

**BODY:** CABINET

**DATE:** 6<sup>th</sup> February 2013

**SUBJECT:** Eastbourne Core Strategy Local Plan

**REPORT OF:** Senior Head of Development and Environment

**Ward(s):** All

**Purpose:** To seek endorsement from Cabinet Members that the Eastbourne Core Strategy Local Plan be formally adopted at Full Council on 20<sup>th</sup> February.

**Decision type:** Budget and Policy Framework

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**Recommendation:** To endorse The Eastbourne Core Strategy Local Plan and recommend that at Full Council it is approved for Adoption.

## **1.0 Introduction**

- 1.1 The Eastbourne Local Plan or LDF Core Strategy has been shaped over the last 5 years by extensive consultation with local people and community groups. The Council has also worked closely with Wealden District Council, to ensure that the research that has informed this plan is complementary for both of the administrative areas. What has grown out of all that work is a holistic plan that will shape the future development of Eastbourne for the next 15 years. It is intended as a guide for the community to show where and how the town will grow and develop in the future. It will also be a guide for decision makers and developers about what is likely to be acceptable by way of proposed developments.
- 1.2 The Plan has been prepared in accordance with the relevant government regulations and was submitted to the Government on 31<sup>st</sup> January for Examination in Public (EIP) which commenced on 16<sup>th</sup> May 2012. The Inspector appointed (Sue Turner) requested an additional 6 weeks of publicity on three sets of proposed amendments (main modifications) to the Proposed Submission Version to enable stakeholders and interested parties a further opportunity to make representations to the Inspector.

1.3 The Final Inspectors Report, together with the Inspector's Appendix of proposed Main Modifications (MMs) was formally received on 21<sup>st</sup> November 2012 and can be viewed on the Eastbourne Borough Council website [www.eastbourne.gov.uk/eastbourneplan](http://www.eastbourne.gov.uk/eastbourneplan). It can also be viewed in hard copy format at the Eastbourne Borough Council Offices, 1 Grove Road and local libraries.

## **2.0 Inspectors Report**

2.1 Overall the Inspector found that, subject to incorporation of her specified modifications, the Eastbourne Core Strategy Local Plan has met the 'Duty-to-Co operate' and all the necessary legal requirements, and is therefore a 'Sound' plan which can be adopted for use by the Borough Council for judging planning applications.

2.2 The Inspector supported Council's approach to balancing sustainable development and conservation of the natural and built environment with growth and regeneration. She commented that the 'neighbourhood approach places sustainability and the issues important to the local community at the heart of the strategy.' She concluded that it represents a positive strategy which is consistent with the presumption in favour of sustainable development

2.3 The Council was also praised for its approach to collaborative working with other authorities with an interest in the future of the area. Objections from some landowners for additional sites to be included on the fringes of Eastbourne Park and on open land adjacent to the Borough boundary were rejected. *"The Park's capacity for flood storage together with its archaeological, biodiversity and landscape sensitivity justify its safeguarding for flood management and its protection from the impact of development."*

2.4 Modifications required in order to enable the Plan to be adopted, include: a commitment to an early review (within 2 years) of the need and demand for employment space; updated information regarding housing numbers; further clarification on the sequential approach for new retail development; a commitment to meet the local needs of gypsies and travellers; and additional references to the presumption in favour of sustainable development. [The Council has already consulted on these modifications between May-October 2012.]

## **3.0 What happens next?**

3.1 The Final version of Core Strategy which incorporates the required modifications from the Planning Inspector as well as other minor amendments, has been endorsed by the cross party LDF Steering Group at its meeting on 11<sup>th</sup> December. Appendix 1 is the Proposed Submission Version with required modifications shown as Track changes. (Also included for clarity is a list of all changes which are detailed in Appendix 2). Following approval by Cabinet it can be approved for adoption by Full Council on 20th February 2013. After adoption, the Eastbourne Core

Strategy Local Plan will form the strategic development plan for determining planning applications along with saved policies from the Borough Plan (2003). Further Supplementary Planning Documents and Area Action Plans which are in conformity with the Eastbourne Core Strategy Local Plan can also be formally endorsed.

3.2 The Eastbourne Plan will also be a guide for developers and the community to show where and how the town will grow and develop in the future. Its main vision is that by 2027 Eastbourne will be a “premier coastal and seaside destination within an enhanced green setting”.

3.3 The plan will be used and referred to by both the Conservation Area Advisory Group and Planning Committee, where they too will use it as a guide to decision making.

#### **4.0 Resource Implications**

##### 4.1 Financial

There are no direct financial implications to the Council of this report. The cost of the publication and publicity for the formal adoption of the Eastbourne Core Strategy Local Plan will be met from within the existing service budget.

##### 4.2 Legal

As stated above, the production of a Local Development Framework which includes a Core Strategy Local Plan is a statutory requirement under the Planning and Compulsory Purchase Act 2004 (as amended in 2008). The Council is required to notify the public that there is a legal challenge period. Any person aggrieved by the Core Strategy may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate powers or that a procedural requirement has not been complied with. Any application must be made no later than six weeks after the date of adoption by the Council i.e. 3rd April 2013.

##### 4.3 Staff Resources

Officers will manage the publicity arrangements for the publication of the Eastbourne Core Strategy Local Plan.

##### 4.4 Equalities Impact Assessment

An Equalities and Fairness Analysis has been undertaken on the document, which confirms that no major change is needed, as the document is robust and evidence shows no potential for discrimination and that all opportunities to advance equality and foster good relations between groups have been taken. The analysis has been considered by the Corporate Equality and Fairness Planning Group and no adverse

comments have been received.

## **5.0 Conclusion**

- 5.1 Cabinet are requested to recommend to Full Council that the Eastbourne Core Strategy Local Plan is formally adopted for use as the Statutory Development plan for the Town.

**Iona Cameron**  
**Planning Policy Manager**

### ***Background Papers:***

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

*Planning Policy Statement 12: Local Spatial Planning (CLG, 2008)*

*Town and Country Planning (Local Development) (England) Regulations 2004 (as amended)*

*Report on the examination into Eastbourne Core Strategy Local plan (PINS, 2012)*

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

## **Appendix 1 - Eastbourne Core Strategy Local Plan (Tracked Changes)**

*Please note that in the interests of economy the appendix to the report has not been printed with the agenda. Copies have been placed in the Members' Room, at the Town Hall Reception and on the Council's website at <http://www.eastbourne.gov.uk/council/meetings/cabinet>*