



Eastbourne Local Plan - Growth Strategy Consultation

GLOSSARY

Area of Outstanding Natural Beauty – Land protected by the Countryside and Rights of Way Act 2000, which protects the land to conserve and enhance its natural beauty. Eastbourne Borough does not include nor border any AONB.

Brownfield land – Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also known as Previously Developed Land.

Call for Sites – An invitation to landowners to submit their land for assessment as part of the Land Availability Assessment as to whether it could be suitable for development

Change of Use – Change in the use of a building or other land for another purpose. In considering a change of use it is normally necessary to establish whether the change is “material” and whether by virtue of the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), development requiring planning permission is involved.

Conservation Area – An area designated under the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 on account of its special architectural or historic interest, the character and appearance of which it is intended to preserve and enhance.

Conversions - a change in the number of residential units within an existing residential building including the creation of new dwellings through upward extensions)

Core Strategy – The main planning policy document for Eastbourne that sets out the long-term strategic planning vision between 2006 and 2027. The Core Strategy will be superseded by the new Eastbourne Local Plan.

Designated Heritage Assets - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Duty to Co-operate – A legal requirement for local planning authorities to work collaboratively with neighbouring authorities and other public bodies across local boundaries on strategic priorities, such as development requirements which cannot wholly be met within one local authority area.

Eastbourne Borough Plan – The Eastbourne Borough Plan 2001-2011 was adopted in 2003 and selected policies were ‘saved’ in 2007. These policies form part of the Development Plan for Eastbourne and are used in the determination of planning applications. Borough Plan policies will eventually be replaced when the new local plan is adopted.

Examination / Examination in Public – The process by which a Planning Inspector may publicly examine a Local Plan for legal compliance and ‘soundness’ before issuing a binding report.

Fluvial Flooding – Flooding caused by or associated with a river.

Functional Floodplain – land where water from rivers or the sea has to flow or be stored in times of flood (land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively) or land that is designed to flood in more extreme events (such as 0.1% annual probability of flooding). Also known as Flood Zone 3b.

Greenbelt – An area of Land protected from development by national planning policies. The extent of green belts across the country is already established, Eastbourne Borough does not contain, nor border designated Green Belt.

Green Infrastructure – A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Greenfield Site – A site which has not been previously developed (or was previously developed a long time ago, and nature has reclaimed the area).

Habitat Sites - Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of

Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Historic Environment – All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Heritage Assets – Designated heritage assets are: Scheduled Monuments; Listed Buildings; Parks & gardens included on the ‘Register of Historic Parks and Gardens of special historic interest in England’ (Historic England); Conservation Areas designated under the relevant legislation; Registered Battlefields; and Protected Wrecks. Non-designated heritage assets include, but is not limited to, Archaeological Notification Areas and heritage assets identified on the Historic Environment Record (ESCC).

Industrial use - Uses that fall within E(g) and B2 (General Industry) classes within the Use Class Order.

Infrastructure – the basic requirements for the satisfactory development of an area, including water supply, sewage disposal, flood prevention, surface water drainage, highways, sustainable transport measures, play space, amenity space, education and learning facilities, libraries, health and social care facilities, leisure facilities, recycling facilities, etc.

Infrastructure Delivery Plan (IDP) – Detailed assessment of the infrastructure required to deliver the spatial development strategy and how this will be delivered.

Issues and Options Report - The first stage in the preparation or review of a Local Plan to identify the key strategic issues and opportunities the Local Plan should seek to address. Consultation on this document was undertaken in 2019 and was designed to meet Regulation 18 of the Town & Country Planning (Local Planning) Regulations.

Key Development Sites – A development which would be significant to the Borough. Larger sites, capable of delivering more houses or floor space, are generally considered more significant. The sites identified in the consultation are those sites potentially capable of accommodating more than 25 homes and/or 3,000sqm of commercial floorspace.

Land Availability Assessment (LAA) – An assessment of land availability the purpose of which is to identify a future supply of land which is suitable, available and achievable for housing and economic development, or other land uses, over the plan

period. It will include those sites that already have planning permission, sites proactively identified and in addition, landowners, agents and housebuilders, public and private bodies and members of the public may suggest other sites.

Light Industry – An industrial use that can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. These uses fall under Class E(g) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Listed Building – a building of special architectural or historic interest as designated by English Heritage on behalf of the Department for Culture, Media and Sport, this is a statutory listing.

Local Development Scheme (LDS) – The LDS sets out the programme for the preparation of the Local Development Documents. All plan making authorities must maintain an up-to-date LDS.

Local Housing Need – The number of homes identified as being needed through the application of the standard method set out in national planning guidance

Local Plan – A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Wildlife Site – A non-statutory wildlife designation made at county or regional level for areas that are locally important for the conservation of wildlife. Previously known as Site of Nature Conservation Importance (SNCI).

Modal Shift – This is the replacement of a mode of transport with another. Within the context of the new Local Plan, it is seeking the reduction of the use of the private car, and an increase in public transport use, cycling and walking.

National Planning Policy Framework (NPPF) – The Government's national planning policy document, which was first published in March 2012, and last updated in 2021, and sets out the key principles for sustainable development.

Office use - Uses that fall within E(g)(i) (Office) and E(g)(ii) (Research & Development) classes within the Use Class Order.

Planning Practice Guidance (PPG) – A web-based resource which brings together planning guidance on various topics linked to the NPPF into one place.

Previously Developed Land – Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also known as Brownfield Land.

Site of Special Scientific Interest (SSSI) – An area considered to be of special interest because of its flora, fauna or geological or physiological features.

South Downs National Park (SDNP) – England's newest National Park, covering the South Downs and Western Weald, situated in the counties of Hampshire, and West and East Sussex. Planning responsibility within this area falls to the South Downs National Park Authority.

Standard Method – Set out in Planning Practice Guidance the 'standard method' is a calculation of local housing need, an unconstrained assessment of the number of homes needed in an area. The 'standard method' uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.

Strategic Flood Risk Assessment (SFRA) – An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Sustainability Appraisal (SA) – Iterative process carried out during the preparation of a development plan document. Appraises the economic, environmental and social effects of a plan to enable decisions to be made that accord with sustainable development.

Tidal Flooding - Flooding caused by or associated with the sea.

Warehouse use - Uses that fall within the B8 (Storage & Distribution) use class within the Use Class Order.

Windfall – Windfall sites are those which have not been specifically identified as available in the local plan process. They comprise previously developed sites that have unexpectedly become available.

Viability – the value generated by a development compared to the cost of developing it.

