

Summary Guide to Planning in Eastbourne

Introduction

The planning system exists to make sure that the right things get built in the right locations at the right times, whilst ensuring that inappropriate development does not get built.

Planning sets out what types of development the Borough needs – new homes, employment, open space and infrastructure – and where it should go, whilst protecting the natural and built environment. Planning does not control how a building is constructed - this is dealt with by the Building Control.

The aim of the Planning System is to contribute to the achievement of [Sustainable Development](#).

Planning is a 'Plan-led system'. This means that Local Planning Authorities prepare plans that set out what can be built and where, and decisions of allowing development should be made in accordance with these plans. The plan prepared by the Local Authority is known as a 'Local Plan'.

The planning system has two main parts to it:

- Plan making – the preparation of a Local Plan that sets out how an area will develop over time as a guide to future development.
- Development Management – when development is agreed through planning permission.

Plan-Making

Plan-making is about setting the strategy for the future of the area over a long period, typically 15/20 years. This strategy is known as the Local Plan.

The Local Plan sets out the strategic priorities for future development including the requirements for housing, the economy, community facilities and infrastructure, as well as a basis for safeguarding the environment, adapting to climate change and securing good design.

The Local Plan is an important tool in guiding decisions about individual development proposals. It will include detailed policies on what form development should take, what it should look like, and any other important

considerations that need to be taken into account. Therefore the Local Plan is the starting-point for considering whether applications can be approved.

Eastbourne's current Local Plan is known as the [Eastbourne Core Strategy Local Plan](#), and was adopted in February 2013. The Council has also adopted a [Town Centre Local Plan](#), which contains policies and proposals specific to the Town Centre.

In 2017, Eastbourne Borough Council will be commencing preparation of a new Local Plan, which will provide a vision and a framework for the future development of the town over the period to 2035.

The preparation of a Local Plan is a long process that involves several stages. Firstly, evidence is gathered and the key issues that need to be addressed are identified in consultation with the local community. A vision for how change is produced, which generates options for where development could take place. These options are consulted upon and assessed, and the Local Plan is drafted. Following further consultation, the Local Plan is submitted to the Secretary of State for Independent Examination. If the Local Plan is found 'sound' by an Inspector, it is allowed to be adopted.

The Council's timetable for the production of Local Plan is set out in the [Local Development Scheme](#).

Public engagement is built into the process, and there will be several stages of consultation with the public. The Council will be reviewing and updating its Statement of Community Involvement in 2017. The current [Statement of Community Involvement](#) was adopted in 2009.

Development Management

Development Management is the process of managing the development of land and buildings through the granting of planning permission. Eastbourne Borough Council is responsible for deciding whether planning permission should be granted for a proposed development when a planning application is submitted.

Planning permission is generally required to carry out any form of 'development'. Development means constructing new buildings or significantly changing how land or buildings are being used. However, certain types of development do not require planning permission – this is called Permitted Development. This is because the effect of such developments on

neighbours or the surrounding environment is likely to be small. Also, certain areas get additional special protection against particular types of development, particularly where it is within a Conservation Area or involves a Listed Building.

There are a number of different types of application that can be submitted. Whether planning permission is agreed or not will depend on whether the application is in line with the policies and proposals within the Local Plan, unless other strong planning reasons or [material considerations](#) dictate otherwise.

Decisions on whether planning permission should be granted will be taken by the Local Authority's Planning Committee, which is made up of elected councillors, or through delegated powers if it is a non-controversial application. If the application is refused, the applicant has the right to appeal to the Planning Inspectorate.

National Policy

National policy should also be taken into account in determining planning applications.

The main national planning policy is known as the [National Planning Policy Framework](#) (NPPF). The NPPF sets out the Government's planning policies for England. It contains a presumption in favour of sustainable development, and local policy must be consistent with the principles and policies set out in the Framework. Policies contained within the NPPF can be used as a reason to approve or refuse planning permission for a development, especially where the development plan is absent, silent or relevant policies are out of date.

Further information

- The Royal Town Planning Institute (RTPI) - '[Handy Guide to Planning](#)'
- Department for Communities and Local Government - '[A Plain English Guide to the Planning System](#)'
- Eastbourne Borough Council – [Eastbourne Planning Guide](#)

For any additional information, please contact Eastbourne Borough Council's Regeneration and Planning Policy team via email (planning.policy@eastbourne.gov.uk) or telephone (01323 410000).