

Eastbourne LOCAL DEVELOPMENT SCHEME 2016 - 2019



February 2016

EASTBOURNE
Borough Council



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1.0 Introduction

- 1.1 The Local Development Scheme (LDS) is a public statement of the programme for preparing Local Development Documents for Eastbourne. It is essentially a three year project plan outlining the documents to be produced together with a timetable for their preparation with key date milestones.
- 1.2 The main focus of the LDS in past years has been the preparation and submission of the Core Strategy document (now known as the Core Strategy Local Plan) and the Town Centre Local Plan. The Core Strategy Local Plan outlines the strategic planning policies for the Borough over the period to 2027. It was adopted in February 2013, which also enabled the adoption of Supplementary Planning Documents (SPDs) for Sustainable Building Design, Eastbourne Park and Sovereign Harbour. The Town Centre Local Plan establishes a planning framework for the redevelopment of Eastbourne Town Centre, and was adopted in November 2013.
- 1.3 The focus of the LDS now moves onto the production of an Employment Land Local Plan and commencing the preparation of a new comprehensive Local Plan to replace the Core Strategy and contain new Development Management policies.
- 1.4 This LDS covers the period 2016 to 2019. Progress will be monitored against the targets and milestones set out in this Local Development Scheme each year through the Local Monitoring Report which will be published annually in December.

2.0 Purpose of a Local Development Scheme

- 2.1 There is a statutory process for local planning authorities to follow in the preparation of Local Development Documents. This is set out in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 2.2 The local planning authority will produce Local Plans and Supplementary Planning Documents (SPDs). Local Plans are Local Development Documents that contain policies on the development and use of land that are intended to guide the determination of planning applications, whilst SPDs provide additional detail and guidance on the interpretation of policies within Local Plans.
- 2.3 Local Plans should be prepared in a series of defined stages including independent examination by a person appointed by the Secretary of State.

The process for SPDs is similar but does not require the document to be subject to independent examination. The only exception to this is the Community Infrastructure Levy Charging Schedule, which has its own set of planning regulations, outlining how it is prepared and examined. Documents listed in this Local Development Scheme will provide the basis for considering future planning applications.

- 2.3 The LDS provides the starting point for the local community to find out what documents the Council is intending to prepare and to see when they will be able to view and make comments on the contents of new planning policies and proposals for key sites. Appendix A contains profiles of the documents which the Council proposes to prepare over the next three years, and a summary timetable is provided in Appendix B.
- 2.5 Community Involvement throughout the preparation of Local Development Documents is very important in order to ensure local views are taken into account. The Council is committed to the close involvement of stakeholders and the wider local community and this approach is set out in the Council's Statement of Community Involvement (SCI), which is due to be reviewed within this three year period.
- 2.6 In summary the LDS shows:
- A timetable for the preparation of key LDDs;
 - A brief outline of the purpose and content of each LDD;
 - A means of monitoring progress and programming.

3.0 Local Development Documents

- 3.1 The planning documents prepared through the Local Development Scheme are the spatial expression of the aspirations of both Eastbourne Borough Council and the Eastbourne Strategic Partnership (ESP) whose vision and ambitions are set out in the integrated sustainable Community Strategy for East Sussex 'Pride of Place'.
- 3.2 Local Planning Authorities are required to produce Local Development Documents (LDDs) by the Planning and Compulsory Purchase Act 2004. These LDDs must, when taken as a whole, set out the authority's policies relating to the development and use of land in their area.
- 3.3 Local Authorities are also required to produce and keep up to date a Statement of Community Involvement (SCI) to set out how it is intended to consult and involve the community in the preparation and review of Local Development Documents and development control decisions. Eastbourne's

current SCI was adopted by the Council in April 2009, but a review is scheduled during the LDS period.

- 3.4 The Council should also produce a Local Monitoring Report (LMR). This will be compiled each year to show progress on targets, as at the end of the preceding financial year (ends 31 March), and published on the Council's website as close to the end of December as possible, each year. The LMR highlights:
- Local Plan preparation progress against the milestones set out in the current Local Development Scheme;
 - Progress towards a range of national targets, including housing and commercial development and the environment.
- 3.5 In preparing Local Development Documents, the Council must undertake a Sustainability Appraisal / Strategic Environmental Assessment of its strategy and proposals. Reports on the Sustainability Appraisal of the LDDs will be produced at all the key stages and will also be available for consultation and comments.

4.0 Adopted Local Development Documents and Supplementary Planning Documents

Core Strategy Local Plan

- 4.1 The Eastbourne Core Strategy Local Plan was adopted in February 2013 following Public Examination by a Planning Inspector in May 2012.
- 4.2 The Core Strategy is the main strategic planning document and all other Local Development Documents that are prepared will need to conform to the primary policies in this Plan. It sets out the Council's spatial vision for Eastbourne up to 2027, and the primary land use objectives which will deliver it. It includes broad locations for residential and economic development along with time frames and delivery mechanisms where appropriate. It also sets the direction for the Town Centre Local Plan, and future Local Plans and Supplementary Planning Documents.

Town Centre Local Plan

- 4.3 The Eastbourne Town Centre Local Plan was adopted in November 2013 following Public Examination by a Planning Inspector in May 2013.
- 4.4 The Town Centre is an area which will experience considerable change over the coming years. The purpose of the Town Centre Local Plan (TCLP) is to provide a shared vision and strategy of actions, for the whole of the town

centre. This Plan covers a wide range of issues relating to general planning and design management of the centre. It provides the basis of an agreed strategy for the allocations of land and other policies to guide the further development of the Eastbourne Town Centre.

Sovereign Harbour SPD

- 4.5 The Sovereign Harbour SPD provides guidance on the future of Sovereign Harbour in support of Policy C14 of the Core Strategy. It was adopted alongside the Core Strategy in February 2013.
- 4.6 The SPD sets out a strategy for the completion of the planned Sovereign Harbour development proposals, whilst meeting the community needs of local residents. It ensures that any future development on the remaining sites provides the social infrastructure necessary to ensure the neighbourhood becomes a sustainable centre. In order to maximise the community benefits this infrastructure will include a community centre, children's play areas and public open space. A maximum of 150 homes will be permitted.
- 4.7 The SPD provides guidance on the uses considered to be appropriate for each of the remaining development opportunity sites, including details of the size, scale and form of development and the specific community benefits to be delivered.

Eastbourne Park SPD

- 4.8 The Eastbourne Park SPD was adopted in February 2013 alongside the Core Strategy. The future of Eastbourne Park is a key priority for the Council and a Supplementary Planning Document has been published, which builds on policies in the Core Strategy to provide a sustainable development framework for future management and change in the area.
- 4.9 The SPD expands upon Core Strategy Policy D11: Eastbourne Park, and covers the area of Willingdon Levels, commonly referred to as 'Eastbourne Park'. It forms the green largely undeveloped heart of the Borough, and is mostly an area of grazing fields and small scale recreational activities, but has no formal designation as a country or local park.

Sustainable Building Design SPD

- 4.10 The Sustainable Building Design SPD was adopted alongside the Core Strategy and the other SPDs in February 2013. It provides guidance on the provision and design of sustainable buildings and environmentally friendly developments, reflecting best practice and the latest technologies. Tackling climate change is identified as a key priority for the government, and one of

the Council's priorities, as set out in the Corporate Plan 2010 - 2015, is for the Council to become a leader in environmental sustainability.

- 4.11 The SPD provides additional guidance to Core Strategy Policy D1: Sustainable Development and replaces the former SPG on "energy efficient development", which was adopted in 2000 which elaborates on Policy NE11 in the Eastbourne Borough Plan 2001-2011.

Community Infrastructure Levy Charging Schedule

- 4.12 The CIL Charging Schedule was adopted on 1 April 2015 and builds upon information contained in the Council's Infrastructure Delivery Plan (IDP), which identifies the infrastructure needed to support future growth within the Borough. CIL takes the form of a levy per square metre of additional floorspace, based on £50 per square metre for residential uses (except apartments) and £80 per square metre for retail uses. The CIL rates were determined in order to ensure the overall viability of development in the area will not be compromised, and this was confirmed by an Examiner in January 2015.

5.0 Proposed Local Development Documents

- 5.1 The National Planning Policy Framework (NPPF) states that each local planning authority should produce a Local Plan for its area, and any additional development plan documents should only be used where clearly justified.
- 5.2 It is anticipated that production of a Local Plan for Eastbourne will commence in 2016, but in the meantime additional development plan documents will be progressed as outlined below.

Employment Land Local Plan

- 5.3 The Employment Land Local Plan (ELLP) will re-examine Policy D2: Economy and the identification of land for employment uses within the Core Strategy Local Plan. It will review the employment needs of Eastbourne to 2027 and consider how much land needs to be identified to provide for uses within Class B of the Use Classes Order. The location and quality of the land currently identified within the Core Strategy will be re-assessed to ensure it is suitable to meet future economic needs.
- 5.4 The early review is being undertaken as a direct result of the Inspectors consideration of the Core Strategy Local Plan employment policy at the Examination in 2012, and therefore the production of an additional Local Plan is justified.

Core Strategy Policy Review: Affordable Housing

- 5.5 As a result of the Government's proposed changes to legislation and national planning policy via the Housing & Planning Bill, it has been identified that there will be a need to review the Core Strategy Policy D5: Housing, which relates to how affordable housing is provided as part of development.
- 5.6 It is anticipated that there will be a 12 month transitional period before the new national policy comes into force, meaning that a policy review should take place as soon as possible. As such it is proposed that consultation is undertaken in the summer of 2016, with eventually adoption in the first half of 2017.

Eastbourne Local Plan

- 5.7 The production of a comprehensive Local Plan for Eastbourne is promoted by the NPPF. The Eastbourne Local Plan will provide a review of the Core Strategy and will contain development management policies that will guide decisions on planning applications. It will consider strategic development requirements, including updated housing targets and how these targets will be met.
- 5.8 The production of a comprehensive Local Plan will require significant evidence gathering, and it is proposed to start this in March 2016. Stakeholder engagement will be undertaken throughout the preparation stage, and a draft Local Plan will be published for consultation in the first half of 2017.

6.0 Other Documents

Statement of Community Involvement (SCI)

- 6.1 The Statement of Community Involvement explains how the Council will involve the local community in planning. It is intended to "signpost" opportunities for anyone who wishes to make a contribution to planning for Eastbourne's future. Any consultation on a Local Plan or Supplementary Planning Document will be carried out in accordance with an approved SCI.
- 6.2 The SCI sets the standards and approach Eastbourne Borough Council takes to involve stakeholders and the community in the production of Local Development Documents as well as the handling of major applications. The SCI was first adopted in April 2006 and a revised version was adopted in August 2009 which reflected the Town and Country Planning (Local Development) (England) Regulations 2008. These regulations have subsequently been replaced by the Town and Country Planning (Local

Planning) (England) Regulations 2012, and as a result, the SCI is scheduled to be reviewed again in 2016.

Local Monitoring Report (LMR)

6.3 The LMR looks at how the policies and proposals set out in Local Development Documents are being implemented, and identifies any emerging issues that may need to be addressed. It also monitors the progress of the preparation of Local Development Documents against the milestones set out in the LDS. The Eastbourne LMR also includes an assessment and projection of housing completions compared with the strategic requirements. Where necessary programmes will be reviewed and revisions incorporated into the following year's Local Development Scheme.

Sustainability Appraisal

6.4 All Local Development Documents will be subject to ongoing Sustainability Appraisal which informs the assessment and selection of options and outcomes. The Sustainability Appraisal must meet the requirements of the European Strategic Environmental Assessments (SEA) Directive (2201/42/EC). The Sustainability Appraisal and SEA are an integral part of the plan preparation process. Working arrangements will seek to align work wherever possible, including the collection of baseline data, identification of objectives and consultation.

Policies Map

6.5 The Policies Map forms part of the adopted development plan for Eastbourne Borough. The Map excludes that part of the Borough which now forms part of the South Downs National Park, and falls under the jurisdiction of the South Downs National Park Authority (SDNPA). The SDNPA are responsible for planning policies and making development management decisions within the designated area of the National Park.

6.6 The current Policies Map was adopted alongside the Town Centre Local Plan in November 2013. Each time a Local Development Document is adopted the Policies Map will be updated to show the new proposals or policies.

7.0 Relationship between the Local Plan and Existing Policy Documents

7.1 The Core Strategy Local Plan and Town Centre Local Plan have already replaced some of the saved policies that were contained within the Eastbourne Borough Plan 2001-2011 (adopted 2003). Other emerging policies

within LDDs such as the Employment Land Local Plan will replace other saved Borough Plan policies.

- 7.2 A list of the saved policies from the Eastbourne Borough Plan 2001-2011 that still apply can be found on the Eastbourne Borough Council website. These policies will still apply and will continue to be part of the Development Plan until:
- They are replaced by policies in the adopted Local Development Documents; or
 - They become redundant and are withdrawn by the Council.
- 7.3 The Local Monitoring Report will identify the policies that are replaced during each monitoring period.

8.0 Monitoring and Review

- 8.1 The Local Plan Steering Group has been set up to oversee the preparation and finalisation of Local Development Documents before approval by the Council's Cabinet and/or Planning Committee. This comprises representatives from the controlling group as well as the opposition.
- 8.2 Overall responsibility for the ongoing management of the LDS programme rests with the Head of Regeneration and Planning Policy. Input on certain documents and evidence studies will be required from other internal Council officers, such as the Housing and Tourism Sections, and also external specialists as appropriate.
- 8.3 The Local Development Scheme will be monitored on an annual basis through the Local Monitoring Report.

APPENDICES

Appendix A: Local Development Document Profiles

EMPLOYMENT LAND LOCAL PLAN	
Role and Subject:	A review of Policy D2 of the Core Strategy Local Plan and the provision of employment land to meet workforce needs to 2027.
Geographical coverage:	Whole of Eastbourne Borough outside SDNP
Status:	Local Plan document which will form part of the statutory Development Plan. Once adopted it will replace Policy D2: Economy of the Core Strategy Local Plan.
Conformity:	The Employment Land LP will conform with the Core Strategy Local Plan, as well as the National Planning Policy Framework, the Town and Country Planning (Local Planning) Regulations (2012), and other national policies
Timetable & Key Milestones	
Representation Period on Revised Proposed Submission Version:	Dec 2015 – January 2016
Submission to Secretary of State:	February 2016
Public Examination:	May 2016
Adoption and Publication:	October 2016
Production Arrangements	
Organisational lead:	Regeneration and Planning Policy Team
Management Arrangements:	Local Plan Steering Group
Resources:	Strategy & Commissioning Officers, Specialist Advisors (Planning) and external consultants
Approach to consultation:	Set out in the Statement of Community Involvement. Consultation will be led by Eastbourne Borough Council.
Post Production	
Monitoring and review mechanisms:	The implementation and efficacy of the policies in the Employment Land Local Plan will be monitored in the annual Local Monitoring Report

CORE STRATEGY POLICY REVIEW – AFFORDABLE HOUSING

Role and Subject:	A review of Policy D5 of the Core Strategy Local Plan relating to affordable housing in light of the proposed changes coming from the Housing and Planning Bill and Amendments to National Policy
Geographical coverage:	Whole of Eastbourne Borough outside SDNP
Status:	Local Plan document which will form part of the statutory Development Plan. Once adopted it will replace Policy D5: Housing of the Core Strategy Local Plan.
Conformity:	The Affordable Housing Policy will conform with the Core Strategy Local Plan, as well as the National Planning Policy Framework, the Town and Country Planning (Local Planning) Regulations (2012), and other national policies

Timetable & Key Milestones

<i>Pre-production engagement and evidence gathering:</i>	March 2016 – June 2016
<i>Consultation on Issues and Options:</i>	June – July 2016
<i>Publication of Proposed Submission version:</i>	August 2016
<i>Representation Period on Proposed Submission version:</i>	September – October 2016
<i>Submission to Secretary of State:</i>	November 2016
<i>Public Examination:</i>	January 2017
<i>Adoption and Publication:</i>	April 2017

Production Arrangements

Organisational lead:	Regeneration and Planning Policy Team
Management Arrangements:	Local Plan Steering Group
Resources:	Strategy & Commissioning Officers, Specialist Advisors (Planning) and external consultants
Approach to consultation:	Set out in the Statement of Community Involvement. Consultation will be led by Eastbourne Borough Council.

Post Production

Monitoring and review mechanisms:	The implementation and efficacy of the policies in the Affordable Housing policy will be monitored in the annual Local Monitoring Report
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EASTBOURNE LOCAL PLAN

Role and Subject:	The Eastbourne Local Plan will provide a review of all existing planning policies, including the Core Strategy, and will contain development management policies that will guide decisions on planning applications. It will consider strategic development requirements, including updated housing targets and how these targets will be met.
Geographical coverage:	Whole of Eastbourne Borough outside SDNP
Status:	Local Plan document which will form part of the statutory Development Plan. Once adopted it will replace all existing adopted planning policy.
Conformity:	The Eastbourne Local Plan will conform with the National Planning Policy Framework, the Town and Country Planning (Local Planning) Regulations (2012), and other national policies

Timetable & Key Milestones

<i>Pre-production engagement and evidence gathering:</i>	March 2016 – April 2017
<i>Consultation on Issues and Options:</i>	May 2017 – July 2017
<i>Publication of Proposed Submission version:</i>	May 2018
<i>Representation Period on Proposed Submission version:</i>	June 2018 – August 2018
<i>Submission to Secretary of State:</i>	October 2018
<i>Public Examination:</i>	January 2019
<i>Adoption and Publication:</i>	June 2019

Production Arrangements

Organisational lead:	Regeneration & Planning Policy Team
Management Arrangements:	Local Plan Steering Group
Resources:	Strategy & Commissioning Officers, Specialist Advisors (Planning) and external consultants
Approach to consultation:	Set out in the Statement of Community Involvement. Consultation will be led by Eastbourne Borough Council.

Post Production

Monitoring and review mechanisms:	The implementation of the objectives and policies of the Eastbourne Local Plan will be monitored in the Local Monitoring Report
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POLICIES MAP

Role and Subject:	To give geographical expression to adopted policies, the Policies Map must be revised each time a new Local Plan document is adopted. See individual Document Profiles for timing information.
Geographical coverage:	Whole of Eastbourne Borough outside SDNP
Status:	Will form part of the Statutory Development Plan.
Conformity:	The Policies Map will conform to national planning policy guidance as well as the Town and Country Planning (Local Planning) (England) Regulations 2012.

Timetable & Key Milestones

<i>Adoption of Employment Land Local Plan:</i>	October 2016
<i>Adoption of Core Strategy Review – Affordable Housing:</i>	April 2017
<i>Adoption of Eastbourne Local Plan:</i>	June 2019

Production Arrangements

Organisational lead:	Regeneration & Planning Policy Team
Management Arrangements:	Local Plan Steering Group
Resources:	Strategy & Commissioning Officers
Approach to consultation:	None

Post Production

Monitoring and review mechanisms:	The Policies Map will be revised in light of the adoption of each new Local Development Document.
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Appendix B: LDS Timetable

LDDs	Year	2016												2017												2018												2019																										
		Month												Month												Month												Month																										
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D															
1	Employment Land Local Plan	P				E			I		A																																																					
2	Core Strategy Policy Review - Affordable Housing			C			P	P		P	P	S	V	E			I	A																																														
3	Statement of Community Involvement				C					C	C	C							A																																													
4	Eastbourne Local Plan			C															P	P	P																																											
5	Local Monitoring Report											M												M																																								
6	Policies Map										O							O																																														

Key

C	Commence preparation (including SA Report)	P	Representation Period
	Preparation Period	S	Submission (Reg 22)
P	Public Participation on Local Plan (Reg 18)	E	Examination in Public
C	Public Participation on Statement of Community Involvement	I	Receipt of Inspectors Report
PS	Publication of Proposed Submission (Reg 19)	A	Adoption

Appendix C: Glossary of Terms

Term	Definition
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy will be a new charge which local authorities in England and Wales will be empowered, but not required, to charge on most types of new development in their area. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.
Community Strategy	A strategy developed by the local community, focusing on what is important to people who live, work and visit the town and to make positive changes.
Core Strategy	The main planning policy document for Eastbourne that sets out the long term strategic planning vision.
Corporate Plan	Sets out the major place-shaping initiatives crucial to the future success of Eastbourne. Examples of these initiatives are the Town Centre Regeneration and the development of a Business Park at Sovereign Harbour.
Eastbourne Strategic Partnership (ESP)	A non statutory body made up of a wide range of representatives from the public, private and voluntary sector. The ESP is responsible for producing, monitoring and reviewing the Eastbourne Community Strategy, reducing duplication in the provision of services and developing joint projects.
Infrastructure Delivery Plan (IDP)	Detailed assessment of the infrastructure required to deliver the spatial development strategy and how this will be delivered.
Local Development Document (LDD)	A generic term for documents prepared by local planning authorities for the use and development of land or containing environmental, social and economic objectives relevant to the development and use of land which are intended to guide the determination of applications for planning permission.
Local Development Scheme (LDS)	The LDS sets out the programme for the preparation of the Local Development Documents. All plan making authorities must maintain an up to date LDS.
Local Monitoring Report (LMR)	Authorities are required to produce LMRs to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved
Local Plan (LP)	An individual or collection of Local Development Documents can be known as a Local Plan.

Term	Definition
National Planning Policy Framework (NPPF)	The NPPF sets out the Government's planning policies and how these are expected to be applied. It was published on 27 March 2012.
Planning and Compulsory Purchase Act 2004	The legislation that introduced a new development planning system, based on the preparation of Local Development Frameworks. The Act commenced 28th September 2004.
Policies Map	A map which shows the policies and proposals in the development plan on a map.
South Downs National Park (SDNP)	England's newest National Park, covering the South Downs and Western Weald, situated in the counties of Hampshire, and West and East Sussex. Planning responsibility within this area falls to the South Downs National Park Authority.
Statement of Community Involvement (SCI)	Document explaining to stakeholders and the community how they can be involved in the preparation of Local Development Documents, and the steps that will be taken to facilitate their involvement.
Strategic Environmental Assessment (SEA)	The term used internationally to describe the environmental integration of policies, plans and programmes. The SEA Directive (2001/42/EC) requires a formal 'environmental assessment' of plans and programmes that are to be adopted by a public authority including those in spatial planning. This assessment is often combined with the Sustainability Appraisal.
Supplementary Planning Document (SPD)	These provide additional planning policy guidance to the policies and proposals in the Local Plan. They do not need to be subject to independent examination
Sustainability Appraisal (SA)	Assessment of the social, economic and environmental impacts of proposals in Local development documents.