

East Preston Evidence Base Summary Report April 2024 to support SEA/HRA screening opinion request

East Preston Parish Council (EPPC) is reviewing the made East Preston Neighbourhood Plan 2014 – 2029 (EPNP). An EPNP Steering Group (SG), made up of a combination of councillors and local people, is currently developing the modifications proposed to the EPNP. The table overleaf details the work currently in development and should be read alongside the made EPNP. The made EPNP includes a State of the Parish report. The modifications are not intended to include allocations for new development proposals.

MADE POLICY		KEEP	MODIFY	DELETE	NOTES
1	Housing – General Principles	Y	Y		These policies will be MODIFIED alongside the content of the Village Design Statement to bring them up to date and address design decision issues.
2	Design in Character Area One				
3	Design in Character Area Two				
4	Design in Character Area Three				
5	Design in Character Area Four				
6	Open Spaces	Y			Policy RETAINED. Minor modifications to bring references up to date.
7	Allotments	Y			Policy RETAINED. Minor modifications to bring references up to date. Evidence base on occupancy to be updated.
8	Sustainable Drainage			Y	The policy will be DELETED, but its provisions is intended to be included as part of the update to the Village Design Statement and Policies 1 – 5.
9	Access to the Beach	Y			Policy RETAINED. Minor modifications to bring references up to date.
10	Local Shops and Employment	Y			Policy RETAINED. Minor modifications to bring references up to date.
11	Community Facilities	Y	Y		Policy MODIFIED to incorporate list of community facilities identified in Proposal 1 and bring up to date.
The Made Plan also contained a number of Project Proposals as set out below.					
1	Assets of Community Value			Y	Proposal DELETED and pursued as separate process from EPNP.

MADE POLICY		KEEP	MODIFY	DELETE	NOTES
2	Heritage Assets			Y	Proposal DELETED but will form a new policy (see below).
3	Sustainable Traffic & Transport			Y	Proposal DELETED but will form part of a modified Policy 9.
4	Cycling and Cycle Paths				
5	Green Issues			Y	Proposal DELETED, but its provisions is included as part of the update to the Village Design Statement and Policies 1 – 5.
6	Infrastructure Projects	Y	Y		Proposal MODIFIED to update the list of priorities for investment.

NEW POLICY/PROPOSAL IDEA	NOTES
Local Heritage Assets	As per proposal 2 above. New POLICY.
Digital Infrastructure	There have been issues with recent planning applications and there may be merit in including a new policy to clarify the local position on these matters. New POLICY.
Short-term lets	The negative effects of Airbnb properties are now apparent in the local community. The LURA now makes provision for a registration system for short-term rental properties but secondary legislation is awaited. This may also be accompanied by a new use class and permitted development rights with the ability for flexibility to be removed if there is local concern. A new Proposal intended to be included to ensure any future legislation is pursued. New PROPOSAL.