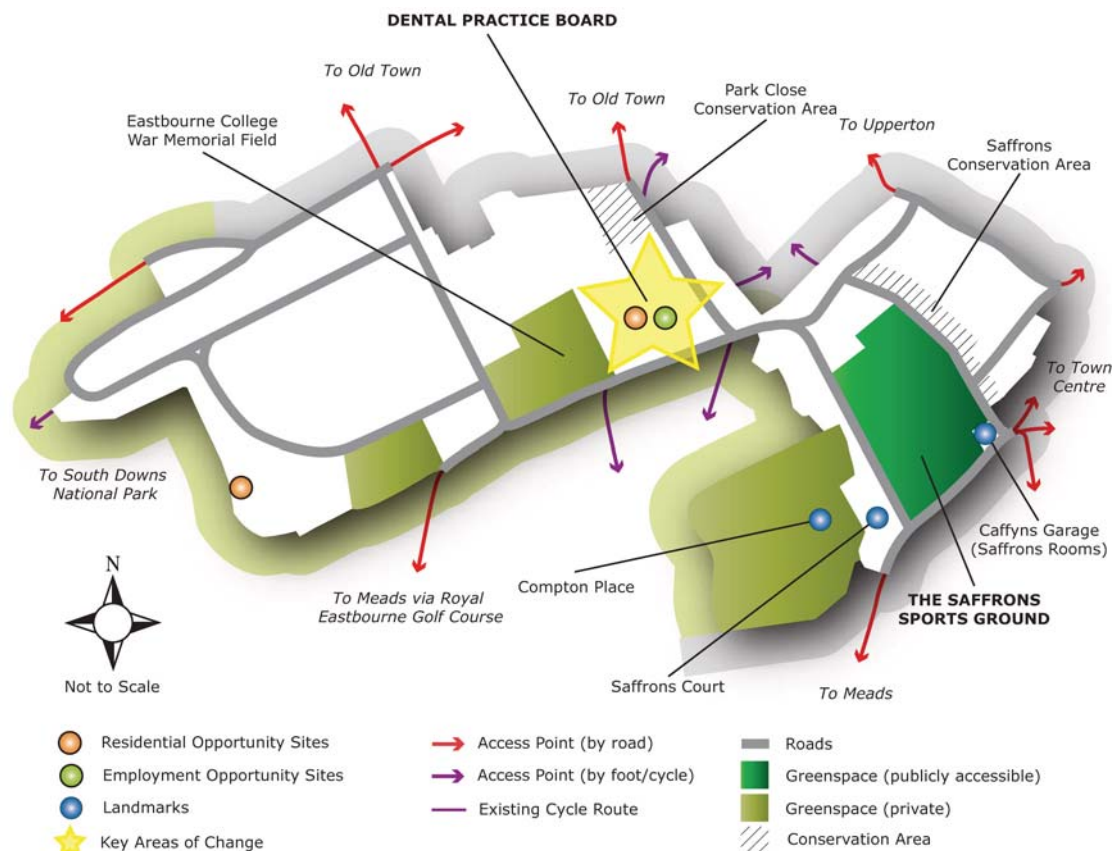


Figure 11 Neighbourhood 10: Summerdown & Saffrons - Key Diagram

Neighbourhood Profile

3.11.1 Summerdown & Saffrons is the town's smallest neighbourhood with population of approximately 1,900. The neighbourhood was developed in two phases with the southern area dating from the late Edwardian era and the northern area built mainly in the inter-war period.

3.11.2 The neighbourhood is predominately residential in character and land uses are characterised by a mix of residential properties. It has an older age profile, which contributes to some under occupation of larger properties. There is a major employment site at the Dental Practice Board within the area which is a large former school complex now used for offices and research and is significantly underused. Eastbourne College own a number of buildings and playing fields in the neighbourhood.



Saffrons Sports Ground

3.11.3 Summerdown & Saffrons benefits from some of the lowest levels of deprivation in the town and the crime rate is very low. Due to its location at the foot of the South Downs, access to natural greenspace is excellent and shopping facilities are provided in the adjacent neighbourhood of Old Town. However, the choice of housing in the neighbourhood is restricted due to a shortage of affordable housing. Facilities for children and young people are limited with no local schools and

insufficient access to play areas. Residents are dependent on their cars to access employment and services and facilities as public transport provision is limited and there are no cycling facilities.

Summerdown & Saffrons Vision

Summerdown and Saffrons could make a contribution to the provision of housing and employment for the Borough and increase housing choice to make the neighbourhood more sustainable, whilst protecting the natural and historic environment and improving linkages to other areas of the town, especially the town centre, reducing reliance on the car.

Policy C10: Summerdown & Saffrons Neighbourhood Vision

The vision for Summerdown and Saffrons neighbourhood will be promoted by:

- **Redeveloping the Dental Practice Board site to provide a mix of health uses, as well as some residential, employment and community uses;**
- **Providing new residential units, mainly through conversions of existing properties;**
- **Increasing the provision of affordable housing in the neighbourhood;**
- **Defending the historic environment from inappropriate development;**
- **Protecting and enhancing facilities at the Saffrons Sports Ground;**
- **Enhancing access to the South Downs National Park whilst preventing inappropriate development on the boundary; and**
- **Delivering opportunities for sustainable travel through the provision of cycle routes.**

Opportunities and Ambitions

3.11.4 The major change that will affect Summerdown and Saffrons is the comprehensive redevelopment of the Dental Practice Board site for a mix of uses, mainly health but could also include residential, employment and community uses such as a school. Within the context of the need for further housing and employment within the Borough, this is a significant opportunity to provide additional employment and housing in reasonable proximity to the town centre.



Dental Practice Board

3.11.5 There are few other opportunities for development and the neighbourhood is therefore likely to see little change in the future. Any development opportunities that do arise will need to contribute to the provision of affordable housing in order to give greater housing choice. They will also need to ensure that there is no adverse effect on the historic environment. There may be opportunities within the neighbourhood for renewable energy generation potentially using the open space for biomass potential.

- 3.11.6** The position of Summerdown & Saffrons adjacent to the South Downs National Park offers opportunities for the neighbourhood to benefit from increased tourism to this area. The Saffrons Sports Ground is an important sporting facility that needs to be protected and proposals to enhance facilities will be supported. Improving connections to other areas, including the Town Centre, through the provision of walking and cycling routes would mean that residents are less reliant on their cars.

3.12 Neighbourhood 11: Meads

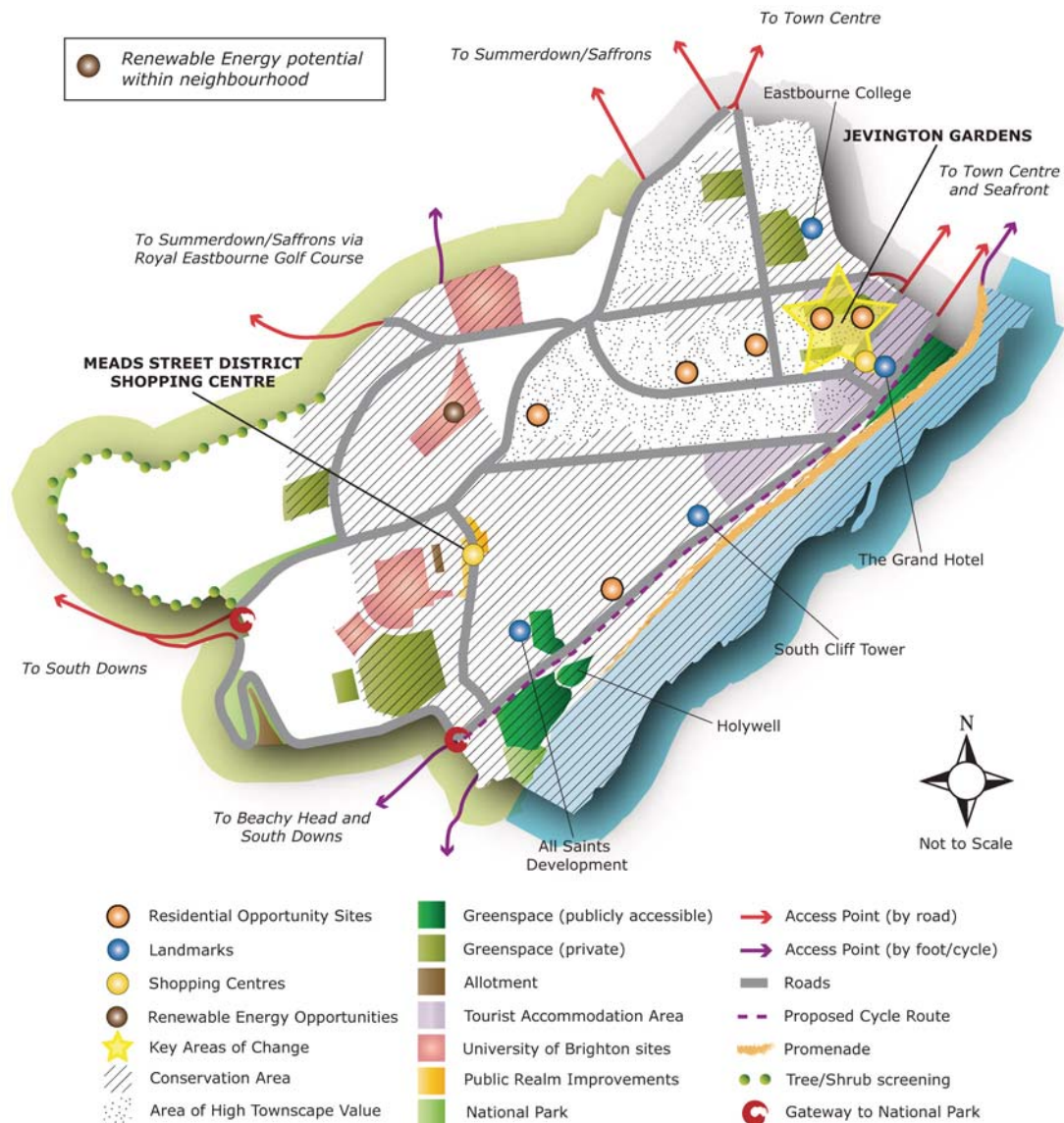


Figure 12 Neighbourhood 11: Meads - Key Diagram

Neighbourhood Profile

3.12.1 Meads is a predominantly residential area, located on the western side of the town with a population of approximately 7,200. Meads Village was one of four rural hamlets that existed before the 19th century development of the modern-day town. The present-day neighbourhood was first developed in the 1850s and completed by the end of the Edwardian era. There are two Conservation Areas and two Areas of High Townscape Value that cover a considerable part of the neighbourhood and much of the housing is large detached villas. The University of Brighton campus is located in this neighbourhood.



Meads Village

- 3.12.2** The neighbourhood has an elderly age profile which has resulted in a large amount of single person households and a high number of people living in specialist residential establishments.
- 3.12.3** Meads has been assessed as one of the most sustainable neighbourhoods in the town. It has attractive, well maintained tree-lined streets and the local crime rate is low. Meads Street shopping area is an important district shopping centre and there is also good access to services and facilities in the Town Centre. However, housing choice in Meads is limited with very little affordable housing. Access to health and community facilities and provision for children and young people has been identified as insufficient.

Meads Vision

Meads will strengthen its position as one of the most sustainable neighbourhoods in the town. It will make an important contribution to the delivery of housing and increasing its importance to the tourism industry, whilst conserving and enhancing its heritage and historic areas.

Policy C11: Meads Neighbourhood Policy

The vision for Meads neighbourhood will be promoted by:

- **Providing new housing through redevelopments and conversions in a mix of types and styles, including affordable housing, within the existing urban area and particularly in the Jevington Gardens area;**
- **Protecting the historic environment from inappropriate development;**
- **Increasing the provision of health and community facilities and facilities for children and young people through developer contributions;**
- **Defending existing tourist accommodation from losses and inappropriate development;**
- **Enhancing access to the South Downs National Park whilst preventing inappropriate development on the boundary;**
- **Resisting the loss of greenspaces, including playing fields, amenity spaces and allotments;**
- **Supporting the needs of the University of Brighton as a key provider of higher education and training in the town;**
- **Increasing opportunities for sustainable travel through the provision of cycle routes; and**
- **Encouraging opportunities for renewable energy generation, including the installation of micro-generation technologies in existing homes.**

Opportunities and Ambitions

- 3.12.4** The ambition for Meads is to strengthen its position as one of the town's most sustainable neighbourhoods by maintaining its well-kept streets, access to natural greenspace and low crime rate, whilst addressing gaps in provision including community and health facilities and facilities for children through developer contributions. Retail provision will be protected by extending the designation of the District Shopping Centre on Meads Street and making the area more attractive to shoppers through public realm improvements.

- 3.12.5** Meads will make an important contribution to the delivery of new housing and this should be provided in a mix of types and styles, including affordable housing, in order to address the current lack of housing choice in the neighbourhood. Historic areas and buildings need to be protected through sensitive design to take into account local character and surroundings.
- 3.12.6** The contribution of Meads to the tourism industry will increase by allowing for the provision of new tourist accommodation and other facilities. In addition, the coastline and seafront promenade in this area is of great significance and needs to be protected.
- 3.12.7** The South Downs National Park will also provide substantial opportunities for tourism to complement the existing facilities. There are a number of key gateways to the National Park and Meads should take advantage of these opportunities. It is important that natural areas and the urban edge is protected from development. Existing greenspaces should be protected and access to them should be enhanced wherever possible.
- 3.12.8** The University of Brighton is a key provider of higher education and training, and opportunities to increase provision of educational facilities and student accommodation, including renewable energy generation facilities, should be encouraged. Meads should also make a contribution to the promotion of sustainable travel choices through the provision of cycle routes.

3.13 Neighbourhood 12: Ratton & Willingdon Village



Figure 13 Neighbourhood 12: Ratton & Willingdon Village - Key Diagram

Neighbourhood Profile

- 3.13.1** Ratton & Willingdon Village is a predominantly residential neighbourhood with a population of approximately 5,100, located on the border between Eastbourne and Wealden. The neighbourhood was developed in the post-war period and comprises primarily low density detached residential properties which are mainly owner-occupied. The neighbourhood is divided by the A2270, one of the main routes into Eastbourne.
- 3.13.2** The population includes many older people with a significant percentage of married couples whose children have left home. The neighbourhood is relatively affluent and there is high car ownership. The residents have to travel to other areas to facilities and services as there are few located in the local area.
- 3.13.3** Ratton & Willingdon Village has been assessed as the least Sustainable Neighbourhood in Eastbourne due to a limited range of services and facilities, and poor access to housing and employment opportunities. The neighbourhood is also poorly served in terms of the inadequacy of facilities for children and young people and the amount of traffic on the A2270, are issues for residents.
- 3.13.4** However, Ratton & Willingdon Village is attractive with well-maintained streets. There is high resident satisfaction with trees and natural greenspaces due to the close proximity of the Downs, and the low crime rate means residents feel safe. There is also good access to schools, even though there is only one secondary school within the neighbourhood.



Ratton Estate

Ratton & Willingdon Village Vision

Ratton & Willingdon Village will see little change as there are limited opportunities for further development. Opportunities that do arise will be used to increase the level of sustainability and reduce dependence on the car, whilst protecting the natural and historic environment.

Policy C12: Ratton & Willingdon Village Neighbourhood Policy

The vision for Ratton and Willingdon Village neighbourhood will be promoted by:

- **Increasing the provision of local shops, health facilities and facilities for children and young people;**
- **Providing affordable housing where opportunities arise;**
- **Protecting the natural and historic environment from inappropriate development;**
- **Enhancing access to the South Downs National Park whilst preventing inappropriate development on the boundary;**
- **Resisting the loss of greenspaces and supporting the provision of additional open space uses at Westlords playing field;**

- **Encouraging the provision of safe walking and cycling routes, especially in areas where there are inadequate footpaths and crossing facilities on the A2270; and**
- **Improving the quality of public transport provision through the Quality Bus Corridors.**

Opportunities and Ambitions

3.13.5 Ratton & Willingdon Village has very limited development opportunities. The main ambition for the neighbourhood is to use opportunities that arise to increase the sustainability of the neighbourhood through the provision of local shops, health facilities and children's play areas. The neighbourhood is likely to only make a minimal contribution to the delivery of housing but where there are opportunities, affordable housing provision should be increased. The quality of the historic and natural environment will be protected, leaving little opportunity for development. The quality of open spaces, including children's play space, should be enhanced through the creation of additional facilities at Westlords playing field.



Westlords Playing Fields

3.13.6 Walking and cycling should be encouraged through the provision of safe walking and cycling routes, especially in the areas of the neighbourhood that do not have adequate footpaths. The designation of Willingdon Road and Kings Drive as part of a Quality Bus Corridor will increase the reliability of buses and provide a more attractive alternative to the private car. The administrative boundary for Eastbourne and Wealden runs along the middle of the Willingdon Village. The Council will therefore work closely with our colleagues in Wealden and the County Council to jointly progress local highways matters.

3.14 Neighbourhood 13: St Anthony's & Langney Point

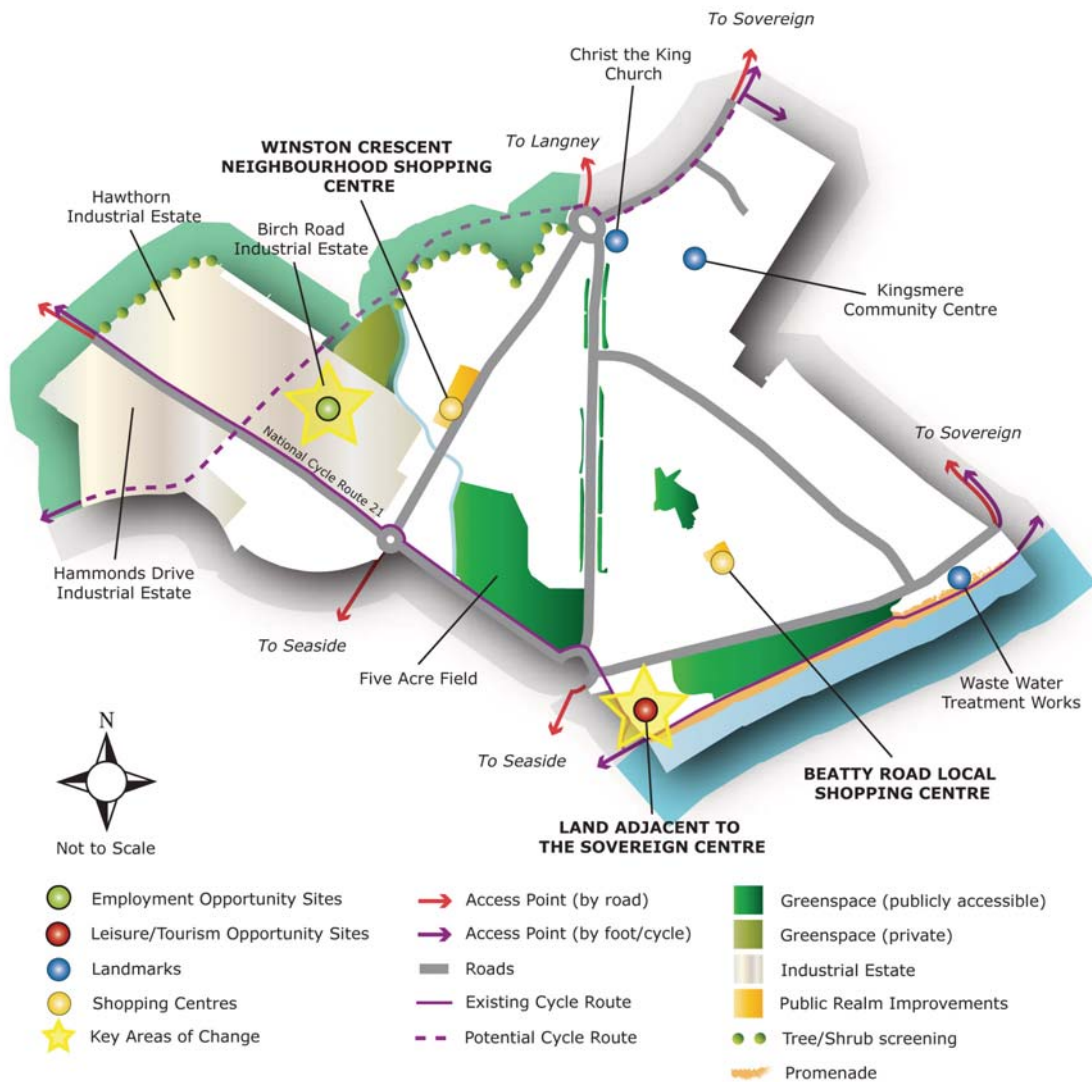


Figure 14 Neighbourhood 13: St Anthony's & Langney Point - Key Diagram

Neighbourhood Profile

3.14.1 St Anthony's & Langney Point contains a mixture of important industrial areas and residential areas, with a population of approximately 5,100. It is estimated that nearly 3,000 people are employed within St Anthony's & Langney Point, including just under a quarter of the neighbourhood's population.

3.14.2 The residential areas were built in the post-war period and include a mix of housing types, most of which are owner occupied. The neighbourhood includes a high proportion of married couples and there is a relatively elderly population. There is currently an under provision of community and health facilities, and affordable housing.



Birch Road and Hammonds Drive Industrial Estates

3.14.3 The Borough's main industrial estates are located within St Anthony's & Langney Point and the neighbourhood is therefore important to the overall economic well-being of the whole town. In addition, the Admiral retail park and the shopping centres at Beatty Road and Winston Crescent provide a large number of local jobs and popular local shopping facilities. The crime rate is relatively low and there is good access to open spaces.

St Anthony's & Langney Point Vision

St Anthony's & Langney Point will increase its economic importance to the town through the provision of additional employment floorspace and jobs, whilst enhancing its levels of sustainability through the provision of additional affordable housing and community and health facilities and reducing the impact of the car.

Policy C13: St Anthony's & Langney Point Neighbourhood Policy

The vision for St Anthony's & Langney Point neighbourhood will be promoted by:

- **Encouraging the redevelopment and intensification of Industrial Estates;**
- **Upgrading public realm in the Industrial Estates to make it more attractive for potential and existing businesses;**
- **Increasing the provision of community and health facilities;**
- **Providing affordable housing where opportunities arise;**
- **Developing land adjacent to the Sovereign Centre for a leisure facility;**
- **Improving the quality of the public realm within areas that are car-dominated to create a more pedestrian friendly environment;**
- **Promoting the provision of safe walking and cycle routes and links to the existing National Cycle Network route;**
- **Resisting the loss of greenspaces, including playing fields and amenity areas; and**
- **Enhancing public access to Eastbourne Park whilst protecting the boundary from inappropriate development, and screening the urban fringe.**

Opportunities and Ambitions

3.14.4 Economic growth will be encouraged through the redevelopment and intensification of its industrial estates. This will also create an opportunity to upgrade the public realm in the Industrial Estates, which will make the area more attractive to potential businesses looking to locate in the area. The industrial estates also provide an opportunity for the generation of renewable energy through the provision of solar panels or small-scale wind turbines on the roofs of buildings, which should be encouraged.

- 3.14.5** Outside of the industrial estates, there is relatively little opportunity for development and therefore the area is unlikely to see significant change. Opportunities should also be taken to increase the supply of community and health facilities to enhance the sustainability of the neighbourhood.
- 3.14.6** The land adjacent to Sovereign Centre provides an opportunity to significantly enhance the leisure offer, and its seafront location maximises the potential for any future development to be a tourist attraction. Retail provision will be protected by extending the designation of the Neighbourhood Shopping Centre at Winston Crescent.
- 3.14.7** There is potential to encourage walking and cycling by making public realm improvements and reduce the impact of the car. There is also potential to improve links to the national cycle network to increase sustainable transport connections to other parts of town.
- 3.14.8** There is the opportunity to enhance public access to Eastbourne Park from St Anthony's & Langney Point and to improve the rural-urban fringe through shrub planting, whilst protecting the boundary from inappropriate development. Other greenspaces, particularly Five Acre Field, will be protected.

3.15 Neighbourhood 14: Sovereign Harbour

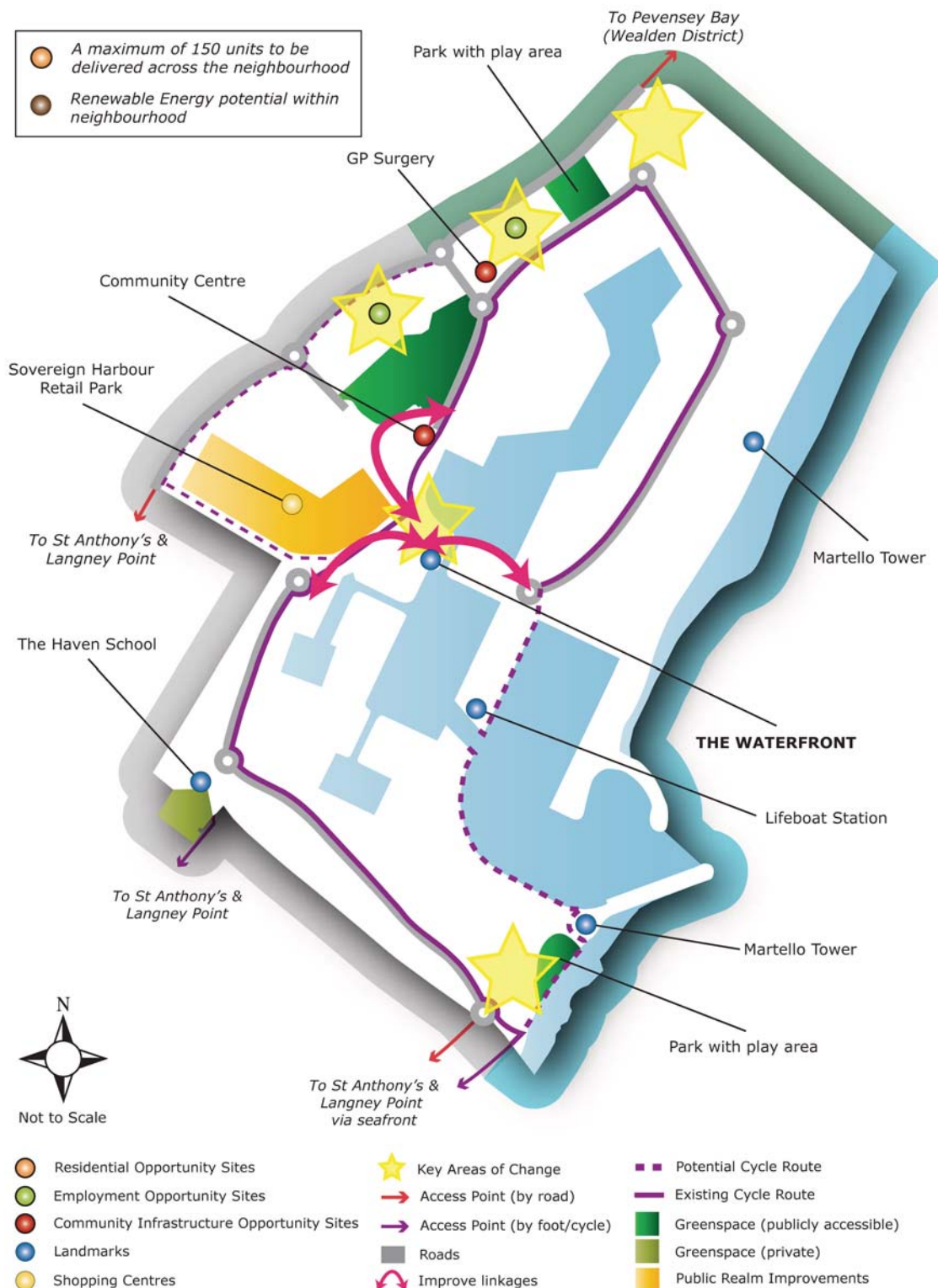


Figure 15 Neighbourhood 14: Sovereign Harbour - Key Diagram

Neighbourhood Profile

3.15.1 Sovereign Harbour has experienced a high level of development over the last ten years. The neighbourhood has a population of approximately 7,600. Sovereign Harbour includes approximately 3,570 dwellings around a marina with berths for up to 1,300 vessels. It is the largest man made marina in Europe and an important tourist attraction. Although the majority of development is completed, there are still vacant sites remaining around the Harbour.

3.15.2 Sovereign Harbour has a relatively young population with a high number of people between 30 and retirement age and significant numbers of households made up of couples without children. The housing in the neighbourhood is mainly flats and apartments with some detached and terraced housing and a high percentage of private rented properties. Sovereign Harbour does not have any major employment sites.



The Waterfront

3.15.3 The streets and public areas are generally clean and well maintained and the footpaths are in good condition. There is a good mix of housing types and sizes, giving residents a choice of housing within their neighbourhood. Sovereign Harbour is cycle-friendly and there are several cycle lanes.

3.15.4 Sovereign Harbour benefits from a wide range of services and facilities including a large superstore, retail park, multi-screen cinema, restaurants, bars, cafes and a yacht club. The neighbourhood does, however, suffer from a lack of certain types of facilities and the deficiency in community facilities is an important issue that needs to be addressed. Planning permission has recently been granted for a health centre to serve the local population but there is a demand for a community centre, additional open spaces and children's play areas in the neighbourhood. Access to public transport and connections to other areas is also limited and there are a lack of employment opportunities for the local community.

Sovereign Harbour Vision

Sovereign Harbour will increase its levels of sustainability through the delivery of community infrastructure and employment development, ensuring that a holistic view is taken of development across the remaining sites.

Policy C14: Sovereign Harbour Neighbourhood Policy

The vision for Sovereign Harbour neighbourhood will be promoted by:

- **Developing community facilities in order to meet the needs of local residents;**
- **Providing extensive employment opportunities through the development of a Business Park (B1a Office);**
- **Increasing the amount of appropriately landscaped, usable open space and the number of children's play areas;**

- **Allowing up to a maximum of 150 new homes, (including affordable homes) the substantial majority of which should be houses rather than flats, but only if the community facilities are guaranteed to be delivered;**
- **Increasing the importance of the Waterfront as a leisure and tourist centre;**
- **Encouraging opportunities to improve the provision of public transport through improvements to bus routes;**
- **Enhancing the importance of the Marina for tourism through appropriate measures including the provision of additional berths;**
- **Enhancing the provision of cycle and walking routes to improve connections within the neighbourhood and to other parts of the town; and**
- **Encouraging opportunities for renewable energy generation particularly combined heat and power (CHP) on development sites.**

Opportunities and Ambitions

3.15.5 The main ambition for Sovereign Harbour is to deliver appropriate development on the remaining sites to address the deficiencies in services and facilities in the neighbourhood before further housing development can be considered. In order to achieve this it is important that a holistic view is taken on development across the remaining sites and that the supporting infrastructure is delivered before housing development.

3.15.6 A Sovereign Harbour Neighbourhood Plan Supplementary Planning Document (SPD) is being prepared and this will provide greater detail to support Policy C14. It will set out a clear strategy for the future development of Sovereign Harbour and articulate ways in which the neighbourhood will become a sustainable centre.

3.15.7 The Council has an ambition to develop a Business Park (B1a Office) in Sovereign Harbour to provide high quality skilled employment opportunities for local communities and attract investment into the town. The remaining development sites offer an opportunity for this ambition to be realised. The Waterfront is an important centre within the neighbourhood and there is an opportunity to enhance the leisure and tourism offer through the development of well-planned business and retail space on specific sites.

3.15.8 Additional housing (up to a maximum of 150 units) will be provided to assist in the delivery of the essential community infrastructure that is required in the neighbourhood. This should also include the provision of affordable housing in a mix of housing types.



Housing Development in Sovereign Harbour

3.15.9 The provision of a community centre, additional children's play areas and an increase in the amount of usable open space are also issues that should be addressed through the development of the remaining sites. In addition, there is an opportunity to upgrade the shingle bank off Harbour Quay to form a usable open space.

3.15.10 The quality of public transport in Sovereign Harbour could be increased through the provision of improved bus routes connecting different parts of the neighbourhood. Although Sovereign already has a good cycle network, there are opportunities to increase accessibility for cyclists and improve connections within the neighbourhood.

4 SECTION D: Delivering the Strategy

4.1 Policy D1: Sustainable Development

Linked to Key Spatial Objective 6: Community Health and Key Spatial Objective 9: Quality of the Built Environment

This policy sets out the Council's approach to sustainable development and demonstrates how this principle should underpin all future growth within the Borough.

Context

- 4.1.1** The Council is committed to promoting the principles of sustainability in accordance with the Corporate Plan Priority Theme of 'Quality Environment'. The Core Strategy has a positive role to play in promoting sustainable development as well as addressing the impacts of Climate Change. The town should move towards achieving carbon neutrality, reducing the town's eco-footprint and helping to respond to the key drivers of climate change (energy use, waste and transport).
- 4.1.2** The Council will promote sustainable development to enable Eastbourne to establish itself as a low carbon town. A sequential approach to new development and concentration of new development in existing centres, as identified in the Spatial Development Strategy, will be supplemented by the application of the Sustainable Development Policy.

Policy D1: Sustainable Development

New development will be well designed and constructed and demonstrate that it has taken account of the principles of sustainable development by:

- **Delivering economic, social and environmental well-being;**
- **Enhancing the natural and built environment;**
- **Conserving scarce resources, making efficient use of land and infrastructure;**
- **Ensuring a balanced mix of uses that work together encouraging sustainable living;**
- **Utilising sustainable construction techniques;**
- **Being easily accessible to all users;**
- **Ensuring good connections to public transport , community facilities and services; and**
- **Reducing the opportunities for crime and the fear of crime using Secured by Design principles.**

All development proposals will need to demonstrate that:

- **The Energy Opportunities Plan (EOP)⁽ⁱ⁾ has been considered, ensuring that:**
 - **Planning applications for new development demonstrate how they contribute to the current Energy Opportunities Plan. Contributions towards national energy and CO₂ targets, applications for standalone energy generation and other CO₂ reductions in the borough will be considered favourably**

ⁱ The Energy Opportunities Plan is a map of Eastbourne identifying all potential opportunities for Renewable Energy technologies across the town.

- **Developments in areas designated as having potential for Combined Heat and Power (CHP) should install the secondary elements of a district heating network (i.e. from the wider network to buildings). Where appropriate, applicants may be required to provide land, buildings and/or equipment for an energy centre to serve existing or new development.**
- **New development should be designed to maximise the opportunities to accommodate a district heating solution, considering: density, mix of use, layout and phasing.**
- **Developments where this is shown to be unviable will be subject to a financial payment into a Carbon Buyout Fund⁽ⁱⁱ⁾.**
- **All new residential developments meet the minimum requirement of Code Level 4 for all new homes from April 2013**
- **Non-residential developments over 1000m² must meet BREEAM⁽ⁱⁱⁱ⁾ 'Very Good' standard.**
- **Site waste generation must be minimised and specific measures incorporated into schemes to contribute towards achieving increased levels of household waste recycling.**
- **New residential buildings must achieve water use of less than 105 litres/head/day (as required by Code for Sustainable Homes Level 4).**

Explanation

Design and Construction

4.1.3 The design of buildings should consider the relationship between the development and surrounding areas, plus the impact of economic and social factors, and its context within the historic and natural environment.

The Energy Opportunities Plan (EOP)

4.1.4 A Renewable Energy Potential Study for Eastbourne was carried out in 2009 by AECOM to assess the potential for renewable energy technologies in the Borough. This was carried out in order to reduce greenhouse gas emissions and promote low carbon technologies.

4.1.5 The Study resulted in the preparation of a map identifying all potential opportunities for Renewable Energy technologies. This is the Energy Opportunities Plan (EOP) and will act as the key spatial plan for energy projects in Eastbourne.

4.1.6 The EOP underpins the Core Strategy policies and targets, and sets out where money raised through mechanisms such as the Carbon Buyout Fund should be spent. The EOP will be incorporated into a Sustainable Design SPD and be frequently updated to reflect new opportunities and changes in feasibility and viability.

Renewable Energy and Reducing CO₂ Emissions

4.1.7 The Eastbourne Environment Strategy 2010-2013 places considerable emphasis on reducing CO₂ emissions across the town. There are proposals in this strategy to reduce carbon emissions from household energy and businesses by 40% by 2020.

ii The Carbon Buyout Fund is a fund into which payments will be made when the opportunity for carbon reduction can be demonstrated as not viable within a development

iii BREEAM – BRE Environmental Assessment Methods

4.1.8 The Renewable Energy Potential Study identifies the need for all new buildings in the town to reduce CO₂ emissions. It advises that this can be achieved by incorporating renewable energy technologies into new and existing buildings. These technologies range from small scale such as solar technologies, to larger-scale renewable forms of energy.



Solar Panels

4.1.9 For such cases the proposed policy introduces the Carbon Buyout Fund, with contributions dependent on a levy that would apply to every building constructed within Eastbourne at a flat rate. The amount to be paid will be linked to the CO₂ emitted per square metre over the building lifetime of 30 years. This will allow the fund to be operated as part of the Community Infrastructure Levy, in order to fund energy infrastructure identified in the Energy Opportunities Plan.

Code for Sustainable Homes

4.1.10 The Eastbourne Landscape Character Assessment (2007) indicates that Eastbourne is likely to be disproportionately affected by climate change resulting in rises in river levels, frequent summer droughts and winter flooding, changes in habitats and species composition, habitat fragmentation and changes in soils, agricultural land use, recreation and tourism and cultural heritage. It is therefore imperative for schemes to consider the potential effects of climate change and other environmental damage from the outset.

4.1.11 The Code for Sustainable Homes sets out a national rating system to assess the sustainability of new residential development. Since 2008, it has been mandatory for all new housing to have the Code assessment.

4.1.12 The policy requirement is for homes to meet Code Level 4 in line with the Building Regulation requirements.

BRE Environmental Assessment Methods - BREEAM

4.1.13 Sustainable building should be specified in terms of achievement of national standards, and for non-residential development this is the BREEAM (BRE Environmental Assessment Method) standard. BREEAM standards require water efficiency measures, commitments to reducing waste, enhancing a site's ecology and reductions in CO₂ emissions. They are measured in a similar way to the Code for Sustainable Homes standard. For all non-residential development over 1000m², the requirement in Eastbourne will be to meet BREEAM 'Very Good' standard, in line with that required for residential buildings in the Code Level 4 requirements.

4.1.14 The Code for Sustainable Homes and BREEAM systems are regularly updated to reflect changes in the industry; this process ensures that they remain relevant and reflect measures that go beyond standard practice. Compliance with the standard can be easily demonstrated through achievement of certification.

Waste

4.1.15 The preparation of a Waste and Minerals Development Framework is the responsibility of East Sussex County Council and this determines how and where waste is dealt with. As East Sussex no longer has any landfill sites for waste disposal, all non-recyclable waste is exported out of the County. Nevertheless, alternative options to disposing of waste to landfill are needed within East Sussex in order to reduce the environmental impact of transporting Eastbourne's waste out of the Borough. Disposing of household

waste to landfill damages the environment by polluting the land and is a significant source of greenhouse gas emissions. The Council will seek to increase recycling rates over the course of the plan period in line with the emerging East Sussex Waste Strategy.

Water

- 4.1.16** Climate change has and will continue to cause changes to temperature and rainfall patterns, resulting in pressure on water resources. Therefore, it is essential that water resources are managed carefully. The Environment Agency has set targets for water use, which are in line with Eastbourne's Code for Sustainable Homes required level. In order to reduce the use of water, new homes will be required to have water saving measures installed in order to reach Code Level 4, which currently requires a maximum water use of 105 litres per person per day.

4.2 Policy D2: Economy

Linked to Key Spatial Objective 2: Sustainable Growth, and Key Spatial Objective 4: Local Economy

This policy recognises the important role that the economy plays in Eastbourne's prosperity. It sets out how job growth and economic development will be supported as well as identifying an appropriate supply of land for future employment development.

Context

Local Economy

- 4.2.1** Eastbourne's economy is strongly influenced by tourism, with over 10% of local jobs in this sector. There are higher numbers of jobs in the service industries (distribution, hotels and restaurants) compared with other parts of the South East and the UK more generally. The proportion of jobs in the manufacturing and construction industries is lower than the regional, but the construction sector has shown good growth in recent years. The strongest employment growth has been in the sports, arts and leisure activities sector.



Hawthorn Road Industrial Estate

- 4.2.2** The proportion of the population which is economically active is below the regional and national averages, and average earnings are also regionally low, although higher than in other East Sussex districts. Although business creation and significant inward migration of businesses has been low, where speculative development has taken place which has created increased floorspace in industrial estates, for example in Edward Road, Brampton Road and Courtlands Road, the space created has been taken up, suggesting a latent local demand for space.

Eastbourne – Hailsham Triangle

- 4.2.3** A consortium consisting of local authorities and regional and local economic partnerships prepared a masterplan for an area identified as the 'Eastbourne – Hailsham Triangle', which includes the built up areas of Eastbourne, Polegate and Hailsham. The area is identified as a key strategic location on the Sussex Coast with considerable potential for economic and sustainable development. The vision for the area, which aims to achieve a 'step change' approach to economic growth, is:

'The Eastbourne Hailsham Triangle will be a dynamic, successful and sustainable economy providing an exceptional quality of life and opportunities for all. By 2026 the area will make a significant contribution to the growing prosperity and sustainable development of the South East'.

Employment Land Review

4.2.4 An Employment Land Review (ELR) for Eastbourne and Wealden identified how much land will be required to meet the projected needs for jobs over the plan period. It identified issues with the location of Eastbourne in relation to potential markets, such as the disadvantages posed by existing road network and slow rail links to London for future growth prospects in Eastbourne and South Wealden and the lack of dynamism in the local economy. It recommended improving the economic performance of the Eastbourne and South Wealden area by restructuring the economy towards higher value, higher paid, and higher skilled activities.

Current Situation

4.2.5 Since the ELR was completed in 2008, the economy has been under pressure and the high growth and high demand scenario aspirations which the ELR sought are now unrealistic. The forecasts for additional land requirements to 2027 have also been revised in the light of the Strategic Flood Risk Assessment, which clarified the areas of land which are at risk of flooding. This has meant that a large amount of previously allocated employment land, is no longer suitable for development; reducing the amount of allocated and undeveloped land.

Employment Land Supply

4.2.6 Some previously identified employment sites are considered to be of poor quality and/or viability, or are in locations where residential use is more appropriate, and have therefore been identified in the Strategic Housing Land Availability Assessment (SHLAA) as potential sites to meet the housing target. In 2008 a comprehensive study of employment land supply was undertaken which identified an existing gross floorspace of:

B1	219,293 m ²
B2	153,334 m ²
B8	84,229 m ²
TOTAL	456,856 m²

4.2.7 The study also gave forecasts for future employment floorspace requirements. The figures for floorspace requirement are based on the assessment of need for additional floorspace derived from workforce forecasts, plus assessments of floorspace densities (square metres per worker), identified in South East Partnership Board Guidance.

4.2.8 Three potential growth scenarios have been identified: policy growth, low growth and high growth. The forecasts are:

2016

Policy Growth Scenario - This scenario provides jobs according to policy population projections and housing growth. This results in the requirement for an additional 33,205m² of business floorspace.

Low Growth Scenario - This is based on Experian (Winter 2008) forecasts, providing more jobs than policy based growth as it assumes a different profile of growth in the economically active population. This results in the requirement for an additional 54,170m² of business floorspace.

High Growth Scenario - This uses information based on the forecasts from the Roger Tym and Partner Report (April 2008). This results in a 'step change' annual growth rate of 0.645% in the Eastbourne economy and the requirement for an additional 69,862m² of business floorspace.

2027

Population forecasts indicate that the numbers in the local population within the working age groups is projected to decline between 2016 and 2027 therefore there is no additional employment land requirement beyond the 2016 figures. It is not expected that jobs will decline but that they will need to be filled by workers from outside the district.

- 4.2.9** The Council's future employment land requirement must take account of the loss of any employment land to residential. The SHLAA identifies that 22,225m² of floorspace could be lost to residential development, therefore the employment land requirement should take this into account. The Council will move forward with the 'policy growth scenario' as this matches the projected level of housing and population growth expected in the Borough. This results in a requirement of at least 55,430m² of extra employment floorspace to be delivered.

Policy D2: Economy

Job growth and economic prosperity in Eastbourne will be supported. This will enable the achievement of a sustainable economy and a town where people want to live and work. This will be achieved by:

- **Encouraging development which supports improvements in the local jobs market through creation of additional jobs and employment diversification;**
- **Supporting development which provides for, or achieves, units for new start-up businesses;**
- **Identify sites and land for employment use to meet the need for 55,430m² floorspace in the period to 2027;**
- **Maximising the use of existing employment sites, through redevelopment for employment use and increased density on existing industrial estates, and the upgrading of the existing stock;**
- **Allocating land within the town centre through the Town Centre Area Action Plan for new B1(a) office use;**
- **Supporting the development of B1(a) office use at Sovereign Harbour;**
- **Supporting the Education and Training sector of the Eastbourne economy through a flexible approach to expansion proposals; and**
- **Protecting good quality employment space, and resisting change of use. Any proposal will be considered in a sequential process which gives priority to retention unless the site is unviable for employment use or is otherwise unsuitable.**

Explanation

4.2.10 The policy is aimed at protecting the integrity of existing industrial estates, but loss of employment land to residential may be acceptable in some circumstances such as where the site has low value for employment use, or is within a predominantly residential area or where the continued use as industrial is unviable.

4.2.11 Employment diversification will increase choice for local jobseekers and reduce reliance on the service industry sector. Growth in skilled jobs will also be sought as part of the change identified in the Eastbourne-Hailsham Triangle study. New units for start up businesses have the potential to encourage local home grown employment growth.



Birch Road Industrial Estate

4.2.12 Some existing employment sites have been identified as being suitable for residential development in the SHLAA in order to meet the housing requirements and this has reduced the overall supply of sites. In order to meet the shortfall, significant potential has been identified for densification and redevelopment on existing employment sites where the land use is already established and can provide a more efficient and sustainable use of land:

4.2.13 Sites for densification or redevelopment are identified at:

- Birch Road Industrial Estate - 23,000m²
- *Brampton Road Industrial Estate - 2,500m²;*
- *Hammonds Drive Industrial Estate - 5,100m²; and*
- *Town Centre redevelopment opportunities - 3,000m².*

4.2.14 Land is identified for B1(a) use in Sovereign Harbour (30,000 square metres). The Council supports the use of this land for quality B1(a) office use to supplement local employment choice and provide a complementary development to the residential uses at the Harbour.



Sovereign Harbour Employment Sites

4.2.15 The Town Centre has the potential for increased business use through the provision of high quality office/commercial floorspace. The Town Centre Area Action Plan will consider identifying opportunities arising from re-use or redevelopment.

4.3 Policy D3: Tourism and Culture

Linked to Key Spatial Objective 5: Tourism and Key Spatial Objective 6: Community Health

This policy recognises the vital role that tourism and culture play in Eastbourne's current prosperity. It identifies clear ways in which the Council will seek to maintain and enhance tourism and visitor facilities in the town.

Context

4.3.1 Eastbourne is an important tourist town with over 4.8 million visitors a year bringing into the Borough an estimated value to the economy of over £336 million (2010). Visitors bring great economic benefits to the Borough and it is important that they are well provided for in terms of accommodation, entertainment and cultural activities. The provision of these facilities has a major influence on the Borough's planning and management and the Council will seek to preserve and enhance existing visitor attractions and cultural facilities.



Eastbourne Seafront

4.3.2 The town has a strong traditional seasonal holiday market and it hosts a series of important events such as the annual air show, Airbourne and tennis tournaments at Devonshire Park. There is also significant conference and coach holiday trade utilising the considerable supply of serviced accommodation, including valuable business in the winter and shoulder months.

4.3.3 Entertainment and events have generally been aimed at these traditional visitor markets, but in recent years attempts have been made to attract a wider market by arranging outdoor sports and events such as 'Eastbourne Extreme'. There is scope to improve the tourist product further through expansion of existing markets, such as conferences and development of new facilities, attractions and events. Improving the quality of the towns shopping facilities, will also broaden the resort's appeal in the tourism market.



Congress Theatre

4.3.4 A Hotel and Visitor Accommodation Study was undertaken in 2009, which showed that Eastbourne had a strong future for the hotel and visitor accommodation sector but also identified scope for establishments to re-position themselves within the market. In particular, there is a market need for high-quality serviced accommodation and innovative products such as boutique hotels and 'aparthotels'.

4.3.5 The recent designation of the South Downs National Park provides the opportunity for increased promotion of the attractions of the part of the Downs which falls within the Borough. These should be easily accessible through walking and cycling.

Policy D3: Tourism and Culture

The importance of the entertainment, cultural and sports facilities to the economic prosperity of the Borough is recognised. The Council will support the preservation and enhancement of these through the following measures:

- Resist the loss of visitor accommodation through the retention of a tourist accommodation area and protection policy;
- Support the appropriate upgrading of existing hotels and holiday accommodation to provide improved facilities for visitors as well as supporting proposals for additional accommodation in the sustainable centres^(iv);
- Support new entertainment, cultural and sporting facilities in the Borough, where appropriate.
- Recognise the value of the South Downs National Park as a visitor and recreation asset and work with the Park Authority, to protect the area from development which would damage or adversely affect its character and/or appearance;
- Support the retention and enhancement of the entertainment, cultural and sports facilities in the Borough through development management measures resisting changes which would lead to a downgrading in the town's cultural integrity and/or appearance;
- Prepare a strategy for the future of the seafront area through the production of a Seafront Area Action Plan; and
- Promote the development of the Wish Tower restaurant to provide an enhanced asset for the benefit of residents and visitors.

Explanation

4.3.6 Eastbourne has over 7,500 bed spaces (2008), and is one of the largest accommodation providers in the South East. Maintaining a large stock of accommodation is an important element to supporting the town's tourism and conference roles. The Council recognises that overnight visitors contribute considerably more to the local economy than day visitors and the Council will seek to protect and enhance the quality of the resort's existing accommodation stock as well as supporting measures to enhance the levels of accommodation where appropriate.

4.3.7 Part of the Council's Corporate Strategy is to provide and promote a wide choice of local events in order to broaden the appeal of Eastbourne as a visitor destination. By increasing the number of tourists that visit Eastbourne and encouraging the use of enhanced local facilities, there are consequential benefits for the local economy. The cultural resources of Eastbourne include festivals, artistic venues and facilities and also the wider heritage, architectural and archaeological assets of the area. Protection for this historic heritage is set out in Policy B10. The Wish Tower restaurant occupies a prime position on the seafront and the site has been identified as having considerable potential for improvement to enhance its contribution to the attractions and tourist offer of Eastbourne.



Wish Tower

iv The sustainable centres are the Town Centre and Sovereign Harbour

- 4.3.8** There will also be strong policy protection against development pressures within the South Downs National Park and the Council, as one of the key landowners, will play a prominent role in protecting the special character of this unique landscape.
- 4.3.9** A Seafront Area Action Plan (AAP) focusing on the provision of a framework for the physical, social and economic development of the area will be prepared. The purpose of this AAP will be to enhance the physical environment, improve the visitor interest, value, access and safety, and to strengthen the role of tourism. It will look at the character and uses in each part of the seafront area as well as aim to improve the overall function of the seafront.
- 4.3.10** A Cultural Development Framework has been prepared focusing on how the Council can continue to support the many groups, clubs, societies, organisations and companies that deliver cultural activity, in its widest sense, in Eastbourne. The framework covers issues such as Young People; Sport & Leisure; Events and animation of public spaces; Cultural Industries and providing a support network for artists, creative practitioners and those working in related cultural services such as sports, leisure, hospitality, learning and enterprise.

4.4 Policy D4: Shopping

Linked to Key Spatial Objective 2: Sustainable Growth and Key Spatial Objective 3: Town Centre Regeneration

This policy sets out the Council's approach to shopping and retail development in Eastbourne. It seeks to enhance the role of the town centre and ensure that everybody within the Borough has access to a good range of shops.

Context

- 4.4.1** A healthy and vibrant Town Centre is essential to Eastbourne's economic well-being. The Council is committed to ensuring that future retail development within the town contributes to improving existing retail facilities, addressing deficiencies in the retail hierarchy and planning for future retail growth.
- 4.4.2** Ensuring that everyone has access to a good range of shops that meet local needs is vital. The Council will promote the vitality and viability of Eastbourne's shopping hierarchy, encourage a wide range of independent shops and services which allow genuine choice in an attractive environment with an appealing and active character that is accessible to all, making Eastbourne a premier shopping destination.



Shopping in Terminus Road

Policy D4: Shopping

Development of the Town Centre's role as the primary comparison shopping destination within Eastbourne and its rural hinterland will be promoted by:

- **Protecting larger units – particularly in the primary shopping frontages – from subdivision or change of use**
- **Ensuring that new retail development:**
 - **makes a positive contribution to improving the Town Centre’s viability and vitality;**
 - **supports the creation of a comfortable, safe, attractive and accessible shopping environment;**
 - **improves the overall mix of land uses in the Town Centre; and**
 - **strengthens the town’s independent retail offer, and improves the integration between the primary shopping area and the seafront.**

To provide a sustainable network of local shopping, the retail hierarchy of District, Local and Neighbourhood centres (as shown in Appendix C) is designated as:

A. Eastbourne Town Centre Primary and Secondary Shopping Areas (PSA and SSA)

B. District Shopping Centres (DSC)

- **Green Street (Albert Parade)**
- **Hampden Park (Brassey Avenue)**
- **Langney Shopping Centre**
- **Meads Street**
- **Old Town (Crown Street)**
- **Seaside (Langney Road to Springfield Road and adjacent to St James’ Road)**
- **Sovereign Harbour**

C. Local Shopping Centres (LSC)

- **Rodmill**
- **St Anthony’s (Beatty Road)**
- **Seaside (Seaford Road to Channel View Road)**

D. Neighbourhood Shopping Centres (NSC)

- **The Broadway (Hampden Park)**
- **Queens Parade (Hampden Park)**
- **Old Town (Victoria Drive)**
- **Grand Hotel Buildings (Meads)**
- **Carlisle Road (Meads)**
- **St Anthony’s (Winston Crescent including local supermarket)**
- **Town Centre (Cavendish Place)**

The Council will enable the enhancement of consumer choice and strengthening of the vitality, viability and accessibility of the district and local centres by supporting new retail development which:

- **complies with the sequential approach to site selection, which prioritises development in existing centres, followed by edge-of-centres, and then out-of-centre sites which are accessible by a choice of transport means;**
- **is appropriate in scale and function to its location;**
- **is fully integrated within the existing shopping area;**

- **will not have an unacceptable adverse impact, including; cumulative impact, on the vitality and viability of the Town Centre and surrounding district, local and neighbourhood centres;**
- **helps maintain and develop the range of shops to meet the needs of the local community within the centre.**

Explanation

Town Centre

- 4.4.3** A Shopping Assessment of Eastbourne was completed in April 2010. It stressed the importance of developing the Town Centre as the primary retail destination in Eastbourne. It recommended the protection of larger vacant units, particularly in the primary shopping frontages that are likely to be the most attractive to multiple retailers. It also portrays a relatively healthy picture of the Town Centre as a retail destination, and identifies further capacity and scope for growth.
- 4.4.4** There is a need to improve the connectivity within the centre to encourage shoppers and visitors to embark on more expansive pedestrian routes, and to encourage integration between the town centre and smaller shopping destinations on the periphery (for example 'Little Chelsea' and the seafront).
- 4.4.5** The diversity of uses within the Town Centre is vital to maintaining and enhancing the vitality and viability of the centre. Whilst the predominance of retailing is vital, the inclusion of different and complimentary uses creates a more attractive shopping and leisure experience.
- 4.4.6** The incorporation of leisure, cultural activities and tourism facilities help to build and maintain the appeal of the town, while office and residential uses increase footfall and the sense of community. It is important that these uses are appropriately spread throughout the Town Centre. A limited number of complementary uses in the primary shopping area increases the vitality of the area and protects the core retailing role of the Centre. However, A1 retail use must predominate.



The Enterprise Centre

Retail Hierarchy

- 4.4.7** A Retail Hierarchy sets out an order of shopping centres in terms of where new development is best located and will generally dictate the appropriate level of new retail provision. This allows a sequential approach to be adopted when determining new development, with preference to town centre sites, edge-of-centre, district centre and local centre before considering out of centre.
- 4.4.8** Within Eastbourne the shopping centres (which are mapped in Appendix C) are as follows:
- Primary and Secondary Shopping Areas - areas where extensive retailing and the number of shops in the town centre is most concentrated;
 - District Shopping Centres - areas which provide a range of convenience goods, as well as fashion provision, hairdressers, restaurants, banks and pharmacies;
 - Local Shopping Centres - areas which serve the day to day shopping and service needs of the local residents; and
 - Neighbourhood Shopping Centre - areas which serve basic daily shopping needs.

New Retail Development

- 4.4.9** New retail development is an important part of the continued improvement and regeneration of Eastbourne. The location of these new facilities must be carefully chosen in line with the sequential test. In neighbourhoods that are not currently well serviced by existing retail provision, particularly in convenience goods, new development may be appropriate to address this deficiency. This may also help reduce social exclusion problems within these areas.
- 4.4.10** New developments for tourism/leisure related shopping may also be appropriate in other locations where tourism and leisure activities already exist or are proposed. Retail facilities are now recognised as a leisure activity in their own right and therefore provide an added attraction to leisure and tourism locations, enhancing the town as a tourism and leisure destination.
- 4.4.11** Some forms of retail development may not be suitable to locate in or on the edge of existing centres. If a sequentially preferable location cannot be identified, the preferred location will be adjacent to retail uses that are well served by public transport.

Change of use within the District, Local and Neighbourhood Centres

- 4.4.12** District, local and neighbourhood centres play a vital role in providing a range of services in locations that are accessible by a choice of transport, in the centre.
- 4.4.13** Within the Centres, a range of facilities and uses will be encouraged, consistent with the scale and function of the centre, to meet people's day-to-day needs, whilst preserving the predominance of A1 use classes.



Meads Street District Shopping Centre

4.5 Policy D5: Housing

Linked to Key Spatial Objective 2: Sustainable Growth and Key Spatial Objective 6: Community Health

This policy sets out the context and justification for the Council's approach to housing. It identifies mechanisms that will be used to ensure the creation of mixed and balanced communities including type, size and tenure mix of housing across the Borough.

Context

- 4.5.1** The Council has a commitment to the delivery of a minimum of 5,022 dwellings between 2006-2027. In order to create mixed and balanced communities it is essential to provide people with a variety of housing choices across the Borough. This means providing an effective combination of market and affordable housing.

4.5.2 The Eastbourne and South Wealden Housing Market Assessment (2007) identifies a significant level of affordable housing need in Eastbourne and is greater than the Council's general housing targets up to 2027. Given this level of need it is important to maximise the provision of affordable housing in the future. A Financial Viability Assessment of Affordable Housing (2009) was commissioned to indicate the level of affordable housing provision that would be viable in different locations across the Borough.



Residential Development at All Saints

4.5.3 Opportunities for housing development typically exist on a number of small pockets of brownfield land within the existing urban area. To ensure that the maximum supply of affordable housing can be provided on all sites there is no policy threshold, therefore all developments that result in a net gain of 1 or more residential units (C3 Use Class) will be required to comply with the affordable housing policy.

Policy D5: Housing

Proposals for housing will be in accordance with the approach set out in Policy B1: Spatial Development, with a focus of delivering housing within the sustainable centres and sustainable neighbourhoods and must take appropriate account of the need identified in the most up-to-date strategic housing market assessment with particular regard to size, type and tenure of dwellings.

The Council will work with partner organisations to ensure that there is an appropriate supply of high quality affordable housing distributed throughout the Borough. This will be achieved by having regard to up-to-date strategic housing market assessments.

All development will be required to contribute towards affordable housing where there is a resultant net gain of 1 or more residential units (C3 Use Class).

The Council recognises that market conditions vary across the Borough. In order to ensure that developments remain economically viable, the proportion of affordable sought will vary. In developments within Neighbourhoods in High Value Areas, 40% affordable housing will be sought on all sites. In developments within Neighbourhoods in Low Value Areas, 30% affordable housing will be sought on all sites.

Where the percentage (either 30 or 40%) does not result in a whole residential unit being required (i.e., 0.66 or 1.33), a commuted sum will be sought for the remaining requirement. Every whole affordable unit required should be delivered on site to ensure an appropriate mix of housing types and tenures throughout the Borough.

Tenure mix - 70:30 Rented to 'shared ownership', adjusted where necessary to balance housing need and make schemes viable, subject to negotiation. 30% 'shared ownership' to include other forms of intermediate tenure, including intermediate rented.

The affordable housing should be a mix of housing sizes and types in proportion to the housing being developed in each scheme and informed by evidence of housing need contained in the most up-to-date Housing Market Assessment. Affordable housing will be distributed across the whole site and will be indistinguishable from other forms of development on the site.

Explanation

C3 Use Class

4.5.4 The policy applies to sheltered, extra care and assisted living schemes in the same way as it does to general needs housing, as long as each residential units has its own facilities, e.g. kitchen and bathroom, and therefore falls within the C3 Use Class.

Development Viability

4.5.5 The affordable housing requirement will be applied in a flexible on a site by site basis taking into consideration other planning considerations that may affect delivery. Regard will be made to:

- The viability of development, considering the need and cost of supporting infrastructure on and off the site;
- Whilst the policy starting point is for no grant or other subsidy, grant may be required on some sites, particularly outside neighbourhoods 11 and 14 to make development viable (but this will need to be proven in a supporting viability assessment agreed by the Council);
- The location and character of the site;
- The type of affordable housing (social rented, intermediate housing) and type of unit required (house, flat, maisonette) in relation to the market value area;
- The current availability of affordable housing in the local area.

Type of Affordable Housing Sought

4.5.6 The Council will principally require affordable housing to be provided on the application site and delivered without public subsidy. Grant funding will normally only be considered where it will bring clear additional benefits, such as provision of additional affordable housing, a different mix of housing or tenure and higher design or environmental standards.

4.5.7 If a developer considers that the requirements of this policy cannot be met on a particular site then this must be justified in a viability assessment and supporting statement which must be provided during the pre-application discussions. If the opportunity for such discussions is not utilised, these documents must be submitted with the planning application. The Council will scrutinise this evidence and if it is agreed that the requirements of this policy will render a site unviable they will work with the developer through the following cascade in order until delivery is rendered viable:

1. Approval of an application to the Homes and Communities Agency for grant funding to deliver the full required quota of affordable rented homes.
2. Delivery of the full quota of affordable rented homes on an alternative site within the same neighbourhood as the application site.



Residential Development at Wartling Road

3. Delivery of the full quota of affordable rented homes on an alternative site elsewhere within the borough.
4. A mix of affordable tenures to deliver the full required quota of affordable homes on the application site.
5. A reduction in the number of affordable homes to be delivered in order to ensure the optimum mix of affordable tenure and dwelling type on the application site.
6. A commuted sum to fund the full quota of affordable rented homes to be developed elsewhere in the borough.
7. A commuted sum to fund the delivery of a reduced number of affordable rented homes to be developed elsewhere in the borough.
8. A commuted sum to fund a different number or tenure of affordable homes to be developed elsewhere in the borough.

Market Value Areas

4.5.8 The Borough is divided into two Market Value Areas which reflect the disparity between dwelling prices across the Borough. This has a significant impact on residual site values and the financial viability of delivering affordable housing on the site. The two Market Value Areas are:

High Values Neighbourhoods	Low Value Neighbourhoods
Neighbourhood 2: Upperton	Neighbourhood 1: Town Centre
Neighbourhood 4: Old Town	Neighbourhood 3: Seaside
Neighbourhood 5: Ocklynge & Rodmill	Neighbourhood 6: Roselands & Bridgemere
Neighbourhood 10: Summerdown & Saffrons	Neighbourhood 7: Hampden Park
Neighbourhood 11: Meads	Neighbourhood 8: Langney
Neighbourhood 12: Ratton & Willingdon Village	Neighbourhood 9: Shinewater & North Langney
Neighbourhood 14: Sovereign Harbour	Neighbourhood 13: St Anthony's & Langney Point

4.5.9 The Financial Viability Assessment of Affordable Housing identifies that higher density developments incorporating affordable housing are less viable in the Low Value Market Areas.

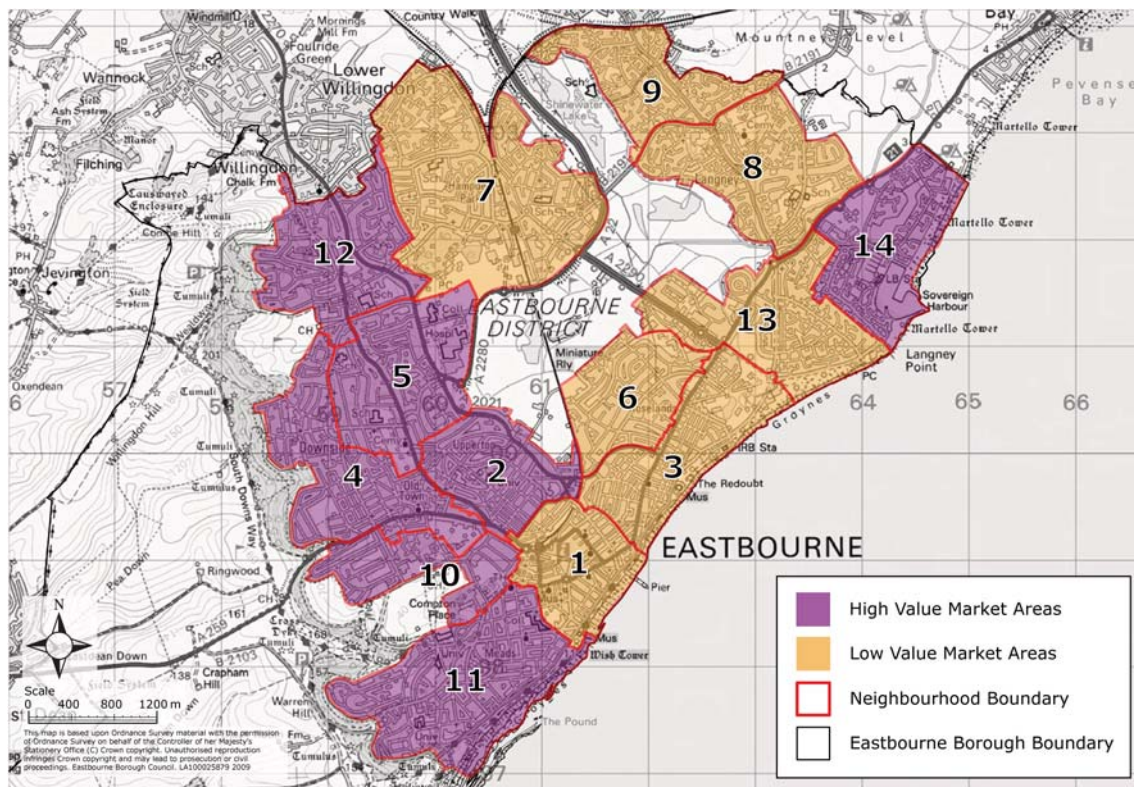


Figure 16 Affordable Housing Market Value Areas

Commuted Sums

4.5.10 Where a commuted sum is required the developer must provide an independent and professional valuation. Commuted sums will be calculated as described in the Financial Viability Assessment of Affordable Housing and will be equivalent to the amount which would be contributed by the developer were the affordable housing provided on site.

Standard of Housing

4.5.11 All affordable housing will be required to be built to at least the minimum standard of the Code for Sustainable Homes^(v) and Design Quality Standards that are prescribed by the Homes and Communities Agency in effect at the time of the development of the site. As with market housing, 10% of the affordable housing provision should be fully accessible for disabled and vulnerable people. All housing should be built to lifetime home standards.

Delivery

4.5.12 The affordable housing element of a development should be delivered by a partner of the Homes and Communities Agency and be agreed by the Council. The Council has a preferred list of Registered Social Landlords. On-site affordable housing units should be handed over to the agreed Registered Social Landlord by the time that 35% of the private units are occupied.

v At the time of publication this is Code Level 3

4.6 Policy D6: Gypsies, Travellers and Travelling Showpeople

Linked to Key Spatial Objective 2: Sustainable Growth and Key Spatial Objective 10: Sustainable Neighbourhoods

This policy sets out the Council's approach to accommodating the housing needs of Gypsies, Travellers and Travelling Showpeople in the Borough.

Context

- 4.6.1** There are currently no official sites for gypsies and travellers within Eastbourne. There are, however, occasional unauthorised encampments. Work on the South East Plan carried out in 2005/06 identified a low level of need for permanent pitches in Eastbourne up to 2016. A further review of needs (Gypsy and Traveller Accommodation Need Assessment) will be undertaken to identify any possible need beyond 2016. The Council will continue to co-operate with other local authorities in East Sussex in working towards a co-ordinated strategy for providing transit pitches across the county.
- 4.6.2** If specific provision is made for gypsies and travellers these sites may help reduce the number of unauthorised encampments and reduce the potential for conflict with the settled community.

Policy D6: Gypsies, Travellers and Travelling Showpeople

Appropriate provision will be made for a site(s) for Gypsies, Travellers and Travelling Showpeople to meet local needs.

The following criteria will be used to assess the suitability of sites and will also be used to assess planning applications or proposals for Gypsies, Travellers and Travelling Showpeople:

- **the impact on landscape character and/or sites of nature conservation interest, and scope for mitigation;**
- **the topography of the site and impact on visual amenity as well as the risk of flooding;**
- **the location of the site in relation to the highway network and the potential impact on traffic movement and trip generation on local roads;**
- **safe and convenient access to local services and facilities such as schools, shops and health services, and the availability of utility services; and**
- **adequate provision can be made for on site parking, storage, play areas and landscaping screening in order to protect the amenities of adjacent occupiers; and**
- **the impact on the settled community.**

Explanation

- 4.6.3** The accommodation needs of Gypsies, Travellers and Travelling Showpeople should be balanced against the needs of the settled community and the need to protect landscape and wildlife assets. It is also important to ensure that any sites are suitable for their intended use.
- 4.6.4** The Council recognises that there is a general need to provide gypsies and travellers within East Sussex. Site identification should follow a sequential approach with preference for brownfield sites and land not at risk of tidal or fluvial flooding. Sites within the built

up area would be preferable, but this may be difficult to achieve due to the economic factors such as the cost of land identified for housing and other development, plus the potential impact on adjoining occupiers. Any site provided by the Council will be managed by them or by a Registered Social Landlord in perpetuity. The availability of Government grants towards the cost of delivering the site will also be considered.

4.7 Policy D7: Community, Sport and Health

Linked to Key Objective 1: Sustainable Development, Key Objective 6: Community Health and Key Objective 10: Sustainable Neighbourhoods

This policy recognises that planning is about more than just physical land use and that it is essential that planning policy puts in place mechanisms for improving the well-being of local communities by tackling social issues, and creating the right conditions for people to have a good quality of life.

Context

- 4.7.1** Communities can only be genuinely sustainable if all residents have full access to all of the community, sports and health facilities that they need. These include facilities such as community centres, libraries and educational establishments; playgrounds and outdoor sports pitches; and health centres, hospitals and dentists.
- 4.7.2** Community facilities are venues and meeting places that can be used or hired out by the public for community meetings and events and include facilities such as community centres, meeting rooms, places of worship, youth clubs and libraries. It is essential that these facilities are maintained and improved.
- 4.7.3** Schools are vital community facilities. There is a demand of additional school places up to 2027 and the delivery of new school places will be directed through the Infrastructure delivery policy. Schools can also play a role as valuable community facilities for community meetings and events, and schools should be encouraged to make their facilities available for community use outside school hours. The Council will work closely with East Sussex County Council to ensure that community use of vital school facilities is maximised reducing the need for new facilities. The Council will also work with local private schools to explore opportunities for increased community use of their facilities.
- 4.7.4** Sports facilities provide recreational opportunities and help towards creating healthy lifestyles. They include facilities such as outdoor playing space in the form of playing fields, tennis courts, bowling greens and children's play areas. The South Downs National Park is also an important resource on the town's doorstep that provides a wide range of recreational opportunities.
- 4.7.5** Sports and recreation opportunities need to be considered across the town and provided in a sustainable and balanced way. Minimum standards for outdoor playing provision should be based on local circumstances following an assessment of need and audit of provision. Therefore the Open Space Assessment (2005) has set the following standards of provision for outdoor playing space:
- Children's Play – 0.1 hectares per 1000 population
 - Outdoor Sports – 1.5 hectares per 1000 population

4.7.6 Health and general well-being can be improved through the provision of local and accessible health care facilities and through encouraging healthier lifestyles. Alongside the Eastbourne District General Hospital, there are 13 GP practices and 22 dentists in the Borough. It is important that communities have local access to health facilities, although the patient's choice of GP practice is often based on many factors including proximity.



Eastbourne District General Hospital

4.7.7 There are other factors that contribute to healthy lifestyles. The provision of accessible services and facilities to each neighbourhood will encourage walking and cycling with consequential health benefits and good environmental design encourages social interaction with associated mental health benefits.

Policy D7: Community, Sport and Health

To enhance community and sports facilities, additional provision, including enhancements to existing facilities, will be sought in neighbourhoods where there are identified deficiencies. This will ensure that acceptable standards of provision, and local need are achieved. For outdoor sports facilities, additional provision and enhancements will be assessed on a Borough-wide basis to meet overall demand.

The Council will work with other relevant organisations to ensure that appropriate health care facilities, including new provision and enhancements to existing facilities, are provided in the most appropriate locations to meet existing and anticipated local needs.

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. Financial contributions should be provided in accordance with the advice and guidance set out in the Council's Infrastructure Delivery Plan. In addition, major developments (10 dwellings or greater or 1000 square metres or greater) will be required to undertake a Health Impact Assessment.

Development for new community, sports and health provision should be located close to neighbourhood or local centres or where this is not practicable in locations that are easily accessible by walking, cycling or the use public transport. New facilities should be designed for flexible use to encourage the sharing of facilities by different organisations and services and be capable of being extended to meet future needs.

The loss of any community, sports or health facilities will be resisted unless it can be demonstrated that the facility is no longer required to meet current needs, or where alternative and improved provision can be made elsewhere in the Borough in a location that is accessible to local people.

Explanation

Additional Provision of Facilities

4.7.8 It is important that community, sports and health facilities are provided locally to promote social inclusion, create more sustainable communities and reduce the need to travel and the Council will seek to ensure that existing and anticipated deficiencies in community facilities are addressed. However, outdoor sports facilities cannot always be provided locally within each neighbourhood. The requirement for changing facilities means that it is more efficient to provide more sports pitches grouped in one location where changing facilities can be shared rather than providing a facility accessible to each neighbourhood, in order to meet the needs satisfy demand across the Borough.

4.7.9 The delivery of integrated and accessible health care facilities is an important need for the future health and well-being of residents of the town. The need for facilities, especially in the town centre, that are accessible and integrated with other facilities has emerged in numerous consultation events as a primary concern of residents. Partnership working between Eastbourne Borough Council and health care service providers will ensure that appropriate health facilities are provided in the best locations to meet local need. Any new health infrastructure must be delivered in safe high quality buildings.



Sports Pitches

4.7.10 Libraries are important facilities used by the local community and the four libraries in Eastbourne are the responsibility of East Sussex County Council. Any increase in the provision of libraries will be dependent on the location of new development and significant increases in specific neighbourhoods would lead to a need for larger facilities in areas where static libraries already exist. There is already an identified need to increase capacity at Langney Library.

4.7.11 In order to ensure that the community has local accessibility to community, sports and health facilities, walking distance standards have been set. These are the recommended maximum amount of time that residents should walk in order to access a particular facility. The accessibility standards are set out in the table below.

Facility	Walking Time	Walking Distance
Community facilities	10 minutes	800 m
Children's Play facilities	10 minutes	800 m
GP Surgery	15 minutes	1200 m

Table 5 Accessibility Standards

4.7.12 Whilst it is important that the whole Borough has local accessibility to community, sports and health facilities, there may be a greater local need for certain facilities in some neighbourhoods. For example, in neighbourhoods that have a younger age profile there will be a greater demand for children's play areas.

4.7.13 The neighbourhoods where there are specific deficiencies in community, sports and health facilities are identified in the Infrastructure Delivery Plan.

Financial Contributions from Residential Development

- 4.7.14** Housing development in recent years has increased the pressure on health and social services and has generated demand for playing fields and children's play space. In order to cater for increased demand and to help meet standards of provision, new residential development should make a contribution towards the provision of community (including education), sports and health facilities through developer contributions to meet the needs of the development and the wider community.
- 4.7.15** Proposals for major developments should be required to undertake a Health Impact Assessment^(vi). Health Impact Assessments are an important tool used to assess how development proposals will contribute to improving the health and wellbeing of the local population. It will identify the potential for health improvements and risks to health, and help to identify additional measures to reduce or avoid these risks.

Location of New Development

- 4.7.16** Facilities need to be accessible by public transport and located on pedestrian and cycle networks so where possible, development of community, sports and health facilities should be located close to neighbourhood centres or in easily accessible locations in order to enable community access using sustainable means of transport, and to strengthen the sense of local neighbourhood identity.
- 4.7.17** As land is limited within the Borough, the need to maximise the efficiency and use through the sharing of facilities is to be encouraged. Imaginative and flexible design of facilities will create buildings and spaces which can be used for a variety of organisations, services and facilities. For example, a new community facility could be co-located with a new health facility, or a new children's play area could be located on an unused part of a playing field. Also, new community and health facilities need to be capable of providing a floorspace extension of 50% in order to cater for increased community need in the future.



Kingsmere Community Centre

Resisting the Loss of Facilities

- 4.7.18** In order to ensure that the town is adequately provided with community, sports and health facilities, it is important to protect the current provision, especially in light of the increasing pressure to deliver residential development within the built-up area. Therefore, the loss of such facilities will be resisted except in circumstances where there is a surplus of provision or it can be demonstrated that the facility is redundant. If any land or building in community use is declared surplus, the priority is for an alternative community use to meet local needs. Loss of a facility may be accepted where alternative and improved provision can be made in local area that is still accessible to local people.

vi A component of Environmental Impact Assessment, submitted to support planning applications that focuses on health impacts of development proposals

4.8 Policy D8: Sustainable Travel

Linked to Key Objective 8: Sustainable Travel

This policy recognises the importance of a high-quality public transport network and good accessibility to non-motorised forms of transport such as cycling and walking. It seeks to reduce the town's dependency on the private car by shaping the pattern of future development to encourage such uses.

Context

4.8.1 Quality of life and well-being are affected by on transport and good access to jobs, shops, services and leisure facilities. A safe, efficient, well-integrated and sustainable transport system is therefore a vital component of a strong and prosperous economy, and the Core Strategy has a key role to play in the delivery of a sustainable travel network. It will also assist in the Council's objective of promoting and enhancing healthier lifestyles whilst at the same time helping to reduce pollution across the Borough.

4.8.2 Sustainable travel includes any mode of transport with a low impact on the environment. It seeks to reduce the need to travel by shaping the pattern of development and influencing the location, scale, density, design and mix of land uses in a way that encourages people to walk, cycle and use public transport. In 2001, over 63% of people travelled to work by the private car. The Council will seek to reduce this figure by encouraging alternative modes. This will have the added benefit of reducing congestion, noise and pollution and enhancing quality of life. It will also help to achieve the target set in the Environment Strategy to reduce carbon emissions by 40% by 2020 and 80% by 2080.



Bicycles in the Town Centre

4.8.3 Increasing the proportion of trips made by sustainable modes of travel in Eastbourne will help to reduce the levels of traffic across town and relieve congestion at the following locations:

- A2270 / Rodmill Drive (Eldon Road Traffic Lights)
- A2021 / Cross Levels Way (Rodmill Roundabout)
- A2270 / Park Avenue (Willingdon Road traffic lights)
- B2104 / Pembury Road (Langney Rise junction)
- A2040 / Carew Road (The Avenue junction)
- A22 / Cross Levels Way (Lottbridge Drove roundabout)
- A259 / Victoria Drive (East Dean Road traffic lights)
- B2106 / Beamsley Road (Whitely Road/Seaside traffic lights)
- A2290 / Seaside (Birds Eye roundabout)

4.8.4 The South Wealden and Eastbourne Transport Study (2010) assessed the impact and likely travel demands on the existing transport network up to 2026; it was based on three housing and employment growth scenarios. The study concluded that the highway network issues arising up to 2026 could be addressed through a package of intervention measures.

- 4.8.5** East Sussex County Council's Draft Local Transport Plan (LTP3, October 2010) has considered and appraised a range of transport interventions in relation to proposals coming forward through Eastbourne's Local Development Framework. This includes providing infrastructure that supports cycling and walking, investing in public transport, making better use of existing transport networks and looking at major schemes to meet transport demands and challenges.

Policy D8: Sustainable Travel

Sustainable travel will be promoted through a variety of measures aimed at reducing the need to travel and reducing the reliance on the private car. Alternative sustainable travel choices will be supported by shaping the pattern of development and influencing the location, scale, density, design and mix of land uses.

Services and facilities, such as local shops, health facilities, schools, open spaces and community centres, should be provided locally and be accessible to each neighbourhood to help reduce the need to travel. All new development should be located within 800m of local services and facilities and within 400m of a bus stop with a regular service.

New development that generates significant demand for travel should be provided in locations that are well served by a variety of transport methods, especially public transport. Travel Plans will therefore be required for development that is expected to create a significant number of additional trips in line with East Sussex County Council's 'Guidance on Travel Plans for New Developments'.

The development of a network of safe walking and cycling routes will be promoted, especially where they link existing residential areas to employment areas and educational establishments, and offer the potential for modal shift. This will include the development of new routes, enhanced pedestrian and cycle crossings, better signage and street lighting and a sustained promotion of these routes. The introduction of innovative pedestrian-focused layout designs such as shared surfaces, reduced pedestrian segregation and public realm improvements will be supported as a way of creating an improved pedestrian network.

The standard and quality of public transport will be significantly enhanced by developing and strengthening opportunities for bus and rail integration at Eastbourne and Hampden Park railway stations. Bus priority measures will be promoted along the A2270, A2021; and A259, which will be formally designated as Quality Bus Corridors.

New development should:

- **Reduce the need to travel;**
- **make walking, cycling and accessibility to public transport a priority in the design of their layouts;**
- **provide for the needs of pedestrians and cyclists, including people with disabilities and mobility difficulties;**
- **contribute towards sustainable travel schemes and activities, including the County Council's *Local Sustainable Accessibility Improvement Contributions*;**
- **support safe and effective traffic movement along existing highways.**

New development should also provide for the travel demand that they create through a balanced provision for access by powered two wheelers, public transport, cycling and walking. Development proposals will be assessed in relation to their compliance with approved maximum car and cycle parking standards, related to the accessibility and location of the site.

Explanation

- 4.8.6** Urban structure and the need to travel are intrinsically linked. Providing the local services and facilities, including employment opportunities that people need on a day-to-day basis in close proximity to where they live increases accessibility by walking and cycling and reduces the need to travel by car. New development should therefore be located in close proximity to services and facilities and is required to be located within walking distance of a bus stop. The accessibility standard for a bus stop is a 5 minute walk (approximately 400 metres).
- 4.8.7** Walking offers the greatest potential to replace short car trips, particularly on journeys under 2 kilometres and cycling has the potential to substitute for short car trips of less than 5 kilometres. Improvements to the walking and cycling network will help to increase the proportion of all journeys made on foot or by cycle, which can have significant personal health benefits as well as helping to reduce pollution.
- 4.8.8** Whilst there are currently opportunities for cycling across Eastbourne, the Borough lacks a continuous and safe cycle network across the town. Cycle routes need to follow desire lines between origin and major destinations, which need appropriate facilities such as secure cycle parking and shower facilities. Improving cycle links into the south Wealden area including Willingdon/Polegate, Hailsham and the Stone Cross, Westham and Pevensey, is also considered important in helping to reduce the number of cars travelling into the town and neighbourhoods should have direct access to the wider National Cycle Network (NCN) route towards Bexhill/Hastings and the NCN Route 21 via Polegate and the Cuckoo Trail to Hailsham/Heathfield. The Council is keen to encourage cycling within the Borough and will prepare a Cycling Strategy in conjunction with East Sussex County Council and local cycling groups to identify key routes and develop a network of cycle routes from origin to core destinations.
- 4.8.9** Many existing pedestrian areas lack connectivity and involve several busy junctions where pedestrians and traffic conflict with one another. A more comprehensive and well-designed pedestrian network that places the needs of pedestrians at its heart will help to create safer streets and encourage more people to walk.
- 4.8.10** Support will be given for schemes that involve innovative pedestrian-friendly layout designs, such as shared surfaces, reduced pedestrian segregation, and public realm improvements. Other improvements to the pedestrian and cycle networks, including new routes and promotion of existing routes, well designed junctions and crossings better signage and street lighting, appropriate road space allocation and speed management will also be supported to help encourage more people to walk and cycle.
- 4.8.11** Improving public transport networks can help mitigate some of the issues of social exclusion by offering alternatives as the cost of private transport can be restrictive to those on low incomes. A well-integrated public transport system where bus and rail services are fully integrated enables people to use different types of transport more



**National Cycle Network
Route 21**

easily. The Council supports the development of high quality, attractive and convenient bus and rail services with a good range of facilities such as shelters and Real Time Passenger Information (RTPI).

4.8.12 The South Wealden and Eastbourne Transport Study (2010) indicates that the transport impacts for future housing development in Eastbourne can be mitigated through a package of transport interventions that includes public transport improvements including designating parts of the A2270, A2021 and A259 as Quality Bus Corridors and the implementation of a Eastbourne – Hailsham express bus service. Creating better public transport connectivity within and beyond Eastbourne is a key factor in encouraging sustainable travel, especially for people travelling into Eastbourne from surrounding areas.

4.8.13 Connectivity between buses and trains at Eastbourne and Hampden Park railway stations is important in encouraging people to use public transport rather than the private car and opportunities for developing and strengthening the integration of bus and rail services will be encouraged where possible. Work is underway to establish a Bus Quality Partnership for Eastbourne, which will work a range of initiatives to make bus travel more attractive and improve accessibility to the town centre and major trip attractors such as the hospital.



Eastbourne Railway Station

4.8.14 The Council will explore the potential of a railway station at North Langney on the site of the former halt at Stone Cross. This would help to facilitate greater use of the rail network for the communities across Langney in Eastbourne and Stone Cross in Wealden District and would help reduce the level of car travel into the town centre. Options for the development of this railway station will be explored and as the railway line straddles the Borough boundary the proposal would need to be brought forward in conjunction with Wealden District Council and other related organisations.

4.8.15 A Travel Plan is a package of measures designed to reduce car use originating from new development and facilitating economic development by supporting alternative forms of transport, improving accessibility for businesses and visitors, whilst reducing the need to travel in the first place. The threshold at which these will be required is set in East Sussex County Council's 'Guidance on Travel Plans for New Developments'.

4.8.16 New development offers an opportunity to encourage sustainable travel by ensuring that walking, cycling and access to public transport are a high priority in the design of the layout. It should also ensure that buildings, streets and public spaces provide for the needs of pedestrians and cyclists through design that is safe and accessible to all users.

4.8.17 All new development should make a contribution to improving accessibility through the implementation of relevant Local Transport Plan (LTP) area packages through East Sussex County Council's *Local Sustainability Accessibility Improvement Contribution* scheme and other relevant sustainable travel activities, including cycle routes, the provision and maintenance of bus shelters and the area-based travel plans. This will be especially relevant where proposed developments are likely to have significant impacts by virtue of their size or particular characteristics and/or where the wider transport network already suffers from particular problems.

4.9 Policy D9: Natural Environment

Linked to Key Objective 7: Green Space and Biodiversity

This policy recognises that the Borough benefits enormously from a range of important natural assets including a network of green space, allotments, and areas of important biodiversity and ecological value. This policy seeks to harness the potential of these assets, maintaining, enhancing and protecting them for future generations.

Context

4.9.1 Quality of life is largely determined by the condition of our surrounding environment. Enhancing and protecting Eastbourne's natural environment is critical to the Borough's image if it is to continue to attract an estimated 4.5 million visitors each year. These visitors bring significant economic and social benefits to the Borough and therefore maintaining and improving the natural environment is a fundamental element of ensuring that Eastbourne has a sustainable future.

4.9.2 The Council is committed to ensuring that future development and growth in Eastbourne preserves and enhances the quality of the local environment. Eastbourne's image is one of a clean, green, attractive, high-quality environment and the policy is intended to enable these qualities to be passed on to future generations.



Motcombe Gardens

Policy D9: Natural Environment

Protect and support a diverse and multi-functional network of green space by:

- **Producing a Green Network Plan and creating environmental interpretive focal points in Eastbourne's parks and gardens and natural areas. Improved infrastructure will encourage walking and cycling as a means of accessing and connecting the green network and countryside.**
- **Identifying a network of strategically and locally important green space areas through a Green Network Plan. Development will only be permitted where it does not cause the fragmentation of these existing habitats or landscapes.**
- **Requiring development proposals to improve the quality and quantity of green spaces and address local deficiencies in accessible green space where appropriate.**

Protect and enhance the allotment provision in Eastbourne by:

- **Protecting all allocated allotment sites and only permitting development if it can be proven that the site is genuinely surplus to requirements.**
- **Providing new, high quality and easily accessible allotment sites in order to meet future local demand.**
- **Seeking to enhance the quality of existing allotment sites across the Borough, promoting sympathetic management in line with the Biodiversity Assessment Report.**

Promote effective conservation and enhancement of the Borough's wildlife by:

- **Producing Biodiversity Action Plans (BAPS) to identify measures to preserve and enhance the geology, habitats and species of importance in Eastbourne.**
- **Safeguarding local, national and international protected sites for nature conservation from inappropriate development.**
- **Ensuring that development seeks to enhance biodiversity through the inclusion of wildlife needs in design, and ensuring any unavoidable impacts are appropriately mitigated for.**
- **All developments over 500m² or 5 dwellings will be required to produce a Biodiversity Survey to ensure development does not impact on species of importance. The Survey must also include proposals to show how any impacts will be addressed by enhancement and mitigation measures.**

Support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere. A risk based sequential approach will be required to determine the suitability of land for development. Minimising the risk of flooding will be achieved by:

- **Ensuring that development is subject to a flood risk assessment which conforms to national policy, in order to demonstrate it will be safe, without increasing flood risk elsewhere.**
- **Liaising closely with the Environment Agency when determining applications for development.**
- **Applying a sequential test for assessment of applications for development.**
- **Requiring development to incorporate Sustainable Urban Drainage Systems (SUDS) to manage surface water drainage.**

Explanation

Green and Open Spaces

- 4.9.3** Eastbourne contains a wealth of green open spaces which include downland, natural areas, beach, play areas, sports fields, amenity areas, parks and gardens, cemeteries and allotments. A multifunctional green network is very important for the town and the Council therefore proposes to prepare a 'Green Network Plan' which will take account of links with neighbouring greenspaces in the South Downs National Park and south Wealden by 2016.
- 4.9.4** Access to green spaces needs to be improved. Environmental interpretation (such as information boards) would help to enhance the appreciation and understanding of these areas, as well as providing access to the natural environment. This will provide the community with better information and create further opportunities for enhancing biodiversity. Protecting and enhancing the access to open spaces through the green network will have positive effects on the health and well being of the town's residents and visitors alike.
- 4.9.5** A key attribute of the distinctiveness of Eastbourne is its attractive green environment and this will attract visitors and new growth to the town. Development proposals should provide or enable landscaping schemes that protect existing landscape features and deliver environmental improvements appropriate to the location of the scheme and the function and scale of the development.

Allotment Provision

4.9.6 Allotments are an important recreational resource. The Allotment Review (2009) identifies that there are 742 plots (14.9ha) across the Borough. The current provision in Eastbourne falls below the recommended quantity standards and with the population increasing, the shortfall of allotment space will continue to rise. The Council have identified that the current need for new allotment space can be met on existing sites by reducing the size of allotment plots, which better meets the needs of the local residents. To meet the future shortfall, parts of the existing sites that are currently unsuitable will be brought back to use and extensions to existing sites will be identified.

4.9.7 All allotment sites should be easily accessible, ideally within a 20 minute walking distance to reduce the need to travel by car and should be of good quality with suitable, secure facilities. The most suitable locations for meeting the need for additional sites are where provision is currently limited. These areas have been identified as being in the north west and south of the Borough. It should be ensured that any additional provision meets the minimum quality levels, in terms of access, facilities and security.



Allotments

4.9.8 The provision of high quality allotments is not just important from a recreational health and sustainability perspective. Allotments are also important in creating habitats for wildlife and increasing biodiversity. Any management of allotments should ensure long term benefits for biodiversity. The Eastbourne Biodiversity Assessment (2007) states that allotments provide important foraging areas and places to live for many protected species.

Biodiversity

4.9.9 There are many different habitats, sites of ecological interest and a host of species that make Eastbourne unique. There is a need to protect and enhance these areas and to have a positive effect on biodiversity. The Biodiversity Assessment reviewed habitats and species across the Borough. There are 19 Sites of Nature Conservation Importance within Eastbourne and important habitats include the Downland and the associated Heritage Coast, and wetland areas and their associated habitats.

4.9.10 Within Eastbourne, there are many Sussex Biodiversity Action Plan Species (BAPS) including Brown Hare, Common Pipistrelle Bat and Great Crested Newt. In addition to these species, there are also nationally and regionally uncommon species found in the area. Some of these, principally mammals, birds, reptiles and amphibians receive statutory protection under European and National legislation. The protected species include Dormouse, Brown Long-Eared Bat and Glowworm.

Flood Risk

4.9.11 New development should be focused in these areas at the lowest risk of flooding, both now and in the future (allowing for the effects of climate change) and to ensure development does not increase the risk of flooding elsewhere.

4.9.12 Sequential Tests are required at all stages of the planning process to ensure that developments are removed from areas with a high probability of flooding where possible. Through application of this risk based approach local planning authorities are encouraged to guide new development towards areas of the lowest flood probability.

4.9.13 Sustainable Urban Drainage Systems (SUDS) are the Government's preferred method for managing the surface water run-off generated by developed sites. SUDS seek to manage surface water as close to its source as possible, mimicking surface water flows arising from the site, prior to the proposed development.

4.10 Policy D10: Historic Environment

Linked to Key Spatial Objective 1: Sustainable Development and Key Spatial Objective 9: Quality of the Built Environment

These policies seek to protect and enhance the wide variety of historical assets within the Borough and ensure high quality design considerations are taken into account.

Context

4.10.1 Eastbourne has a rich and varied historic environment. There are twelve Conservation Areas and five Areas of High Townscape Value covering a total of 71 hectares. There are also over 300 Listed Buildings, 33 Scheduled Monuments and 146 locally listed buildings. There are also 49 archaeologically notification areas, 2 formally registered parks as well as many locally important opens spaces, formal gardens, trees and historic spaces between buildings.

4.10.2 There is a strong desire amongst local people for the historic environment to be preserved and enhanced where practicable. New development should have a positive impact on the character and appearance of historic areas and buildings, as well as preserving any rhythm of gaps between buildings and views to and from the townscape.



Our Lady of Ransom Catholic Church - Grade II Listed Building

Policy D10: Historic Environment

All significant heritage assets will be protected and enhanced, where practicable:

- **There is a presumption in favour of protection of all heritage assets from inappropriate change, including both designated (Listed Buildings, Conservation Areas) and non-designated assets (Buildings of Local Interest, Areas of High Townscape Value).**
- **Development within Conservation Areas will be permitted if:**
 1. **it preserves and enhances the character, setting and appearance of the area;**
 2. **it does not involve the loss of important features which contribute to the character of the building itself or wider area;**
 3. **its form, bulk, scale, height, massing, materials and function of the development are appropriate to the development site and surrounding buildings, spaces and views;**
 4. **it does not involve all or the partial demolition of a building or feature which contributes to the character of the area, unless it can be demonstrated to be wholly beyond repair, incapable of beneficial use or is inappropriate to the character of the area.**

- **Areas of High Townscape Value and Buildings of Local Interest will be conserved and enhanced through the application of the guidelines contained in the approved Eastbourne Townscape Guide and the use of Article 4 Directions.**
- **Listed buildings will be protected from demolition, and from proposed additions and alterations that would adversely affect their character, appearance and/or fabric. Development should not adversely affect the setting of listed buildings.**
- **Designated Historic Parks, Gardens and Open Space as well as those of importance will be protected from development that would adversely affect their character and historic interest. Views into and from these sites will be protected. Sites should not be subdivided.**
- **There will be a presumption against any development that would directly or indirectly have an adverse effect on Scheduled Monuments or Archaeologically Notification Areas. Where development is proposed in Archaeologically Notification Areas, appropriate assessments will be required and discovered remains will need to be preserved in situ or by record.**

Policy D10A: Design

In order to achieve a high quality environment new development makes a positive contribution to the appearance of our townscape and urban heritage. Design and layout should take account of context, i.e. neighbouring buildings as well as the surrounding area. New development can be modern or based on historic forms but must respect, preserve or enhance local character. It is vital that design goes beyond the focus of the individual development and also takes account of sense of place, safety and security.

Eastbourne's built environment should be of an exemplary standard. It will be protected and enhanced and development will be expected to:

- 1. seek exemplary standards of design and architecture that respects the borough's unique characteristics;**
- 2. apply national and regional policies in respect of design, landscape townscape and historic heritage;**
- 3. ensure that the layout and design of development contributes to local distinctiveness and sense of place, is appropriate and sympathetic to its setting in terms of scale, height, massing and density, and its relationship to adjoining buildings and landscape features;**
- 4. ensure that new development makes a positive contribution to the overall appearance of the area including the use of good quality materials, reusing existing materials where appropriate, and seeking to achieve a high standard of finish;**
- 5. promote local understanding of good innovative and imaginative design; and**
- 6. ensure new development is accessible to all and designed to minimise crime and anti-social behaviour without diminishing the high quality of the overall appearance.**

Explanation

4.10.3 These policies seek to preserve and enhance the special architectural and historic interest of the Borough's 12 Conservation Areas and ensure that design considerations play a prominent role in the decision-making process. This will be achieved through managing development so that new proposals take account of the historic context of the area, and through addressing incremental changes and alterations to the existing built environment and public realm.



Warrior Square Conservation Area

4.10.4 There are five Areas of High Townscape Value^(vii) in the Borough; they have no statutory protection in law and no legal controls over and above those that already exist. However their character and appearance is considered by the Council to be of sufficient local interest to warrant differentiating from their surrounding area. Therefore the Council will encourage the retention of the areas character and appearance through the application of informal policies.

4.10.5 The Council also has 146 buildings of local interest^(viii) and will identify other buildings of local interest which contribute to the appearance and character of the Borough. Although they do not qualify as listed buildings these buildings merit retention as an important part of the character and historic environment of the Borough. The identification of such buildings will be an ongoing process and will be reviewed at regular intervals.

4.10.6 The Borough has over 300 Listed Buildings, which make an important contribution to the historic and cultural heritage of the area. The policy covers works including demolition, alterations and works affecting the setting of a Listed Building, which is the most effective approach as proposals for works such as these would be assessed against similar criteria whilst still remaining a robust policy.

4.10.7 The Council recognises the importance of Archaeologically Notification Areas and will safeguard their interest by consultation with the County Council's archaeological advisor on planning applications within the designated areas. The Government compiles lists of scheduled monuments and there is a presumption in favour of their preservation and works that affect them require scheduled monument consent from the relevant Secretary of State.



Martello Tower - Scheduled Monument

4.11 Policy D11: Eastbourne Park

Linked to Key Spatial Objective 7: Green Space and Biodiversity

The purpose of this policy is to conserve and enhance the existing environmental and ecological characteristics of Eastbourne Park for future generations, whilst at the same time sensitively developing the town's most important under-utilised resource for appropriate leisure and recreational uses to help enhance the social and economic well-being of the local

vii see Eastbourne Townscape Guide

viii see Eastbourne Townscape Guide

community and attract more visitors to the Borough. It will be supported by a Supplementary Planning Document, which will set out a detailed vision and series of proposals for the future enhancement of Eastbourne Park.

Context

4.11.1 Eastbourne Park is a flat, low-lying landscape of approximately 400 hectares of grazed wetland at the centre of the Borough. It provides a 'green heart' for the town and is an important asset for the residents and visitors of Eastbourne. Its primary role is as an essential flood storage area: it has a fundamental role in mitigating the effects on flooding on many of the surrounding built environment, and none of the proposals for Eastbourne Park should reduce its effectiveness as a flood storage and mitigation area.



Eastbourne Park

- 4.11.2** Eastbourne Park has been almost completely surrounded by urban development following the town's expansion over recent years and it is vital that the Park itself is protected from encroachment from inappropriate development if it is to continue to function effectively as an important area of ecology, and as a flood storage and mitigation area. Although the Park contains nationally rare wildlife habitats and species, it does not currently have any formal environmental protection. There is also an internationally important archaeological site at Shinewater currently being considered for inclusion as a scheduled ancient monument.
- 4.11.3** An Eastbourne Park Supplementary Planning Document (SPD) is being prepared and this will provide greater detail to support Policy D11. It will set out a clear strategy for the future development of the Park as an ecological, archaeological and leisure resource to benefit residents and visitors to Eastbourne.
- 4.11.4** The purpose of Policy D11 and the Eastbourne Park SPD is to conserve and enhance the existing environmental and ecological characteristics of Eastbourne Park for future generations, whilst at the same time sensitively developing the town's most important under-utilised resource for appropriate leisure and recreational uses to help enhance the social and economic well-being of the local community and attract more visitors to the Borough. The location of Eastbourne Park provides excellent potential for accessing it by sustainable modes such as walking and cycling.

Policy D11: Eastbourne Park

Eastbourne Park is an important ecological, archaeological and leisure resource that should be utilised to its full potential. It is also an essential flood storage area, which helps mitigate the effects of flooding on the surrounding built development. Any future proposals for the Park should ensure that they do not compromise its vital role as an area for flood storage and mitigation.

The future enhancement of the Park will be undertaken in a manner that provides an effective and sustainable balance of environmental, social and economic benefits for the Borough in accordance with the Core Strategy Vision. In order to maintain

the effectiveness of Eastbourne Park as an essential flood storage area, and in the interests of mitigating flood risk, the existing flood storage system will be periodically reviewed and updated as required.

Within the areas of highest ecological value, the environmental quality of the Park will be conserved and enhanced through the creation of a Local Nature Reserve; a key element of this will involve the development of a visitor centre to create a unique attraction and focus for tourism in the Park. An educational resource centre related to the Shinewater archaeological site could be provided within this facility or separately.

For the protection of the natural and historic environment within Eastbourne Park:

- flood storage capacity will be increased through extensions to existing and/or additional flood water storage lakes, and these should be designed to provide enhancements to existing biodiversity and avoid impact on significant archaeological interests;
- with the exception of wind-turbines, renewable energy generation will be encouraged, taking care to ensure that new installations do not cause obstructions to watercourses or have an unacceptable effect on the local fauna;
- landowners that undertake environmental stewardship schemes to deliver effective environmental management of their land will be supported; and
- ecological corridors will be established to provide links to the wider integrated green network across the Borough.

Outside designated nature conservation areas and where proposals would not result in an unacceptably detrimental impact on wildlife and ecology, appropriate outdoor leisure and recreational uses will be permitted. The following leisure and recreation uses will be supported at Eastbourne Park:

- non-motorised water-based recreation, including sailing, rowing, canoeing and other similar uses;
- outdoor sports facilities, including playing pitches and areas of amenity space;
- children's play areas, located close to and with safe access to existing residential areas;
- allotment provision, located close to and with safe access to existing residential areas; and
- enhanced access to the Park through the provision of a comprehensive network of pedestrian and cycle routes^(ix).

No other development will be permitted in Eastbourne Park unless its contribution to the enhancement of the Park as an area of importance for ecology, archaeology or leisure/recreation can be clearly demonstrated.

Applications for alternative sources of renewable energy such as Biomass and Solar would be considered subject to outcomes of detailed Landscape Impact and Biodiversity Impact Assessments and a woodland management plan.

ix The network of cycle routes will be set out in the Council's Cycling Strategy

Explanation

- 4.11.5** As a priority habitat, it is important that the high environmental quality within Eastbourne Park is conserved and enhanced for the benefit of current and future generations. This should not, however, preclude the use of the Park as an important asset for leisure and tourism in the Borough but such proposals should be undertaken in a sensitive and appropriate manner.
- 4.11.6** In order to protect the areas of Eastbourne Park that have the highest biodiversity value, statutory protection will be provided through the designation of a Local Nature Reserve (LNR). Invasive non-native species pose a significant threat to areas of high biodiversity and methods should be used to prevent the introduction of new non-native species and control any that are already present. The restoration of former marshland area with open water, marsh, reed beds and grazed wetland, will provide a high-quality environment for residents and visitors to explore and observe a rich diversity of wildfowl and migratory birds. To complement this, the Council will encourage the development of a visitor centre to provide a major tourist attraction. This would focus on interpretation of the wetland and could include a café, educational resources and community facilities such as exhibition spaces and meeting rooms^(x). A facility to provide interpretation and education on the Shinewater archaeological site, will also be encouraged, either within the visitor centre or as a separate entity, subject to funding.
- 4.11.7** The Council will support the creation of additional flood storage capacity through the creation of additional or extended storage lakes. The Park also provides a unique opportunity to generate renewable energy for the Borough and help it become more self-sufficient in terms of its overall energy requirements, which are expected to increase over the plan period to 2027.
- 4.11.8** There is an opportunity to encourage leisure uses in Eastbourne Park by allowing water recreation uses outside the designated areas of wildlife and biodiversity conservation. In these areas of the Park, non-motorised water recreation, such as sailing, rowing and canoeing, will be permitted on lakes and bodies of water.
- 4.11.9** Good public access is regarded as a priority to provide local routes to connect different parts of the town. In order to make Eastbourne Park more accessible and attractive to visitors, walking and cycle routes will be provided through the area. The cycle routes will be identified through the Cycling Strategy. The provision of children's play areas in appropriate, safe and accessible locations along these routes and close to existing residential areas will further enhance the attraction of Eastbourne Park.
- 4.11.10** The Park provides an excellent opportunity to provide leisure and recreational uses to complement existing facilities in residential areas. The creation of outdoor sports facilities in the form of playing fields and other areas of amenity recreational space will increase the provision of such facilities for the town and these should be provided in accessible locations and where possible, close to existing residential areas.



Flood Storage Lake

x The precise uses will be set out in the Eastbourne Park SPD

4.11.11 There is a requirement for additional allotment land in the Borough and Eastbourne Park provides an ideal opportunity to achieve this. New allotments should be provided on land adjacent to existing allotments or on land close to the urban fringe, where they are most accessible to existing residents.

