

Eastbourne Plan consultation - Options and Questions

Important: SHRA has extracted the Options and Questions simply to aid completing the consultation. When considering these options and questions please refer to the additional information contained in the *Eastbourne's Direction of Travel: Issues and Options for the Eastbourne Local Plan* document available on the following EBC web site: <http://planningpolicyconsult.lewes-eastbourne.gov.uk/consult.ti/EBIOR/consultationHome>

Responses can be submitted in writing or by completing an on-line questionnaire, and you don't have to answer every question. **The closing date for making comments is Friday 10 January 2020.**

CARBON NEUTRALITY

Options A: Car Parking Provision

Should the Local Plan:

- a) Continue to rely on East Sussex County Council's car parking standards; or
- b) Set local car parking standards for Eastbourne with the aim of reducing the amount of car parking provided in new development

Question 3: Walking and Cycling

- What can the Local Plan do to encourage more trips by walking and cycling?

Question 4: Modal Shift

- What else can be done to encourage a modal shift to more sustainable forms of transport?

Options B: Energy efficiency standards in residential development

Should the Local Plan:

- a) Require no increase in energy efficiency standards in new homes through Local Plan (continue to use Building Regulations standards); or
- b) Require that energy efficiency standards in new homes be increase to the maximum allowed (19% increase on Building Regulations)

Question 5: Zero-carbon residential development

- How can the Local Plan incentivise zero-carbon design in new development?

Question 6: Energy efficiency standards in non-residential development

- How high should energy efficiency standards be set for non-residential development?

Options C: Small-scale renewable energy generation in new development:

Should the Local Plan:

- a) Require all new development to incorporate small-scale renewable energy generation; or
- b) Require a set % of the energy requirements of new development to be sourced from on-site renewable energy generation; or
- c) Set no requirement for on-site renewable energy generation

Question 7: Large-scale renewable energy:

- Should the Local Plan allocate areas of Eastbourne Park for large-scale renewable energy generation?

Question 8: Renewable energy requirements:

- Should renewable energy requirements be different for Greenfield and Brownfield developments?

Question 9: Community-scale energy infrastructure:

- Should strategic sites allocated for housing be expected to provide community energy infrastructure e.g. district heating network?

Question 10: Off-setting carbon emissions:

- What else can be required as part of development to off-set carbon emissions through on-site measures?

Question 11: Local carbon off-setting scheme

- What would the advantages and disadvantages be of the implementing a local carbon off-setting scheme to make development carbon neutral where it can be proved that no further carbon reduction can be made on-site?

Question 12: De-carbonisation of existing housing stock

- How can the Local Plan encourage the de-carbonisation of the existing building stock through retro-fitting energy efficiency

PROSPEROUS ECONOMY

Options D: Location of Office Development

In order to ensure that new office development is provided in the most appropriate and sustainable locations, should the Local Plan:

- a) Direct the future provision of office space towards or close to the town centre;
or
- b) Direct the future provision of office space to Sovereign Harbour; or
- c) Provide a balance of provision between the town centre and Sovereign Harbour.

Question 13: Provision of office space:

- In order to encourage higher-value jobs, should the local plan make additional provision for office space, over and above the forecast need?

Options E: Protection for Office Space

In order to ensure an appropriate supply of office space in terms of quality and quantity of the existing stock, should the Local Plan:

- a) Seek to protect office space across Borough; or
- b) Seek to protect office space in specific areas (e.g. Town Centre); or
- c) Provide no specific protection against the loss of office space

Question 14: Sovereign Harbour Site 6

- Would Sovereign Harbour Site 6 be an appropriate and attractive location for light industrial development?

Question 15: Sovereign Harbour Site 7a

- What employment-generating uses would be appropriate for Sovereign Harbour Site 7a?

Options F: Industrial Estates

In order to maintain the industrial estates as important economic drivers for the town, should the Local Plan:

- a) Take a restrictive approach to maintain B uses within industrial estates; or
- b) Take a more flexible approach to non-B employment generation uses within industrial estates

Options G: Small employment locations within residential areas

How should the Local Plan address small employment locations within the residential area:

- a) Provide protection against redevelopment and retain for employment uses; or
- b) Encourage redevelopment and the relocation of existing businesses to the major industrial estates

Question 16: Business start-ups

- Is there an appetite for new live/work space? How can the local plan support entrepreneurship and small business start-ups?

Options H: Impact of 'out of centre' retail development

To ensure out of centre retail does not impact on the town centre, should the Local Plan:

- a) Keep NPPF threshold for impact assessment for out of centre retail; or
- b) Set a lower threshold for impact assessment for out of centre retail

Options I: Primary Retail Area

In order to ensure that the provision of retail uses in the central part of the town centre is appropriate, should the Local Plan:

- a) Take a more flexible approach to the proportion of retail uses in primary retail area; or
- b) Reduce extent of primary retail area but continue to require the majority of the units in this area to be in retail use; or
- c) Continue the strict approach to retaining retail uses within existing primary retail area

Options J: Secondary Retail Area

In order to support economic activity in the areas on the edge of the central part of the town centre, should the Local Plan:

- a) Remove all requirements for a certain proportion of units to be in retail use in secondary retail areas; or
- b) Take a more flexible approach to the proportion of retail uses in secondary retail area; or
- c) Reduce extent of secondary retail area but continue to require a proportion of the units in this area to be in retail use; or
- d) Continue the strict approach to retaining a high proportion of retail uses within existing secondary retail area

Option K: Zoning the Town Centre

In order to encourage the diversification of uses within the town centre, should the Local Plan:

- a) Zone the town centre to identify appropriate locations for different uses; or
- b) Take a flexible approach to mix of uses throughout town centre

Options L: Residential development in the Town Centre

To ensure that new residential development makes a positive contribution to the town centre, should the Local Plan:

- a) Restrict the amount of new residential development that is provided in the core areas of the town centre; or
- b) Take a flexible approach to the location of new residential development throughout town centre

Options M: Pedestrianisation

What principle level of pedestrianisation of town centre streets should be given in the Local Plan:

- a) Support the full pedestrianisation of streets in the Town Centre; or
- b) Support for the creation of pedestrian-friendly streets / weekend only pedestrianisation of streets in the Town Centre; or
- c) Limited support for the pedestrianisation of streets in the Town Centre

Options N: Tourist Accommodation

In order to ensure that Eastbourne provides an appropriate quality and quantity of tourist accommodation, should the Local Plan:

- a) Retain the existing tourist accommodation area and area-specific retention policy; or
- b) Abolish the tourist accommodation area and retention policy, and allow new hotels to come forward in other locations across the town; or

- c) Shrink the tourist accommodation area and area-specific retention policy but identify new core area where new hotels could be located; or
- d) Expand the tourist accommodation area and area-specific retention policy but require new hotels to be located within the tourist accommodation area

Question 17: Tourist accommodation

- Should the new Local Plan make specific allocations for new tourist accommodation?

Question 18: Location of new tourist attractions

- Should the new Local Plan set out preferred areas for new tourist attractions and facilities?

QUALITY ENVIRONMENT

Question 19: Zoning of the Seafont

- Should the new Local Plan identify specific zones on the seafont for particular uses?

Question 20: Views from the South Downs National Park

- Where are the key views to and from the South Downs National Park?

Question 21: Tall buildings

- Should the Local Plan identify areas that have potential to accommodate tall buildings (6+ storeys)?

Question 22: Flood risk mitigation

- Should policies that resist basement residential development and self-contained ground floor accommodation apply across the whole plan area; or just within the designated flood zone?

Question 23: Sustainable Drainage Systems

- Can Eastbourne Park be used as a 'Strategic SuD' to reduce the risk of surface water flooding, with new development required to make contributions to an Eastbourne Park Flood Storage Scheme?

Options O: Eastbourne Park

In order to provide suitable protection for Eastbourne Park, should the Local Plan:

- a) Seek Local Nature Reserve designation for Eastbourne Park; or
- b) Seek to designate Eastbourne Park as a Local Green Space; or
- c) Provide protection for Eastbourne Park through a stand-alone policy

Options P: Biodiversity net gain

Where biodiversity net gain cannot be provided on-site, should the Local Plan:

- a) Require development to contribute to Eastbourne Park as a biodiversity net-gain area; or
- b) Require development to provide biodiversity net-gain on a neighbourhood scale in local area

Options Q: Non-statutory heritage designations

In order to ensure appropriate conservation of the historic environment, should the Local Plan:

- a) Continue to identify non-statutory assets through Local Plan policy; or
- b) Remove policy protection from non-statutory heritage assets, and seek statutory designation for the assets that are of sufficient quality

Question 24: Design codes

- Should the Local Plan create urban design framework/design codes, and for which areas of the town would these be appropriate?

Question 25: Views in the townscape

- o Are there any key views of important buildings that need to be protected?

THRIVING COMMUNITIES

Question 26: Neighbourhood approach

- Should the Local Plan continue with the neighbourhood approach from Core Strategy?

Question 27: Neighbourhood boundaries:

- Are the neighbourhood boundaries, as identified in Map 10: Eastbourne's Neighbourhoods, still relevant?

Options R: Children's Playspace

How should the Local Plan require new provision of children's playspace:

- a) On-site provision of playspace on sites above a certain threshold in deficient neighbourhoods only; or
- b) On-site provision of playspace on sites above a certain threshold across the whole town; or
- c) Financial contributions from developments above a certain threshold rather than on-site provision

Options S: Sovereign Centre

What types and mixes of uses would be considered as most appropriate for the redevelopment of the existing Sovereign Centre site:

- a) High quality residential development
- b) Affordable housing
- c) Retirement homes / village
- d) Beach front leisure / water sports
- e) Convenience Store (under 5,000 sq ft)

Options T: Extensions to Educational Establishments

What level of support should be given to extensions to educational establishments in the Local Plan:

- a) Support all extensions to educational establishments; or
- b) Restrict extensions to education establishments where they encroach on school playing fields

Question 28: Health Impact Assessments

- Should the Local Plan require Health Impact Assessments for new strategic sites development?

Question 29: Public houses

- Should the Local Plan contain a policy to protect public houses?

Options U: Local service centres

What approach should the Local Plan take to local services centres:

- a) Provide policies that retain a predominance of retail in local service centres; or
- b) A flexible approach to employment and community uses in local service centres

Options V: Community Infrastructure

Where should new community infrastructure be provided:

- a) New community infrastructure located within walking distance of a bus stop; or
- b) New community infrastructure located with designated local centre; or
- c) Flexible approach to location of new community infrastructure

Question 30: Designing out crime in new development

- Should the local plan place a higher emphasis on crime reduction and have locally relevant policies and criteria for designing out crime?

HOUSING AND DEVELOPMENT

Options W: Strategy for delivering homes

What strategy should the Local Plan take forward for the development of sites for homes:

- a) Density based on the prevailing character of the area surrounding the site;
- b) Increasing the proportion of houses being delivered on sites;
- c) Increasing the proportion of flats being delivered on sites;
- d) Providing taller residential buildings in Town Centre (10 storeys);
- e) A 50% increase on the prevailing density on all sites within the existing built-up area;
- f) A 50% increase on the prevailing density on all sites of more than 0.5 hectares

Question 31: Other housing options:

- Are there any other options for the way that housing sites should be developed to deliver new homes that need to be considered?

Options X: Housing Site Allocations

What size of site should have a specific allocation in the Local Plan:

- a) Specific allocations for all residential development sites over 50 units; or
- b) Specific allocations for all residential development sites over 25 units

Options Y: Affordable Housing

What approach should the Local Plan take to balancing affordable housing provision with other infrastructure contributions:

- a) Set affordable housing requirement to maximum that viability will allow; or
- b) Reduce affordable housing requirement to allow increase in infrastructure contributions; or

- c) No affordable housing requirement for private housing development to maximise infrastructure contributions and rely on EBC to deliver all affordable housing

Question 32: Threshold for affordable housing contributions

- Should the Local Plan set a lower threshold for affordable housing contributions than required by national guidance? (i.e. less than 10 units)

Question 33: Starter Homes

- Should the local plan require all major housing developments to include an element of starter homes?

Question 34: Upward extensions to buildings

- Should Local Plan support upward extensions to buildings to create more accommodation?

Question 35: Subdivision of existing residential buildings

- Should the Local Plan contain a policy that requires subdivisions of existing residential buildings to retain units of certain size (i.e. not all 1-bed flats)?

Options Z: Retirement Housing

How should the Local Plan address the issue of retirement housing:

- a) Support and encourage the development of retirement housing; or
- b) Restrict the amount of retirement housing that should be provided

Question 36: Retirement housing allocations

- Should the Local Plan make specific allocations for retirement housing?

Question 37: Retirement housing locations

- Should the Local Plan designate zones where no further retirement housing should be located?

Options AA: Accessible and adaptable housing

What requirements should the Local Plan make in terms of specific accessible and adaptable housing within new development:

- a) Require all housing to be accessible and adaptable; or
- b) Require a proportion of new homes be accessible and adaptable; or
- c) No specific requirements for housing to be accessible and adaptable

Options BB: Space Standards

In order to provide new homes of sufficient quality, should the Local Plan:

- a) Adopt the national housing space standards to assess new residential development; or
- b) Create locally specific housing space standards to assess new residential development

Options CC: Density Standards

How should the Local Plan use minimum density standards for new residential development:

- a) Apply minimum density standards across the town; or
- b) Apply minimum density standards according to specific location (e.g. neighbourhoods); or
- c) Apply minimum density standards on sites over a certain size threshold; or
- d) Do not apply minimum density standards

Options DD: Design of new housing development

In order to ensure quality design of new homes, should the Local Plan:

- a) Create a Borough-wide design code for new residential development; or
- b) Create specific design codes for new residential development in certain areas;

or

- c) Set basic design principles through housing site allocations; or
- d) Take a flexible approach to housing design and layout

Question 38: Houses in Multiple Occupation

- Should the Local Plan contain a policy that limits the creation of new Houses in Multiple Occupation in areas where there is a high concentration?

Options EE: Self-Build Housing

To support self-build housing, should the Local Plan:

- a) Require a certain percentage of units on sites over a certain threshold to be made available for self-build; or
- b) Encourage self-build in lieu of affordable housing; or
- c) Allocate specific requirements for self-build on specific sites; or
- d) Require self-build to be provided on sites as part of the housing mix policy

EFFECTIVE INFRASTRUCTURE

Question 39: Infrastructure Delivery Plan

- Have pressures on the existing infrastructure been adequately pinpointed?

Question 40: Making appropriate requirements of new development

- Where should the balance be drawn between making on-site requirements from development and the amount of developer contributions that could be gained for infrastructure?

Question 41: Priorities for development contributions

- What are the priorities for development contributions, either on-site provision or off-site/financial contributions? How should the following types of infrastructure or requirement be ranked in terms of their priority (with 1 being

highest priority):

- Adaptable/Accessible Housing
- Affordable housing
- Children's play areas
- Community facilities
- Cycling and walking
- Education
- Energy efficiency
- Flood storage and mitigation
- Green Infrastructure
- Health
- Local Labour Agreements
- Public transport
- Public realm
- Renewable Energy
- Road network
- Sewerage

Question 42: Other infrastructure priorities

- Are there any other infrastructure or requirements that should be prioritised?

END