

COMMITTEE:	PLANNING AND LICENSING COMMITTEE
	12 MARCH 2002
SUBJECT:	Revised Deposit Eastbourne Borough Plan 2001-2011
REPORT OF:	Director of Planning, Regeneration and Amenities
Ward(s):	All
Purpose:	To consult on the revisions made to the Revised Deposit Draft Borough Plan 2001-2011.
Contact:	Dinah Elliott, Local Plan Officer, Telephone 01323 415251 or internally on extension 5251.
Recommendations:	To recommend to Full Council the revisions made to the First Deposit Draft Eastbourne Borough Plan 2001-2011.
1.0	<u>Background</u>
1.1	In July 1999 authority was given to commence work on a replacement Borough Plan to guide development and the use of land within the Borough. This Replacement Plan is known as the "Eastbourne Borough Plan 2001-2011" and a number of key stages in the preparation of the Plan have now been fulfilled with the agreed timetable remaining on course.

1.2	On 10 October 2001 Full Council authorised public consultation on the Revised Deposit Draft of the Replacement Plan, and the views of both the Scrutiny and Planning and Licensing Committees are being sought on the revisions made to the Draft Plan as part of this consultation process. The views of this Committee will be relayed to Cabinet on 10 April 2002 when it considers all the representations received whilst the draft Plan was placed on public deposit.	
2.0	<u>The Revised Deposit Draft Plan</u>	
2.1	The Revised Deposit Draft Plan contains 918 separate revisions to the First Deposit Draft Plan which went before the public between 28 February and 10 April 2001. Well over 50% of these revisions were made in direct response to representations received on the First Deposit Draft. Other reasons for revisions included updating the text; consequential alterations as a result of revisions made; alterations to give greater clarity and typographical errors in the First Draft. At this stage it is not proposed to outline all the revisions made but just to highlight some of the more important changes. Members have already received a copy of the Revised Deposit version detailing all the revisions. Also the Development Planning Section have produced a booklet "Eastbourne Borough Plan First Deposit Draft: List of Revisions (November 2001)" which uniquely identifies every revision and the reasons for the revision.	
2.2	<p>The main changes to note in the Revised Deposit draft are the following new policies:</p> <ul style="list-style-type: none"> · Policy NE14a (Protection of Water Quality), page 29- this policy was included at the request of the Environment Agency to ensure that development would not be permitted which poses an unacceptable risk to the quality or potential yield of surface and groundwater resources; · Policy HO19a (Sites for Gypsies and Travelling Showpeople), page 91- this policy was requested by the Government Office for the South East and the Showmen's Guild of Great Britain. The policy has been formulated as a series of criteria with which any such proposal would be required to comply as it is not possible to identify a specific site within the Borough for such uses. · Policy TC2a (Public Car Parking), page 141- this policy has been included as a result of representations by National Car Parks Ltd and sets out a series of criteria against which planning applications for off-street car parking provision will be assessed, including demonstrating that the provision is needed. · Policy TC3a (Mixed Use Scheme at the Western End of Terminus Road), page 143 - this new criteria-based policy has been introduced to set-out the planning framework for any proposal that may come forward as a result of the work to be undertaken by retail consultants engaged by the Council. · Policy US2a (Foul Drainage and Sewerage), page 189- this policy has been included at the request of Southern Water in order to ensure that sewerage infrastructure is available for new developments. 	

2.3	<p>In addition to these new policies three First Deposit Draft policies have been deleted:</p> <ul style="list-style-type: none"> · UHT6 (Preserved Trees)- this policy has been deleted as a result of representations by the Government Office for the South East that there is no statutory requirement for the provisions of the development plan in determining tree works applications. The policy has, therefore, been subsumed within the written text. · HO8 (Redevelopment Areas)- this policy has been deleted as it is considered that the few redevelopment sites remaining on the North side of Upperton Road can come forward within other policies established in the draft Plan. · US6 (Masts in Eastbourne Park and East Langney Levels)- this policy has been deleted to comply with Planning Policy Guidance Note 8. However criteria for these areas is now included within Policy US5. 	
3.0	<u>Consultations</u>	
3.1	A six week period for public consultation commenced on 28 February 2001 and 1039 valid representations were received and considered by Cabinet on 26 September 2001. A further six week consultation period for the Revised Deposit Draft ran from 7 November until 18 December 2001. 42 objections were received to revisions made to the draft Plan and these will be reported to Cabinet on 10 April 2002.	
4.0	<u>Conclusion</u>	
4.1	A large part of the revisions made to the draft Replacement Borough Plan have been in response to representations made on the First Deposit Draft. It is appropriate that the Council seek to resolve as many representations as possible as those objecting to the draft Plan have a legal right to have their representation considered by an independent inspector at the Local Plan Inquiry, which will commence on 11 June 2002. There are considerable costs associated with the Local Plan Inquiry which this Council has to bear in full so it is important that only those representations which cannot be agreed go forward for consideration. Planning and Licensing Committee is, therefore, asked to commend to Full Council the major revisions made to the draft Replacement Borough Plan.	
Norman Kinnish Director of Planning, Regeneration & Amenities		

Background Papers:

The Background Papers used in compiling this report were as follows:

"Review of the Borough Plan"- Policy and Resources Committee 12 July 1999

"Eastbourne Borough Plan 2001-2011"- Cabinet 26 September 2001

"First Deposit Draft Eastbourne Borough Plan 2001-2011", February 2001

"Revised Deposit Draft Eastbourne Borough Plan 2001-2011", November 2001

"First Deposit Draft Eastbourne Borough Plan 2001-2011: List of Revisions", November 2001

To inspect or obtain copies of background papers please refer to the contact officer listed above.

DME/Post Revised Deposit/Planning and Licensing 12 March 2002.