

EMPLOYMENT LAND LOCAL PLAN

# Changes to the Policies Map

Revised Proposed Submission

*November 2015*



**Eastbourne Borough Council**

Regeneration & Planning Policy

1 Grove Road

Eastbourne

BN21 1TW

Tel: 01323 410000

Email: [planning.policy@eastbourne.gov.uk](mailto:planning.policy@eastbourne.gov.uk)

Web: [www.eastbourne.gov.uk](http://www.eastbourne.gov.uk)



# **EMPLOYMENT LAND LOCAL PLAN**

## **Changes to Policies Map**

### **1.0 Introduction**

- 1.1 This document identifies the proposed changes that will be incorporated into the Eastbourne Policies Map on adoption of the Employment Land Local Plan. The purpose of the document is to illustrate the spatial form of policies and illustrate the application of policies once the Employment Land Local Plan has been adopted.
- 1.2 This document has been produced to accompany the Revised Proposed Submission version of the Employment Land Local Plan. The intention is to show how the policies and designations in the Employment Land Local Plan would result in change the adopted Policies Map.

### **2.0 Background**

- 2.1 The first Eastbourne Policies Map was adopted on 20 February 2013 following the adoption of the Eastbourne Core Strategy Local Plan. It was then updated following the adoption of the Town Centre Local Plan on 20 November 2013.
- 2.2 The Policies Map consists of a main map and a Town Centre Inset Map. It illustrates geographically the application of the policies in the Eastbourne Core Strategy Local Plan, the Eastbourne Town Centre Local Plan and the saved policies from the Eastbourne Borough Plan 2001-2011 (adopted 2003).
- 2.3 The Employment Land Local Plan will guide job growth and economic development in Eastbourne up to 2027 by identifying an appropriate supply of land for future employment development, in order to achieve a sustainable economy and make Eastbourne a town where people want to live and work. It will specifically relate to land and buildings within the B1 (Offices and Light Industry), B2 (General Industry) and B8 (Storage and Distribution) Use Classes.
- 2.4 The Employment Land Local Plan will replace Core Strategy Policy D2: Economy, following concerns from the Inspector examining the Core Strategy over the evidence that supported the employment land supply.
- 2.5 The Revised Proposed Submission version of the Employment Land Local Plan was published in December 2015. A Proposed Draft Employment Land Local Plan had previously been published for consultation between December 2013 and March 2014, and a Proposed Submission version was published for representations in December 2014.

2.6 Following a six week representation period, the Employment Land Local Plan will be submitted to the Secretary of State for examination.

### 3.0 Requirements

3.1 The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the form and content of the adopted policies map. Regulation 9 states:

- (1) *The adopted policies map must be comprised of, or contain, a map of the local planning authority's area which must—*
  - (a) *be reproduced from, or be based on, an Ordnance Survey map;*
  - (b) *include an explanation of any symbol or notation which it uses;*  
*and*
  - (c) *illustrate geographically the application of the policies in the adopted development plan.*
- (2) *Where the adopted policies map consists of text and maps, the text prevails if the map and text conflict.*

### 4.0 Format

4.1 As a result of policies contained in the Employment Land Local Plan there will be some changes to the Policies Map. Showing all of the changes on a single map would be confusing and would render the map illegible. Therefore, this document presents changes on individual maps based on policies.

4.2 A schedule of changes is presented showing the policies and designation that will be changed, the locations where the policy or designation applies, and the reason for the change. The changes are only the changes proposed and will be incorporated into the revised Policies Map, which will be adopted alongside the Employment Land Local Plan.

4.3 The colours used throughout this document are consistent, for ease of understanding:

- Red represents the policies and designations as shown on the Adopted Policies Map that will be superseded or deleted
- Blue represents the new or amended policies and designations that have changed as a result of changes to the Employment Land Local Plan
- Brown represents existing parts of policies or designations that do not change

4.4 Please note that this does not relate to the colours shown on the full Policies Map or Town Centre Inset Map.

4.5 There are three sets of maps in this document:

- maps showing the Borough Plan and Core Strategy policies that are being deleted on adoption of the Employment Land Local Plan;
- maps showing new policies and designations contained in the Employment Land Local Plan; and
- a draft version of revised Policies Map.

4.6 The maps are shown in order of how the policies and designations appear in the relevant document.

## 5.0 Schedule of Changes to the Policies Map

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

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

| Map No | Policy  | Type | Ref                                    | Location(s)  | Description of Change     | Reason  |
|--------|---|------|--|--|---------------------------|---|
| 1      | Policy BI2: Designated Industrial Areas         | D    | 1.1<br>1.2<br>1.3<br>1.4<br>1.5<br>1.6 | <ul style="list-style-type: none"> <li>Birch Road Industrial Area</li> <li>Hammonds Drive Industrial Area</li> <li>Courtlands Road Industrial Area</li> <li>Brampton Road Industrial Area</li> <li>Highfield (North) Industrial Area</li> <li>Highfield (South) Industrial Area</li> </ul> | Delete policy designation | Policy BI2 will be deleted on adopted of the ELLP as the designated Industrial Areas are superseded by the designations in the ELLP |
| 2      | Policy BI4: Retention of Employment Commitments | D    | 2.1<br>2.2                             | <ul style="list-style-type: none"> <li>Sovereign Harbour Site 6</li> <li>Sovereign Harbour Site 7</li> </ul>   | Delete policy designation | Policy BI4 will be deleted on adopted of the ELLP as the Employment commitments are superseded by the designations in the ELLP      |
| 3      | Policy BI7: Design                              | Am   | 3.1                                    | <ul style="list-style-type: none"> <li>Hammonds Drive Industrial Area</li> </ul>   | Amend boundary            | To ensure the Policy BI7  |

| Map No | Policy   | Type | Ref        | Location(s)  | Description of Change                           | Reason   |
|--------|----------|------|------------|--|---|--|
|        | Criteria |      | 3.2<br>3.3 | <ul style="list-style-type: none"> <li>Highfield (North) Industrial Area</li> <li>Highfield (South) Industrial Area</li> </ul> | to align with new designated Industrial Estates | is consistent with the designated Industrial Estates in the ELLP |

### Eastbourne Core Strategy Local Plan 2006-2027 (Adopted 2013)

| Map No | Policy             | Type | Ref                                    | Location(s)  | Description of Change     | Reason   |
|--------|--------------------|------|--|--|---------------------------|--|
| 4      | Policy D2: Economy | D    | 4.1<br>4.2<br>4.3<br>4.4<br>4.5<br>4.6 | <ul style="list-style-type: none"> <li>Birch Road Industrial Area</li> <li>Hammonds Drive Industrial Area</li> <li>Courtlands Road Industrial Area</li> <li>Brampton Road Industrial Area</li> <li>Highfield (North) Industrial Area</li> <li>Highfield (South) Industrial Area</li> </ul> | Delete policy designation | Policy D2 will be deleted on adopted of the ELLP as the designated industrial areas are superseded by the designations in the ELLP |

### Eastbourne Employment Land Local Plan (2012-2027) – Revised Proposed Submission (2015)

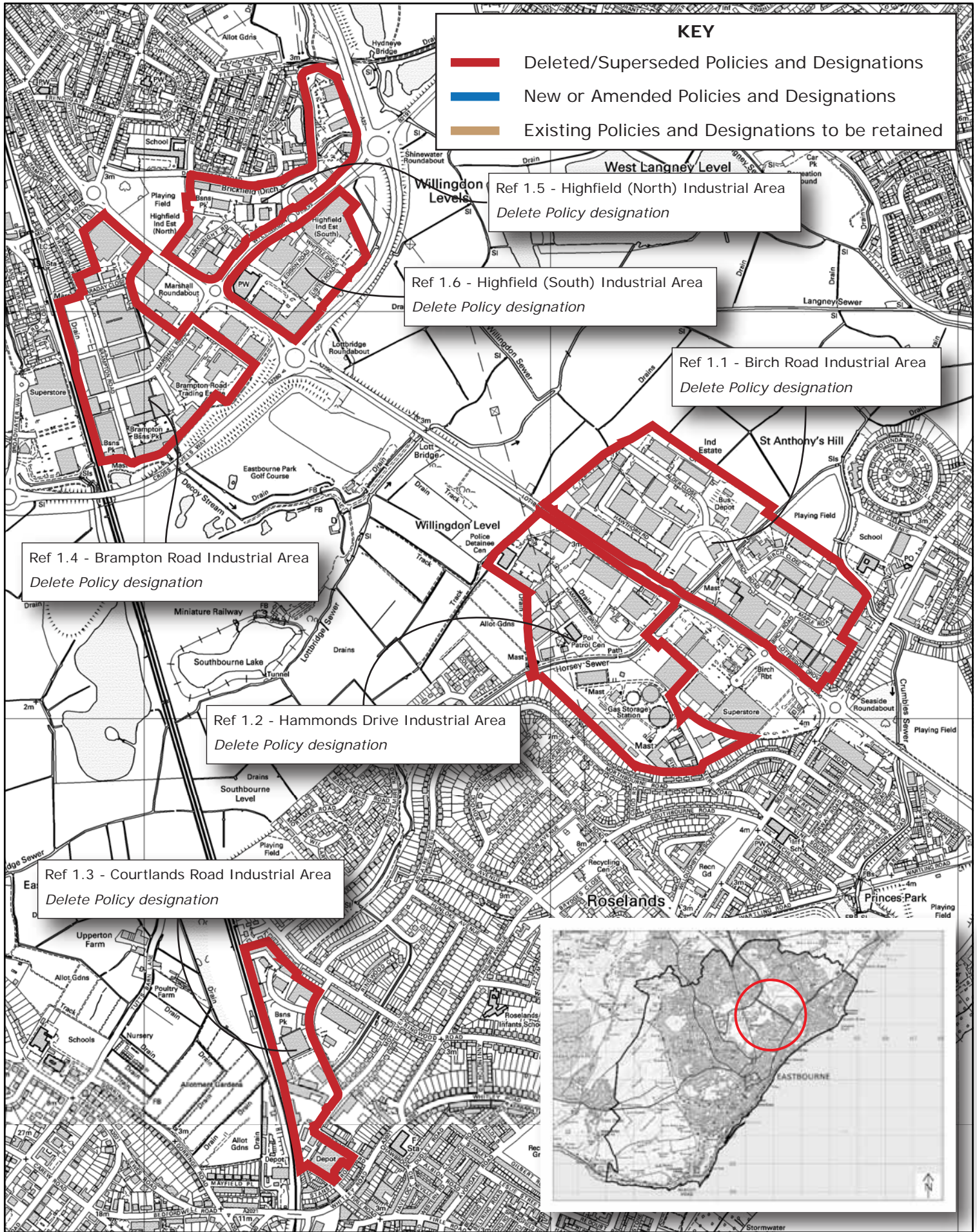
| Map No | Policy                  | Type | Ref        | Location(s)  | Description of Change    | Reason                                      |
|--------|-------------------------|------|------------|--|--------------------------|---|
| 5      | EL2: Industrial Estates | Ad   | 5.1<br>5.2 | <ul style="list-style-type: none"> <li>Brampton Road Ind. Est</li> <li>Highfield (South) Ind. Est</li> </ul> | Add boundary to indicate | Policy EL2 identifies designated industrial |

| <b>Map No</b> | <b>Policy</b>          | <b>Type</b> | <b>Ref</b>                      | <b>Location(s)</b>  | <b>Description of Change</b>        | <b>Reason</b>   |
|---------------|------------------------|-------------|---------------------------------|---|-------------------------------------|---|
|               |                        |             | 5.3<br>5.4<br>5.5<br>5.6<br>5.7 | <ul style="list-style-type: none"> <li>• Highfield (North) Ind. Est</li> <li>• Birch Road, Hawthorn and Compton Ind. Est</li> <li>• Hammonds Drive Ind. Est</li> <li>• Finmere and Britland Ind. Est</li> <li>• Courtlands Road Ind. Est</li> </ul> | designated industrial estate        | estates   |
| 6             | EL3: Town Centre       | Ad          | 6.1<br>6.2                      | <ul style="list-style-type: none"> <li>• Development Opportunity Site 2</li> <li>• Development Opportunity Site 3</li> </ul>  | Add boundary to indicate allocation | Policy EL3 identifies allocations for employment development in the Town Centre   |
| 7             | EL4: Sovereign Harbour | Ad          | 7.1<br>7.2<br>7.3               | <ul style="list-style-type: none"> <li>• Sovereign Harbour Site 6</li> <li>• Sovereign Harbour Site 7a</li> <li>• Sovereign Harbour Site 4</li> </ul>   | Add boundary to indicate allocation | Policy EL4 identifies allocations for employment development in Sovereign Harbour |



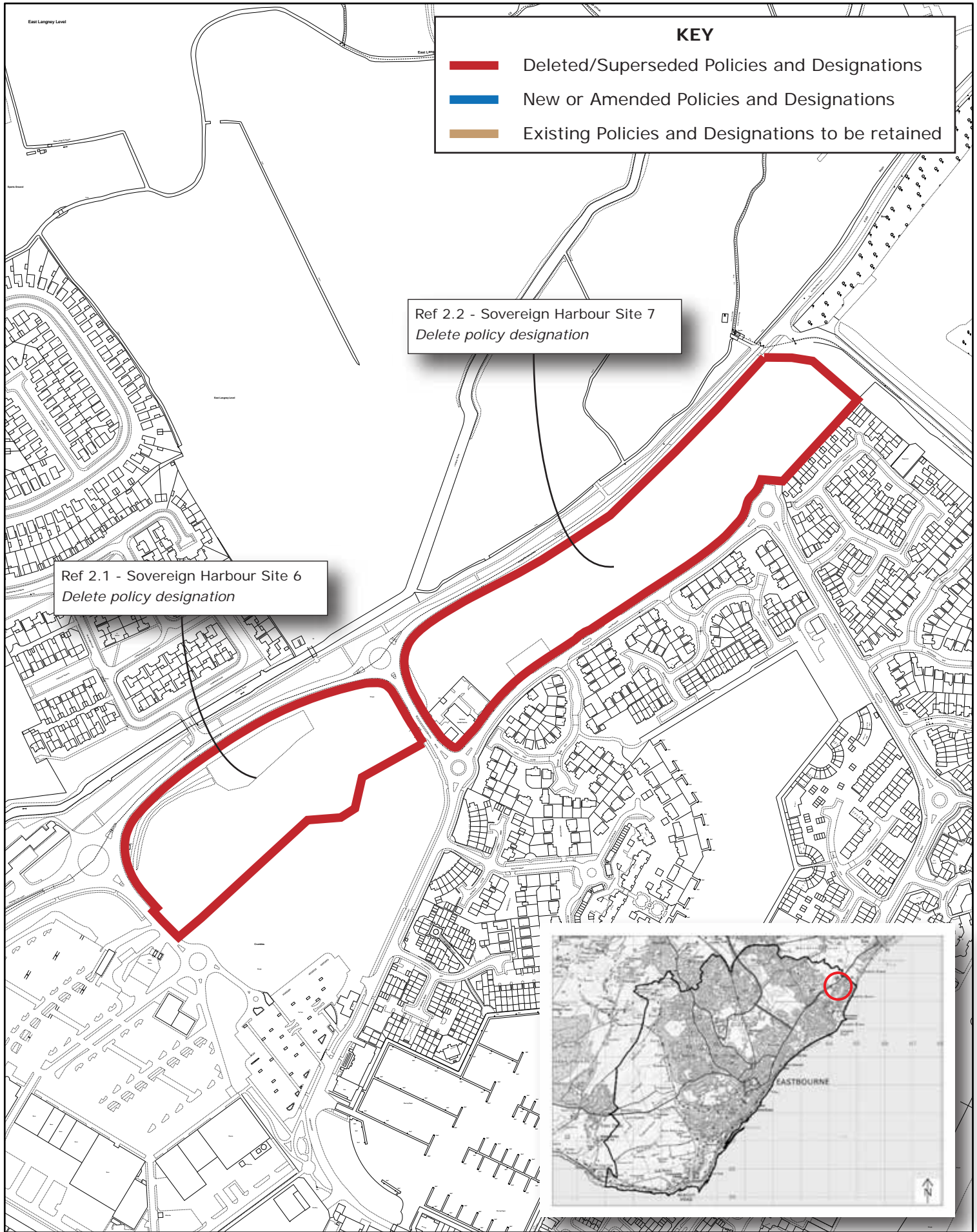
## **Appendix A**

### **Maps showing changes to the Policies Map**

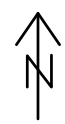


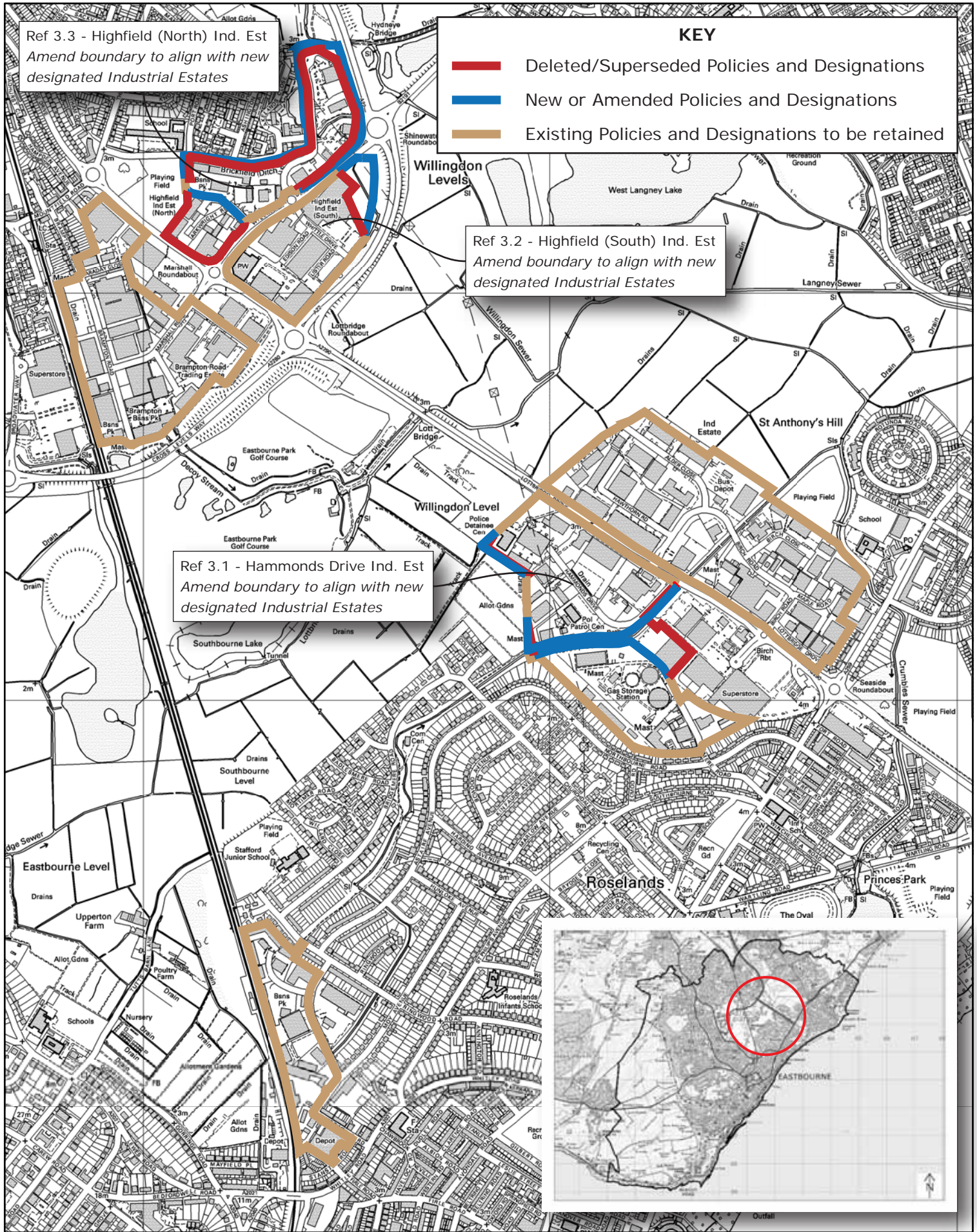
Map No: 1 Policy: **BI2: Designated Industrial Areas**





Map No: 2 Policy: BI4: Retention of Employment Commitments





Ref 3.3 - Highfield (North) Ind. Est  
 Amend boundary to align with new designated Industrial Estates

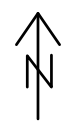
**KEY**

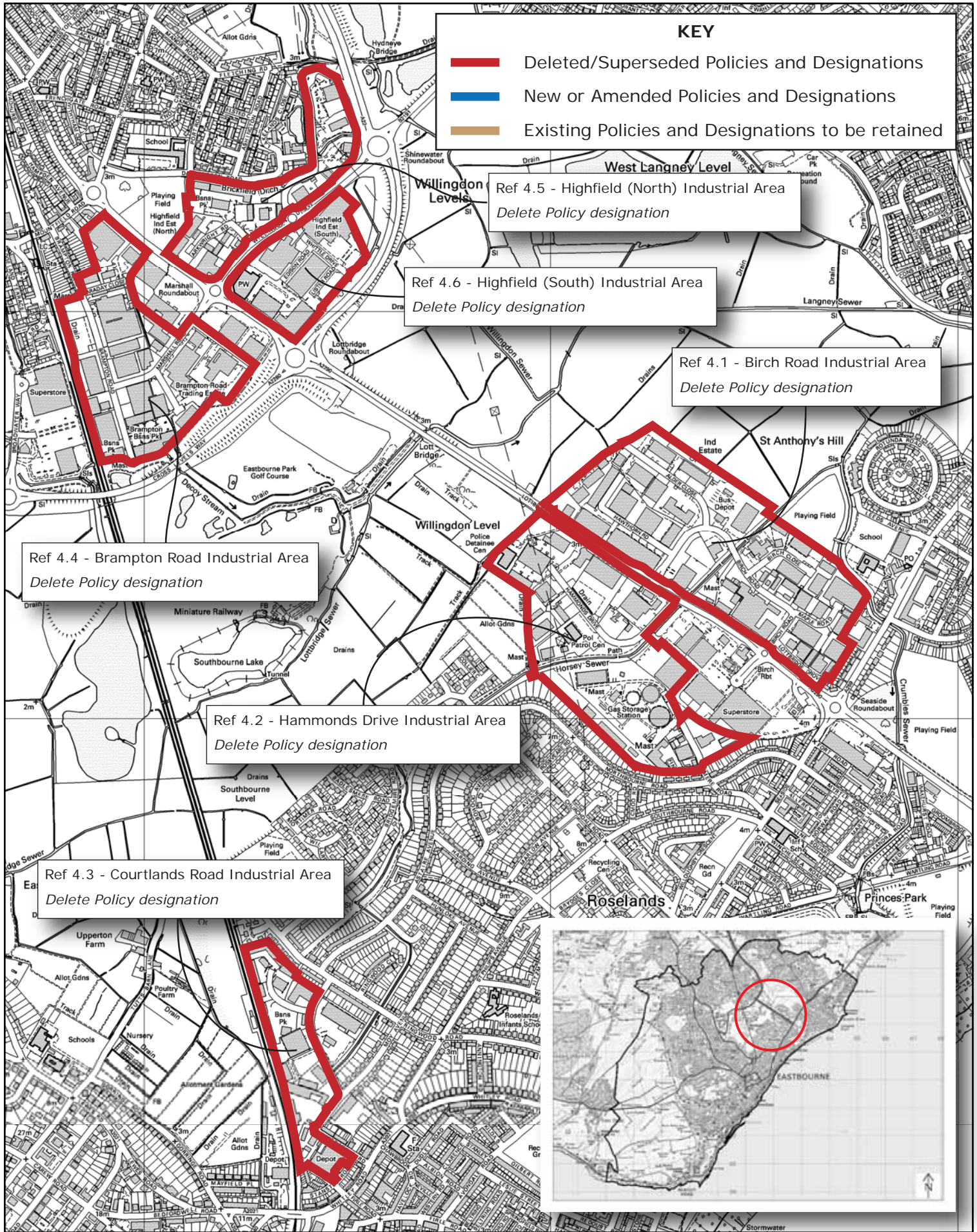
- Deleted/Superseded Policies and Designations
- New or Amended Policies and Designations
- Existing Policies and Designations to be retained

Ref 3.2 - Highfield (South) Ind. Est  
 Amend boundary to align with new designated Industrial Estates

Ref 3.1 - Hammonds Drive Ind. Est  
 Amend boundary to align with new designated Industrial Estates

Map No: 3 Policy: BI7: Design Criteria





**KEY**

- █ Deleted/Superseded Policies and Designations
- █ New or Amended Policies and Designations
- █ Existing Policies and Designations to be retained

Ref 4.5 - Highfield (North) Industrial Area  
*Delete Policy designation*

Ref 4.6 - Highfield (South) Industrial Area  
*Delete Policy designation*

Ref 4.1 - Birch Road Industrial Area  
*Delete Policy designation*

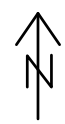
Ref 4.4 - Brampton Road Industrial Area  
*Delete Policy designation*

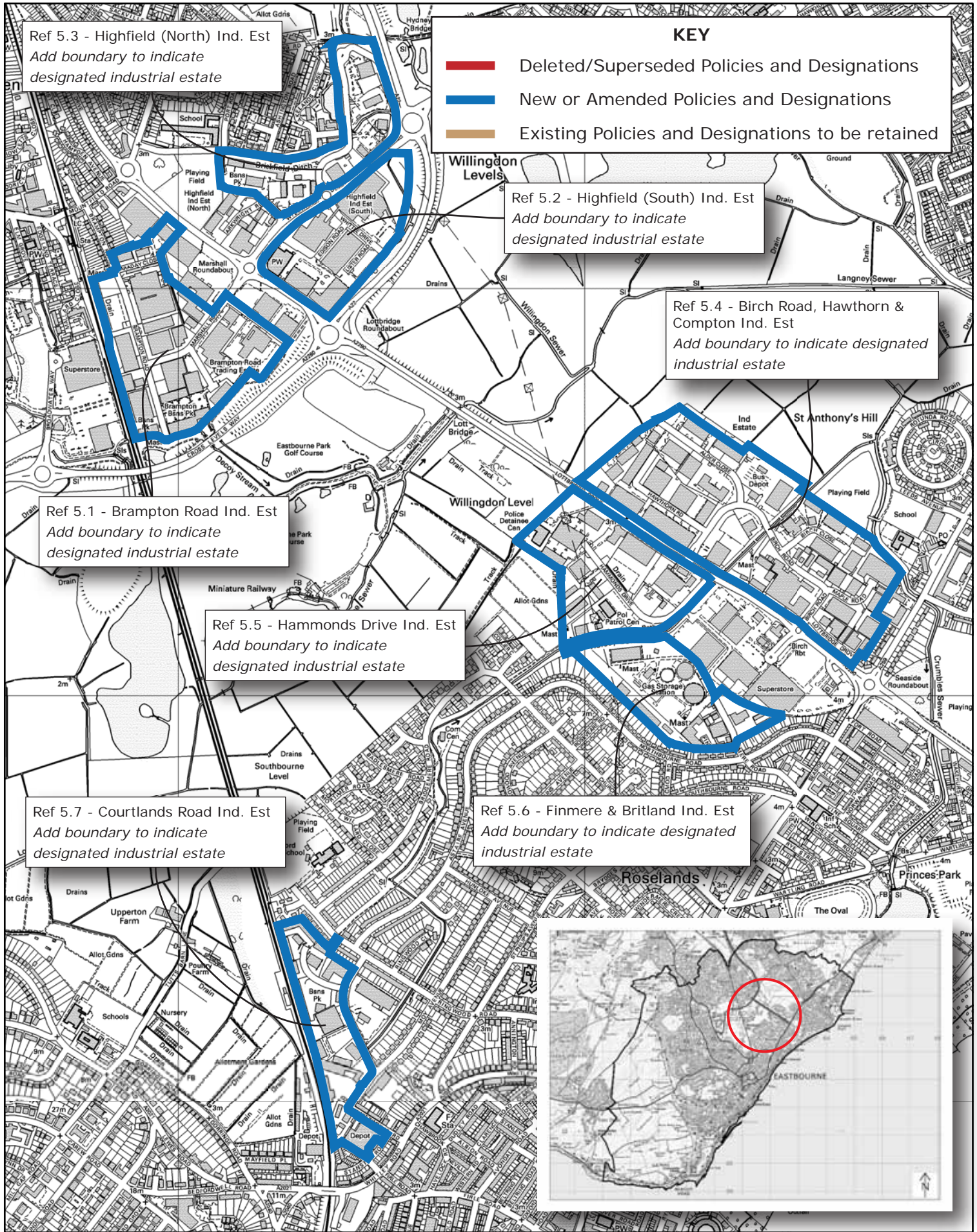
Ref 4.2 - Hammonds Drive Industrial Area  
*Delete Policy designation*

Ref 4.3 - Courtlands Road Industrial Area  
*Delete Policy designation*



Map No: 4    Policy: **D2: Economy**





Ref 5.3 - Highfield (North) Ind. Est  
Add boundary to indicate designated industrial estate

**KEY**

- █ Deleted/Superseded Policies and Designations
- █ New or Amended Policies and Designations
- █ Existing Policies and Designations to be retained

Ref 5.2 - Highfield (South) Ind. Est  
Add boundary to indicate designated industrial estate

Ref 5.4 - Birch Road, Hawthorn & Compton Ind. Est  
Add boundary to indicate designated industrial estate

Ref 5.1 - Brampton Road Ind. Est  
Add boundary to indicate designated industrial estate

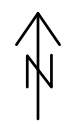
Ref 5.5 - Hammonds Drive Ind. Est  
Add boundary to indicate designated industrial estate

Ref 5.7 - Courtlands Road Ind. Est  
Add boundary to indicate designated industrial estate

Ref 5.6 - Finmere & Britland Ind. Est  
Add boundary to indicate designated industrial estate



Map No: 5 Policy: **EL2: Industrial Estates**

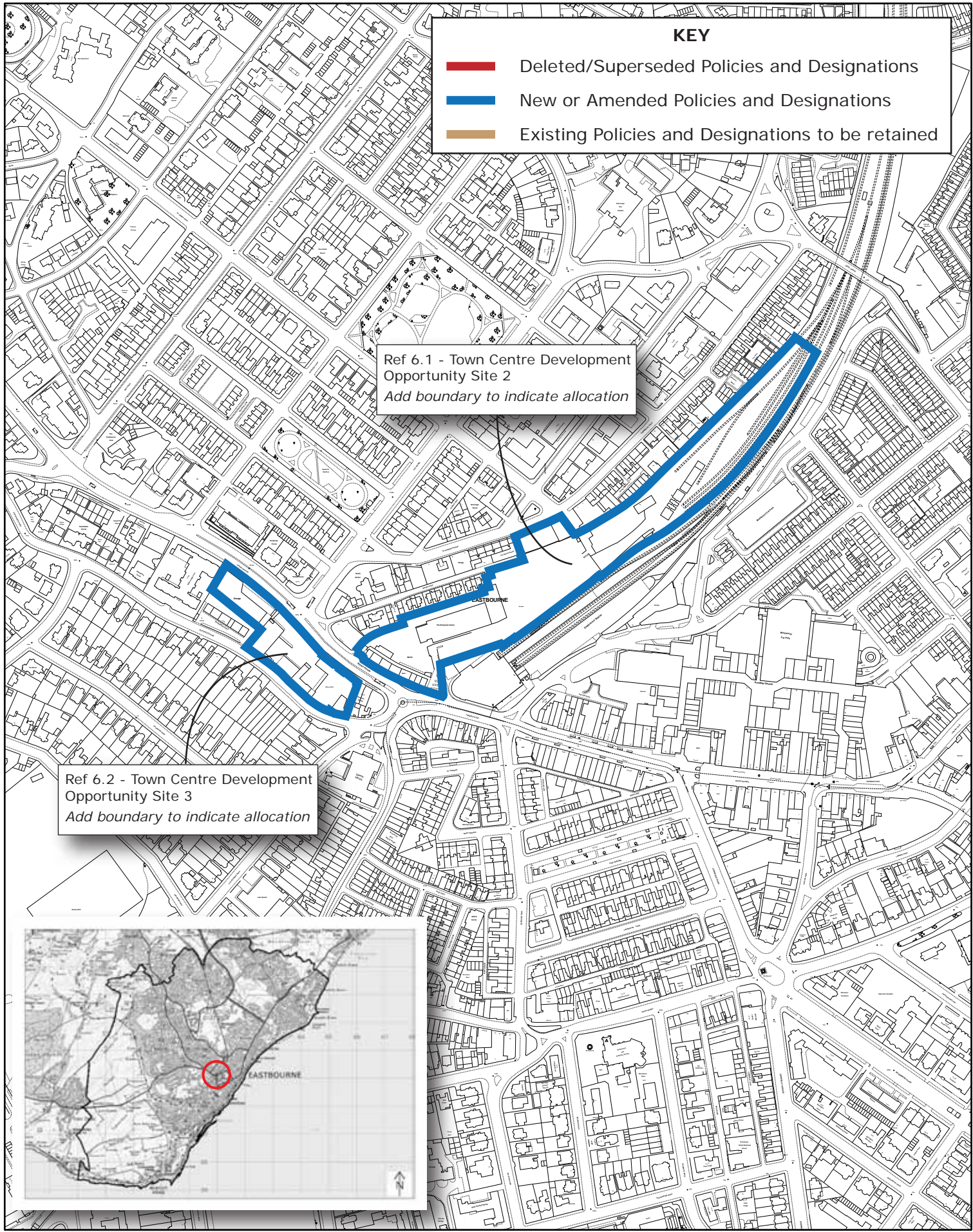


**KEY**

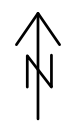
- Deleted/Superseded Policies and Designations
- New or Amended Policies and Designations
- Existing Policies and Designations to be retained

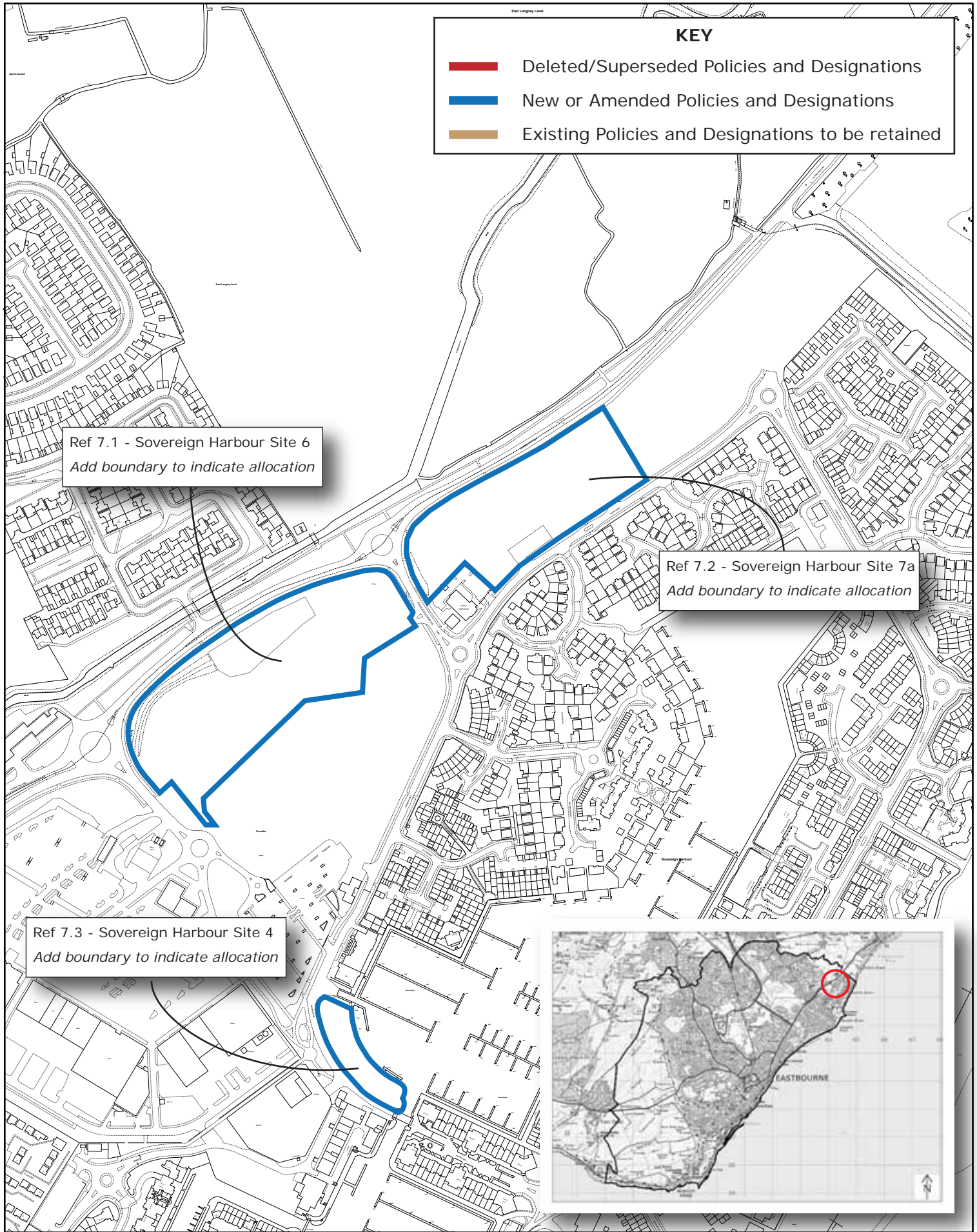
Ref 6.1 - Town Centre Development Opportunity Site 2  
 Add boundary to indicate allocation

Ref 6.2 - Town Centre Development Opportunity Site 3  
 Add boundary to indicate allocation



Map No: 6      Policy: **EL3: Town Centre**







## Appendix B

### Draft Eastbourne Policies Map

*Please note: the quality of the Draft Eastbourne Policies Map and the Draft Town Centre Inset Map is constrained by the file size of this document. To view a better quality version of the Draft Eastbourne Policies Map and the Draft Town Centre Inset Map, please contact:*

*Regeneration & Planning Policy  
Eastbourne Borough Council  
1 Grove Road  
Eastbourne  
BN21 4TW*

*Email: [planning.policy@eastbourne.gov.uk](mailto:planning.policy@eastbourne.gov.uk)*

**SOUTH DOWNS NATIONAL PARK**  
 Since 2011, this area comes under administrative jurisdiction of the South Downs National Park Authority

Town Centre Inset Map  
 (see separate sheet)

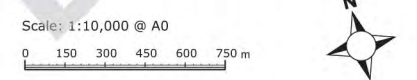
| Policy / Designation  | Symbol / Color    |
|---|-------------------|
| <b>Saved Borough Plan Policies (2001-2011)</b>  |                   |
| NE1 Development Outside the Built-Up Area Boundary  | Orange outline    |
| NE14 Source Protection Zone   | Light blue fill   |
| NE16 Development within 250m of former landfill site  | Light green fill  |
| NE20 Sites of Nature Conservation Importance  | Light purple fill |
| NE27 Developed / Partly Developed Coastline   | Blue outline      |
| UHT9 Protection of Amenity Space  | Light green fill  |
| UHT9 Protection of Historic Parks and Gardens   | Light green fill  |
| UHT13 Protection of Conservation Areas  | Light green fill  |
| UHT16 Protection of Areas of High Townscape Value   | Light green fill  |
| UHT17 Protection of Listed Buildings and their settings   | Light green fill  |
| UHT18 Buildings of Local Interest   | Light green fill  |
| H02 Predominantly Residential Areas   | Light green fill  |
| T04 Quality Bus Corridors   | Light green fill  |
| TRE15x Athletics Link   | Light green fill  |
| SH7 District, Local and Neighbourhood Centres   | Light green fill  |
| T01 Tourist Accommodation Area  | Light green fill  |
| T07 Preferred Area for Tourist Attractions and Facilities   | Light green fill  |
| T09 Commercial Uses on the Seafront   | Light green fill  |
| LCF5 Restoring Lots of Hoysing Fields   | Light green fill  |
| LCF5 Eastbourne Sports Park   | Light green fill  |
| LCF12 Site Adjacent to the Sovereign Centre   | Light green fill  |
| LCF18 Extension of Education Establishments   | Light green fill  |
| US1 Hazardous Installations   | Light green fill  |
| US4 Flood Protection and Surface Water Disposal   | Light green fill  |
| US5 Tidal Flood Risk  | Light green fill  |
| <b>Employment Land Local Plan (2012-2027)</b>   |                   |
| E12 Industrial Estates  | Light green fill  |
| E14 Sovereign Harbour   | Light green fill  |
| <b>KEY</b>  |                   |
| <b>Contextual Designations</b>  |                   |
| Eastbourne Borough Boundary   | Black outline     |
| Town Centre Inset   | Red outline       |
| Main Road   | Red outline       |
| Secondary Road  | Red outline       |
| Existing Waterbody  | Blue fill         |
| Sites of Special Scientific Interest  | Light green fill  |
| Neighbourhood Boundaries  | Red outline       |
| South Downs National Park Boundary  | Black outline     |
| <small>(The parts of the Borough that are within the South Downs National Park are under the jurisdiction of the South Downs National Park Authority)</small> |                   |
| <b>Eastbourne Core Strategy Local Plan (2006-2027)</b>  |                   |
| B1 Spatial Development Strategy (Sustainable Centres)   | Light green fill  |
| B1 Spatial Development Strategy (Sustainable Centres)   | Light green fill  |
| D3 Tourism and Culture (Tourist Accommodation Area)   | Light green fill  |
| D4 Shopping (District Centres)  | Light green fill  |
| D4 Shopping (Local Centres)   | Light green fill  |
| D4 Shopping (Neighbourhood Centres)   | Light green fill  |
| D8 Sustainable Travel (Quality Bus Corridors)   | Light green fill  |
| D9 Natural Environment (Existing Allotments)  | Light green fill  |
| D9 Natural Environment (New Allotments)   | Light green fill  |
| D10 Historic Environment (Scheduled Monuments)  | Light green fill  |
| D10 Historic Environment (Conservation Areas)   | Light green fill  |
| D10 Historic Environment (Areas of High Townscape Value)  | Light green fill  |
| D10 Historic Environment (Listed Buildings)   | Light green fill  |
| D10 Historic Environment (Buildings of Local Interest)  | Light green fill  |
| D10 Historic Environment (Archaeological Notification Areas)  | Light green fill  |
| D11 Eastbourne Park   | Light green fill  |



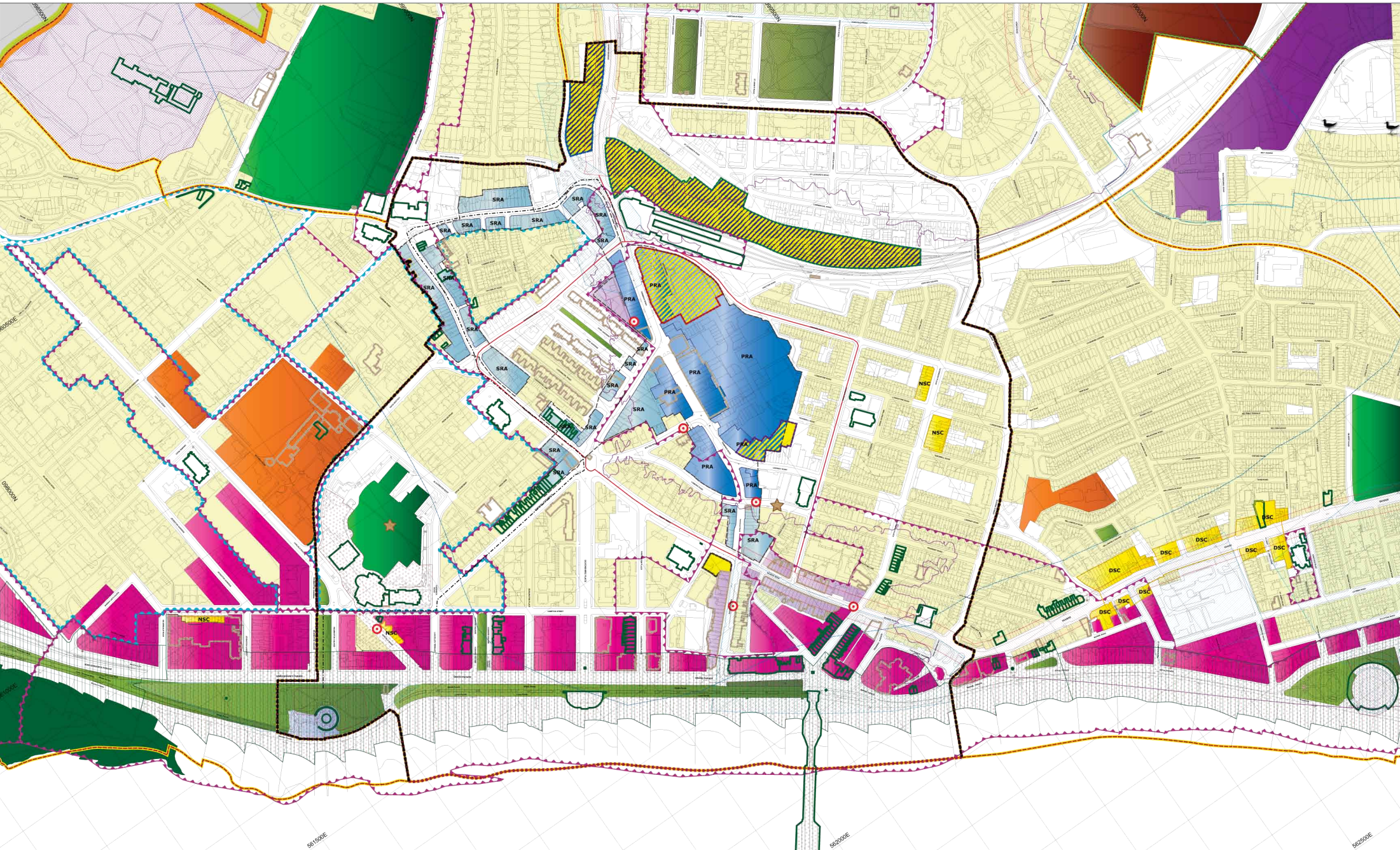
# Eastbourne Policies Map

## Draft - November 2015

- Eastbourne Core Strategy Local Plan 2006-2027  
Adopted February 2013
- Eastbourne Borough Plan 2001-2011 (Saved Policies)  
Adopted September 2003
- Eastbourne Town Centre Local Plan 2006-2027  
Adopted November 2013
- Eastbourne Employment Land Local Plan 2012-2027  
Revised Proposed Submission - November 2015



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (C) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 Eastbourne Borough Council. LA100025879 2013



**EASTBOURNE**  
Borough Council

[www.eastbourne.gov.uk](http://www.eastbourne.gov.uk)

**Eastbourne Policies Map**  
**Town Centre Inset Map**

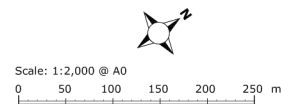
**Draft Policies Map - November 2015**

Eastbourne Core Strategy Local Plan 2006-2027  
Adopted February 2013

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

Eastbourne Town Centre Local Plan 2006-2027  
Adopted November 2013

Eastbourne Employment Land Local Plan 2012-2027  
Revised Proposed Submission Version - November 2015



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (C) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
Eastbourne Borough Council, LA190025879 2013

**KEY**

|   |  |   |   |
|---|--|---|---|
| <p><b>Saved Borough Plan Policies (2001-2011)</b></p> <ul style="list-style-type: none"> <li>NE1 Development Outside the Built-up Area Boundary</li> <li>NE2 Source Protection Zone</li> <li>NE3 Development within 200m of former landfill site</li> <li>NE20 Sites of Nature Conservation Importance</li> <li>NE17B Protection of Ancient Spaces</li> <li>NE17C Protection of Historic Parks and Gardens</li> <li>NE17D Protection of Conservation Areas</li> <li>NE17E Protection of Areas of High Townscape Value</li> <li>NE17F Protection of Listed Buildings and their settings</li> <li>NE17G Buildings of Local Interest</li> <li>NE22 Predominantly Residential Areas</li> <li>NE22 Empowered Industrial Areas</li> <li>NE23 Quality Bus Corridors</li> <li>NE24 Quality Bus Corridors</li> <li>NE25 District, Local and Neighbourhood Centres</li> <li>NE26 Tourism Accommodation Area</li> <li>NE27 Preferred Area for Tourist Attractions and Facilities</li> <li>NE28 Commercial Uses on the Seaside</li> </ul> | <p><b>Eastbourne Town Centre Local Plan (2006-2027)</b></p> <ul style="list-style-type: none"> <li>TC4 Primary Retail Area</li> <li>TC5 Secondary Retail Area</li> <li>TC7 Supporting the Evening and Night-time Economy</li> <li>TC8 Arts Trail</li> <li>TC18 Development Opportunity Site 1</li> <li>TC19 Development Opportunity Site 2</li> <li>TC20 Development Opportunity Site 3</li> <li>TC21 Development Opportunity Site 4</li> <li>TC22 Development Opportunity Site 5</li> <li>TC23 Tourism Areas</li> <li>TC24 Potential Areas of Change</li> </ul> | <p><b>Eastbourne Core Strategy Local Plan (2006-2027)</b></p> <ul style="list-style-type: none"> <li>B1 Spatial Development Strategy (Sustainable Centres)</li> <li>B2 Spatial Development Strategy (Sustainable Neighbourhoods)</li> <li>D3 Tourism and Culture (Tourist Accommodation Area)</li> <li>D3 Tourism and Culture (Walk-Tourist Restaurant)</li> <li>D4 Shopping (Town Centre)</li> <li>D4 Shopping (District Centre)</li> <li>D4 Shopping (Neighbourhood Centre)</li> <li>D4 Sustainable Town (Quality Bus Corridors)</li> <li>D5 Natural Environment (Coastal Management)</li> <li>D5 Historic Environment (Conservation Areas)</li> <li>D5 Historic Environment (Areas of High Townscape Value)</li> <li>D5 Historic Environment (Listed Buildings)</li> <li>D5 Historic Environment (Buildings of Local Interest)</li> <li>D5 Historic Environment (Archaeological and Historic Area)</li> <li>D11 Eastbourne Park</li> </ul> | <p><b>Eastbourne Employment Land Local Plan (2012-2027)</b></p> <ul style="list-style-type: none"> <li>E12 Industrial Estate</li> <li>E13 Town Centre</li> </ul> <p><b>Contextual Designations</b></p> <ul style="list-style-type: none"> <li>Green Centre Road</li> <li>Main Road</li> <li>Secondary Road</li> <li>Sites of Special Scientific Interest</li> <li>Neighbourhood Boundaries</li> <li>South Downs National Park Boundary</li> </ul> <p><small>(The part of the map that is within the South Downs National Park is under the jurisdiction of the South Downs National Park Authority)</small></p> |
|---|--|---|---|