

APPENDIX 3

Structure Plan Policies

This Appendix lists the relevant Policies from the East Sussex County Structure Plan 1991.

EAST SUSSEX: THE STRATEGY

People, Homes and Jobs

S1 Economic development in East Sussex will be encouraged in order to improve prosperity, reduce unemployment and ensure that there is a growth in the number of jobs to meet the needs of existing and future residents.

S2 In the period 1986-2001 an amount of housebuilding is provided for, which:-

- (a) will account for the natural change in population, and the housing deficit;
- (b) is broadly equivalent to that experienced in the period 1971-1986;
- (c) is related to the supply of jobs; and
- (d) is consistent with a reduced level of net in-migration.

Net housing provision will be made as follows:

	1985-2001	1986-2001
Brighton Borough`	5,800	-
Hove Borough	2,300	-
Lewes District	7,200	-
Eastbourne Borough	-	8,500
Wealden District	-	8,500
Hastings Borough	-	8,000
Rother District	-	4,500
Totals:	15,300	29,500

Pace of Development and Change

S3 A 5 year supply of available housing land will be maintained in accordance with the housing provisions for District Council areas. In order not to prejudice the continuity of land supply in later years significant extension to this supply will not normally be allowed. This may involve withholding planning permission.

S4 Before allocating land for housing the necessary infrastructure and general facilities required for the additional population will be identified, together with the means of providing them.

S5 Development will not be permitted before the relevant planning authorities are satisfied that the capital works directly required to service the development are provided or will be provided.

Economy and Employment

S6 To strengthen the economy of East Sussex it is proposed to:-

- (1) Stimulate the expansion of the local economy by providing information and advice on land, grants, training facilities, labour supply and other business requirements.

- (2) Encourage businesses which broaden the economic base.
- (3) Encourage the tourist industry by the selective promotion of new attractions and visitor accommodation.
- (4) Promote the occupation of vacant premises, the implementation of existing planning permissions, and the refurbishment of outworn property or industrial areas, particularly in the main towns.
- (5) Bring forward land for business in association with improvements to the trunk roads and their links to the Eastbourne and Hastings/Bexhill areas.
- (6) Take action to secure further potential benefits to the economy from the opening of the Channel Tunnel and the major changes in the European Economic Community.

Local Needs

S7 Priority will be given to meeting the housing and employment requirements of people and businesses already in the area, particularly those people who cannot compete in the housing market and those who are unemployed. This will include:-

- (1) An assessment in local plans of the housing and employment requirements arising from existing residents and businesses.
- (2) Encouraging proposals for housing development to contain, where appropriate, some dwellings of a type, density and design suitable for people unable to compete in the existing housing market. This will generally imply favouring the provision of small dwellings at densities of at least that of surrounding housing, but its implementation will have regard to the need for a mix of dwelling types.
- (3) Encouraging innovative schemes which, in the opinion of the local planning authority, will provide housing for those unable to compete in the existing housing market.
- (4) Favours proposals which would demonstrably result in a significant reduction in local unemployment.

S8 Some limited provision additional that allowed by policies WA/H1, CA/H1 and EA/H1 may be made for the development of dwellings of types (such as starter homes or low cost ownership schemes) suitable for people not easily able to compete in the existing housing market where:-

- (a) the development is small scale;
- (b) the whole development is of a type to meet specific local needs;
- (c) the relevant planning authority is satisfied that its long term availability to continue to meet local needs can be secured through appropriate arrangements;

except where there is a presumption against housing development in principle.

The Strategy for Different Parts of the County

S9 It is intended that the Eastbourne/Hastings area should accommodate some of that development which cannot be provided for in the Western Area and the north-west of the County.

S10 The County Council will encourage the direction of resources, and will give priority in directing its own resources towards improving the environment, economy and services within priority areas selected in accordance with criteria to be determined.

The Future Development Pattern

S11 The existing settlement pattern will be maintained. In providing for development and change priority will be given to the main urban areas.

S12 The location of development will be governed by:-

- (a) protecting Areas of Outstanding Natural Beauty, downland, wetland, open heathland, Ancient Woodlands and other areas of designated important landscape, ecological or historic character, and their settings, and restricting development elsewhere in the countryside;
- (b) preventing development which would reduce strategic and important gaps between settlements;
- (c) providing for the majority of all new development within existing towns. Existing developed land and buildings will be investigated and identified for re-development where appropriate before allocating other land;
- (d) protecting wherever possible the best and most versatile agricultural land (grades 1, 2 and 3a under the Ministry of Agriculture land classification system).

Towns

S13 Development and change within towns will allow for:-

- (a) local housing and employment needs;
- (b) the retention, improvement and future provision of open spaces and gaps in development which contribute to the character or amenity of a town;
- (c) the conservation and enhancement of good townscape, and buildings of historic, architectural or local interest and the preservation and enhancement of Conservation Areas. Development will be sympathetic to the character of nearby existing development and of the town as a whole;
- (d) the conservation of areas of wildlife interest and the safeguarding of the archaeological heritage.

S14 Priority will be given to maintaining and enhancing the role of town centres in providing for employment, leisure, shopping and housing. This will require making appropriate land use changes, environmental improvements, improving accessibility (including traffic management and public transport innovations), and other appropriate measures.

Villages

S15 The scale and nature of development and change in villages will be determined in accordance with:-

- (a) the location and functions of a village in relation to neighbouring towns and villages and transport services;
- (b) the availability of infrastructure and services;
- (c) the need for local housing and employment;
- (d) the practicable and acceptable level of traffic and car parking;
- (e) maintaining adequate open space and gaps in development which contribute to the character or amenity of the village;
- (f) the need to preserve and enhance buildings of historic, architectural or local interest and Conservation Areas;
- (g) the character of nearby existing development, of the village as a whole, and its surrounding countryside.

Local plans will define development boundaries where appropriate.

S16 To maintain their vitality, appropriate provision will be made in selected villages identified in local plans, for:-

- (a) some new employment, particularly enterprises providing a local service and/or employing mainly local people;

- (b) housing for people unable to compete in the local housing market and who need to live in the village; for example because of employment or retirement from local employment;
- (c) the retention and improvement of shopping facilities by supporting proposals for shopping facilities by themselves or in association with other enterprises;
- (d) leisure and recreational facilities.

Countryside

S17 The activities, landscape, wildlife and character of the rural areas will be conserved and enhanced. It is intended to pursue programmes of countryside management, including:-

- (a) encouraging environmentally sensitive agriculture, particularly in areas of ecological or wildlife importance;
- (b) securing new planting as well as preserving important trees and woodland;
- (c) conserving important natural habitats and designating further areas where appropriate;
- (d) identifying, protecting and restoring historic parks, gardens and landscapes;
- (e) safeguarding, investigating and preserving in situ or by record archaeological sites and areas of interest;
- (f) improving public access to the countryside.

S18 On downland and on Ashdown Forest (defined as the area enclosed by the boundary of the Pale of 1372), it is intended to provide for only recreational development in association with the quiet enjoyment of the area. Where, under other policies, some limited development may be permissible, a particularly strong case will be required. In addition, the following will be expected to be compatible with the character of downland or of Ashdown Forest and the protection of aquifers:-

- (a) the design and location of agricultural buildings;
- (b) the conversion of agricultural and other buildings;
- (c) the effects of agricultural and forestry practices;
- (d) improvements to roads;
- (e) development for statutory undertakers purposes.

S19 In the countryside (outside town and village development boundaries) agriculture and woodland will remain the main land uses. Development and change in Areas of Outstanding Natural Beauty will be particularly carefully controlled.

S20 Development and the use of land and buildings must demonstrate that a countryside location is necessary and that a town or village location would not be suitable.

S21 Some alternative uses of agricultural land, countryside and buildings will be permitted in appropriate places, in accordance with the conservation and enhancement of landscape, woodland and wildlife. These uses will be mainly small scale developments for employment, recreation, tourist accommodation and facilities and institutional uses. Such developments will:-

- (a) normally involve the use of existing buildings whose form, bulk and general design is in keeping with their surroundings;
- (b) normally need to demonstrate that agricultural land or buildings are redundant or surplus to agricultural requirements;
- (c) where appropriate, be part of a farm management plan.

Priority will be given to employment development. Housing development will not be allowed in the countryside unless it:-

- (1) is an extension of an appropriate size and character which is in keeping with an existing dwelling; or
- (2) is the replacement of an existing dwelling by another dwelling of a similar character and comparable size within the same curtilage; or
- (3) is the conversion of a building which makes a valuable contribution to the rural scene and is the only means of retaining it; or
- (4) is demonstrated by the applicant to be essential for the running of an enterprise which must be in a countryside location, and is of an appropriate size and directly related to the enterprise; or
- (5) is housing which, in the opinion of the local planning authority, will be provided only for people unable to compete in the local housing market and who need to live in the area (for example, because of local employment or retirement from local employment) and there is no suitable location in a town or village.

Transport

S22 The early completion of schemes to improve the trunk road network (A21, A23, A26 (south of A27), A27 and A259) and its links to the main coastal towns will be sought to make the best use of the strategic road network in accordance with the strategy for development and change in those towns.

S23 Other improvements to the primary routes will be made and improvements to public transport (including interchange facilities) will be supported but priority will be given to improvements in urban areas and particularly in town centres (including traffic management and pedestrianisation).

S24 Most public transport needs will be met by commercial services provided by the operators. The County Council will secure the provision of additional services considered necessary to meet travel needs, in accordance with the Council's published priorities.

Leisure Activities

S25 The development and management of tourist and leisure activities and facilities in the County will be supported provided that they are compatible with the retention of the attractive environment of town and country.

S26 The provision of an adequate range of sports and recreation facilities will be encouraged. Provision for a major indoor sports facility suitable for regional competition will be sought on an appropriate site.

Requirements for Future Development and Change

S27 The Local Planning Authority must be satisfied that all development:-

- (a) has an acceptable impact on its surroundings (including landscape and townscape), on the natural environment of the area (including preventing pollution) and on local amenity;
- (b) accords with policy S5; is related to existing or committed infrastructure as necessary;
- (c) accords with the objectives of, and does not damage Areas of Outstanding Natural Beauty, Ancient Woodland, Sites of Special Scientific Interest, National and Local Nature Reserves, and other sites of demonstrable geological, landscape or wildlife importance (including the active residence of specially protected species);
- (d) does not damage Conservation Areas, registered Historic Parks and Gardens, Ancient Monuments, Listed Buildings or their settings, and other sites of demonstrable historical or archaeological importance;
- (e) conserves and enhances trees, woodland and wildlife habitats;
- (f) does not create or perpetuate unacceptable traffic or transport conditions and is well located in relation to the road network and public transport;
- (g) provides car parking to meet the demand it creates;

(h) is of an appropriate scale and design, including landscaping and the relationship of the development to its surroundings;

(i) where appropriate, provides for the satisfactory preservation of archaeological sites or areas of interest, either in situ or by excavation and recording, prior to development;

(j) where appropriate, provide for the conservation, enhancement and/or restoration of a building or an area;

(k) where appropriate, has regard to the need to provide facilities and services (including leisure facilities) for all sections of the community.

S28 The Local Planning Authority must be satisfied that development in the countryside (outside defined town and village development boundaries) also:-

(a) conserves and/or enhances the landscape and other characteristics of an area, particularly any defined areas of special character;

(b) avoids the irreversible development of the best and most versatile agricultural land. Temporary uses of such land may be permitted if no other site is suitable for the particular purpose;

(c) maintains and enhances the recreational and tourist use of the area, particularly public access to the countryside;

(d) where appropriate, ensures that existing buildings which are valuable in the rural scene are used in a way which ensures their preservation.

Implementing the Strategy

S29 Priority will be given to proposals which utilise schemes for providing public services or infrastructure included in an Annual programme Document prepared by the County Council in consultation with District Councils and other relevant bodies.

THE CENTRAL AREA - EASTBOURNE AND WEALDEN

Population and Housing

Amount

CA/H1 Housing provision will be made for the period 1986-2001 as follows:-

	net
Eastbourne Borough	8,500
Wealden District	<u>8,500</u>
Total:	17,000

Sites and boundaries will be determined in local plans. Provision will be phased in accordance with policy S3.

Location

CA/H2 The allocation of the housing provisions in policy CA/H1 will take into account the intention to provide for most development in the coastal urban areas and to restrict it in the High Weald.

CA/H3 New housing will be developed as part of Eastbourne Park, in accordance with a Local Plan.

CA/H4 Provision is being made for about 1,000 dwellings, together with a new primary school and other facilities, in a proposed settlement in the Stone Cross area, separate from existing settlements at Polegate and Westham and from the Borough of Eastbourne. Sites and boundaries are being determined in a Local Plan.

Economy and Employment

Location

CA/E1 In Eastbourne and surrounding areas the provision of more jobs for existing and future residents and the expansion and broadening of the economic base will be encouraged. Subject to further investigation of the scale, type and timing of development required, this will include:-

- (1) making major land allocations for employment uses:
 - (a) in association with the completion of the A27 Polegate Bypass, the A22 new route and related improvements, and investigation of the potential for rail access;
 - (b) as part of the development of Eastbourne Park, particularly for tourism, leisure, office and business uses.
- (2) Implementing proposals for Eastbourne Marina and associated development at The Crumbles.
- (3) Protecting and implementing the development of land with planning approval for commercial, industrial or business use.

CA/E2 Elsewhere in the area, within the towns:-

- (a) priority will be given to developing land already allocated or with planning permission to provide employment, and to making full use of existing premises providing employment;
- (b) proposals involving a significant net loss of land or buildings for employment uses will not be permitted;
- (c) some limited new development to provide employment will be supported related to the needs of existing and future residents and to the development of the towns. Small scale business uses and employment which broadens the economic base will be particularly encouraged.

CA/E3 A business park will be developed at Maresfield Camp in association with the A22 Maresfield Bypass.

Transport

General

CA/T1 The scale and timing of improvements to main roads in the area, particularly the primary routes A22 and A26 will be governed by:-

- (a) the priority which should be attached to improving the A23, A27, A259 and A21 Trunk Roads as the main County accesses and through routes;
- (b) the urgent need to improve access to Eastbourne Town Centre and to major employment developments;
- (c) the exceptionally strong environmental constraints within the High Weald and Sussex Downs Areas of Outstanding Natural Beauty.

Trunk Roads

CA/T2 The early completion of improvements to the South Coast Trunk Road (A27 and A259) by the Department of Transport will be encouraged, including:-

- (a) the Pevensey Bypass;
- (b) a bypass to Polegate, including its westward extension to the A27;

(c) comprehensive improvement of the A27 between the Polegate area and Lewes.

Primary Routes

CA/T3 Improvements will be made to the A22 primary route, taking into account policies S23 and CA/T1. Priority will be given to providing a new A22 into Eastbourne planned in conjunction with improvements to A27. A scheme for East Hoathly will be evaluated in relation to policy CA/T1.

CA/T4 In association with the improvements to the A22, access to the Central Area of Eastbourne will be improved. Traffic management measures, further pedestrianisation, park and ride schemes and rationalisation of public and private transport access will be investigated.

CA/T5 A bypass of Forest Row will be investigated in association with proposals for a bypass of East Grinstead but not otherwise.

CA/T6 Parts of the A26 primary route will be realigned to improve safety, taking into account policy CA/T1. A scheme for the Boars Head to Eridge section is in the current programme.

Public Transport

CA/T7 Improvements to rail routes and services will be encouraged; in particular:-

- (1) Services linking with the Channel Tunnel system.
- (2) The electrification of the Uckfield/Hurst Green line.
- (3) The investigation of a new railway station to serve Stone Cross, North Langney and Eastbourne Park.

CA/T8 It is proposed to restrict development which would significantly prejudice the possible future reinstatement of a railway along the route of the former Lewes to Uckfield railway, north of the junction of the Hamsey Loop at Hamsey. Possible routes to connect with the Lewes to Haywards Heath line would need to be investigated.

CA/T9 Development which would significantly prejudice the reinstatement of a Polegate to Pevensey rail link will be restricted.

Facilities

CA/T10 Improvement and provision of roadside rest and refreshment facilities to serve the primary routes A22, A27 and A259 will be permitted where a need is demonstrated. Facilities to serve the improved A27 and A22 will be investigated in accordance with the County Council's strategy on provision of roadside facilities on primary routes.

Shopping

Location

CA/S1 Shopping and other proposals (including traffic management) will need to maintain and enhance the quality, range and character of the main town centre shopping areas of Eastbourne, Hailsham, Polegate, Uckfield, Crowborough and Heathfield.

CA/S2 Significant net additions to the amount of existing and committed shopping floorspace in the Eastbourne area will not be permitted provided that:-

- (a) a new shopping centre in association with the marina scheme at The Crumbles is implemented before the mid-1990s;
- (b) some additional floorspace in the smaller shopping centres is provided for to match new housing developments and population growth.

Type

CA/S3 New shopping facilities will normally be allowed within or contiguous with existing centres. All new shopping developments, including retail warehousing, superstores, hypermarkets, garden centres, and other out of town developments will normally only be permitted if:-

- (i) either by themselves, or cumulatively with other proposals or developments, they would not seriously affect the vitality and viability of nearby town centres as a whole; and
- (ii) they would not give rise to serious problems of access, road safety or traffic congestion; and
- (iii) they would not harm the physical or visual character of the area, the amenities of the adjoining land uses, or the relationship between the development and the surrounding landscape; and
- (iv) they would not lead to a significant net reduction in the amount of land available for housing, industry or other commercial development.

Leisure Activities

Facilities

CA/L1 Support will be given to development which will increase the range of arts, cultural, sports or other leisure and entertainment facilities for the benefit of tourists and residents including:-

- (a) improvements to the range and quality of year round, all-weather attractions, particularly in Eastbourne. Where appropriate, such attractions should include linked tourist accommodation;
- (b) provision of conference and exhibition facilities;
- (c) major recreation and leisure developments as part of Eastbourne Park;
- (d) the use of countryside on the edge of built-up areas for informal recreation and the provision of improved public access where this does not prejudice the conservation of the area. Particular attention will be given to the development of Eastbourne Park where some provision for organised sporting activities will be made;
- (e) a marina and associated development at The Crumbles;
- (f) improved public access to the sea and inland waters for recreational use subject to environmental constraints and the protection of other interests;
- (g) the development of interpretative and information facilities to increase understanding and enjoyment of the area's attractions and history;

(h) the provision of a tourist information centre, to serve both the local and wider area, in association with rest and refreshment facilities for motorists, on a site related to the A27 Polegate and Pevensey Bypass and improvements to the A22;

(i) encouraging new development, and wider use of existing buildings, to increase the range of recreational and leisure activities for residents, particularly those sections of the community who have difficulty in making use of existing facilities;

(j) meeting recreational needs in the rural areas by providing buildings or sites which are grouped together in locations accessible to surrounding areas.

Accommodation

CA/L2 Additions and improvements to the range and quality of tourist accommodation throughout the area will be supported; in particular:-

(a) sites providing a range of accommodation and facilities for the holiday and conference trade;

(b) small scale tourist accommodation and other services in the countryside, subject to policies S18 to S21;

(c) the improvement of caravan and camping sites and further provision in appropriate places, particularly for touring sites.

Environment

CA/EN1 To conserve the landscape, natural resources, woodland and agriculture of the rural areas, development boundaries will be set out in local plans which in particular will protect the Sussex Downs and High Weald Areas of Outstanding Natural Beauty and the wetlands of the Pevensey Levels.

CA/EN2 Development will not be permitted which would reduce gaps of open countryside which are considered important to prevent the coalescence of existing settlements; including between:-

(a) Polegate and Hailsham;

(b) Eastbourne, Pevensey, Westham, Stone Cross, Pevensey Bay and Polegate;

(c) Hailsham and Hellingly;

(d) Uckfield and Maresfield;

(e) Forest Row and Ashurstwood.

Urban Character

CA/EN3 It is intended that the different characters of towns should be maintained and enhanced. Proposals for development and change will be required to make a positive contribution to the townscape. In particular:-

(a) maintenance and improvement of the seafront areas of Eastbourne and Pevensey Bay will be encouraged;

(b) the distinctive townscape of Eastbourne will be protected;

(c) programmes of enhancement will be encouraged, particularly in Conservation Areas;

(d) buildings of architectural and historic interest will be preserved.

Rural Character

CA/EN4 With the exception of the development of Eastbourne Marina, the undeveloped coastline will be conserved for agriculture, informal recreation or nature conservation.

CA/EN5 The special character of the countryside and villages will be protected and enhanced to conserve natural resources and landscape and to provide for informal recreation. This will include:-

- (a) management plans for the Downs;
- (b) countryside management programmes with priority given to the restoration and conservation of downland habitats and the conservation of Ashdown Forest;
- (c) protection and enhancement of the landscape and wildlife interest of the wetlands of Pevensey Levels;
- (d) the preparation and implementation of an integrated rural development project for the High Weald;
- (e) proposals to improve the management of public access and to safeguard and improve the environment of the Heritage Coast, particularly at Cuckmere Haven, Birling Gap and the Marine Conservation Area.

Area Policies

Eastbourne Area (Eastbourne, Polegate and Stone Cross)

CA/A1 The role of Eastbourne as a major centre for employment, shopping and other services, tourism, leisure and the conference trade will be strongly maintained and developed having regard to the protection of its distinctive townscape. Highway and public transport access into the town will be improved to facilitate change. The role of the town centre for shopping will be maintained and enhanced. New leisure developments will be encouraged at The Crumbles and Eastbourne Park to enhance the town's position as a major resort. New business development will be promoted at Eastbourne Park and in association with improvements to the main road network, to provide for local and other employment needs.

Hailsham

CA/A2 The role of Hailsham as a housing, local employment, shopping and services centre will be maintained and developed. The rate of housing development will be linked to the availability of local services for existing and new residents.

Heathfield

CA/A3 The role of Heathfield as a local housing, employment, shopping and service centre will be maintained and developed consistent with the constraints imposed by the High Weald AONB and allowing for a reduced rate of housing development.

Uckfield

CA/A4 The role of Uckfield as a local housing, employment and shopping and services centre will be maintained and developed. The rate of housing development will be linked to the availability of local services for existing and new residents. Proposals for the reorganisation of the town centre shopping and other facilities will be supported.

Crowborough

CA/A5 The role of Crowborough as a housing, local employment and shopping and services centre will be maintained and developed consistent with the setting of the town within the High Weald AONB and the town's road network. Provision for further development should maintain the spacious layout of the town and allow for a reduced rate of growth.