



Non-Technical Summary

New houses and businesses require new infrastructure, like new footpaths, bus stops, road junctions, schools, flood defence and utilities, to make development acceptable and sustainable, support the needs of the community, enable our local economy to thrive and help to ensure that those living, working in or visiting Eastbourne to experience a good quality of life.

Much of the infrastructure needed to support new development is not provided by Eastbourne Borough Council, so we will work closely with other organisations to identify and provide infrastructure improvements where necessary.

Infrastructure pressures and requirements

Cross-boundary infrastructure – New development will have impacts that can extend beyond the area where the development is taking place. Housing developments on the edge of Eastbourne and in the Polegate, Willingdon and Stone Cross areas will have impacts on both Eastbourne and Wealden Councils, and it is important that we work together to minimise any impacts and address improvements to infrastructure provision.



Key areas of transport infrastructure that need improvement will be identified

Transport – Councils across a wider area need to work together to deal with road traffic issues, as often road impacts of development extend beyond the immediate area. With the need to

become carbon neutral by 2030, the infrastructure for sustainable and low carbon transport must be put in place. It is important that we talk to the public transport providers such as the train and bus companies, in order to improve services and encourage more people to use public transport.

Development should be in areas that makes this as easy as possible. Ensuring there is sufficient infrastructure for cyclists, such as new cycle routes, will help to achieve this aim.

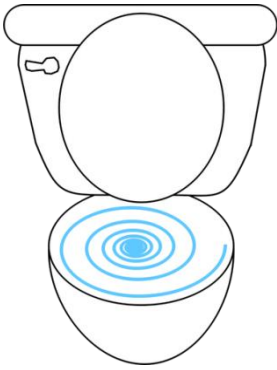
Health – We will work with health service providers to ensure that there are a sufficient number of facilities at the Hospital and local GP surgeries to keep up with a growing population in the Borough.

Education – East Sussex County Council are currently updating their Schools Plan, and we will work with them to ensure that there is adequate provision of school places for all ages of children.



Additional school places provided through a new primary school at Cavendish School

Sewerage – The Waste Water Treatment Works (WWTW) in Eastbourne currently have capacity for developments expected within the new Local Plan. The capacity of the sewers to carry the foul water as well as surface water run-off to the WWTW needs to be investigated.



There is capacity for 10,000 new homes to attach to the Eastbourne Water Treatment Works

Telecommunications – Almost everyone in Eastbourne has access to superfast broadband. High speed communications and internet access are required for both businesses and homes, and will be invested in, especially as Eastbourne seeks to become more invested in technology jobs. We will support the expansion of the electronic communications network to encourage economic growth in the Borough.



98.4% of Eastbourne has access to Superfast Broadband

Gas and Electricity – The Gas and Electric Network should be able to accommodate the development within the new Local Plan. These networks will be improved if required.

Infrastructure funding

Developers are often required to provide some of the infrastructure that a new development will require. This may be done on-site, or through the financial contributions that can be used to deliver infrastructure elsewhere across the town. One type of financial contribution, known as the Community Infrastructure Levy (CIL), has collected £270,000 since 2015 towards infrastructure improvements. However, at the current time this cannot be requirement from all types of development, and we will be reviewing

this to ensure that more types of development contribute towards infrastructure improvements.



£270,000 in infrastructure contributions collected from 30 developments

Viability – this is the difference between what it costs to build a development and how much the developer will make from it. Eastbourne has specific issues that mean that the difference between cost and return from development is lower.

We can ask development to pay for infrastructure improvements, but they will be unable to fund everything. Making too many requirements may mean that the cost of the development would be greater than the return, and therefore the development won't go ahead. Therefore, we will need to decide how much should be required of development, and what the priorities are for improvements to infrastructure.

We would like views on what should be the priorities for future infrastructure spending from the list below:

- Adaptable/ Accessible Housing
- Affordable housing
- Children's play areas
- Community facilities
- Cycling and walking
- Education
- Energy efficiency
- Flood defences
- Open spaces
- Health facilities
- Local Labour Agreements
- Public transport
- Public realm
- Renewable Energy
- Roads
- Sewerage