

EELLP - EIP Hearing Statement

Session 1b, Matter 3

Town Centre Allocations

On Behalf of:

Sovereign Harbour Ltd

Date: 28April 2016

Session 1b, Matter 3 – Town Centre Allocations

Issue 1E – Whether Policy EL3 and the Town Centre Local Plan are likely to be effective in securing the delivery of 3,000sq.m. of office floorspace in accordance with the strategy

Qu 1.21 The Town Centre Local Plan policies require residential and retail use on site 2 and 3 but make any office provision only optional. They also allow for other forms of development on these sites. EELLP Policy EL3 wording similarly would not make provision of any office space mandatory or include any minimum floorspace requirement. Document SD/28 suggests that any office development would incur a substantial financial loss. Other development may be profitable. In these circumstances how could the EELLP be effective in delivering its strategy for office provision in the town centre?

- 1.1 Please refer to Matter 2 Response Q 1.5 and to evidence of SHW January 2016 which demonstrates that the differences in commercial viability of town centre and out of centre office space are not as great as suggested by BiLFINGER GVA (SD/28).
- 1.2 If the right office accommodation is provided in the right location on the right terms it can be successful even in this small market.
- 1.3 EBC has also assisted already by removing all Class B space from CIL obligations which assists developers.
- 1.4 The town centre allocation sites provide excellent opportunities for mixed use development to cross-subsidise office space.
- 1.5 The key constraints however are of EBC's own making and arise from the very weak policies for the town centre sites that present office space as an option not as a priority or as a requirement.
- 1.6 Policies for TC Sites 2 and 3 must be made stronger and more significant promotion and support given within Policy EL3 generally to office development across the town centre.

Qu 1.22 Given the conclusion of Document SD/28 on viability would there be any role for SeaChange or any other public body in bringing forward office development in the town centre, as at Hastings?

- 1.7 Please refer to Response Q 1.5 and to evidence of SHW January 2016.
- 1.8 The differences in viability of new office development between town centre and out of centre locations is not as marked as BGVA suggest.
- 1.9 Public funding has been committed to Site 6 at SH. This provides scope for significant new office employment and represents a very substantial share of EBC's total forecast in new office employment.
- 1.10 Additional public funding will be more effective if directed to Eastbourne town centre. Town centre sites are more efficient, with less space required to be dedicated to on-site car parking, are more readily accessible to a sizeable proportion of Eastbourne residents and the wider Wealden growth corridor and

will provide more extensive business linkages within the town centre. There is a role for public funding support in the town centre if required alongside cross-funding as part of mixed use schemes.

Qu 1.23 On what basis has the figure of 3,000sq.m. office floorspace (NIA) been arrived at and how might it be distributed between the 2 sites?

- 1.11 EBC has never provided any evidence or justification for this allocation.
- 1.12 No evidence of site capacity testing has ever been provided. Without such evidence, reference to 3,000sq.m. can only be taken to be a convenient, token figure that sits alongside the insufficiently tested requirement that is proposed by EBC for the SH sites.
- 1.13 The 23,000sq.m. NIA total allocation itself is a conveniently rounded number that represents an unsubstantiated over-provision.

Qu 1.24 Is that floorspace compatible with the strategic requirement for a minimum of 450 net residential units in the town centre together with other mixed development and the replacement of the station car park?

- 1.14 The TC Local Plan allocations do not require a minimum number of residential units to be provided on any of the allocation sites.
- 1.15 EBC's previously published site capacity reviews however assumed the following, linked with the previous Core Strategy Local Plan testing:

	Site 2	Site 3	Total
SHMA June 2010	80 2-bed flats	50 2-bed flats On, PO Site, EBC Car Park, PO yard and Retail PO Building	130 units
SHLAA Dec 2010	80 units Town Centre car park	48 units PO Site	128 units
EBC 5 year land supply July 2011	200 units Land adj Railway and Enterprise Centre Part of Mixed Use Development	100 units Land between Upperton Rd and Southfields Road Part of TC Mixed Use Development	300 units
rCOH for SHL	Up to 74 unit With 5,128sq.m. NIA B1a	Up to 80 units With 3,687sq.m. NIA	154 units 8,815sq.m. NIA

- 1.16 The site capacity testing that has been provided for SHL is illustrative and would provide up to 154 new homes as part of mixed use development. These include replacement on-site car parking for station users that will still complement other nearby car parking.
- 1.17 This housing level is compatible with EBC's early reviews of these sites but makes half of the provision assumed within the July 2011 SHLAA.

- 1.18 Numerous other development scenarios are possible and could potentially include even higher density development if features such as landscaped squares are omitted and on-site user parking is reduced.
- 1.19 Options for these sites can therefore provide substantial amounts of mixed use development that can still include significant new housing.
- 1.20 This option testing also needs to be balanced by:
- evidence of other windfall residential schemes that are coming forward e.g. through other redevelopment schemes of non-office sites and through the intensification of existing residential sites through upper floor extensions and redevelopment schemes (**see EBC updates on housing supply February and April 2016, Annex 1 & 2**).
 - Other permitted development rights, the Council's CIL and policies generally that all promote and encourage residential use.
 - the Town Centre Local Plan Transition Areas that relate to areas where commercial space has contracted and where new residential as well as commercial uses are encouraged. The defined Potential Areas of Change are also identified as appropriate for residential use.
 - the Council's commitment to working with landowners and developers to ensure sites are brought forward.

Qu 1.25 Should Policy EL3 specify a minimum office floorspace requirement for each opportunity site and would that make delivery more likely?

- 1.21 We have not suggested this in order to enable flexibility between the sites.
- 1.22 This does however need to be balanced by the benefits that site specific requirements would set in terms of providing clear direction to land-owners and greater control to EBC.

Qu 1.26 Do the contingency options set out in paragraph 5.15 of the Town Centre Local Plan remain relevant and how would they operate in the event that little or no office floorspace is proposed on sites 2 and 3?

- 1.23 More office provision must be required on Sites 2 and 3.
- 1.24 The defined Transition and Opportunity Areas however do provide a basis for more planning and promotional support to encourage redevelopment schemes to come forward which would (1) help to boost residential and other community / commercial uses, (2) support additional office development generally and (3) require office space to be provided as part of mixed use, cross-subsidised schemes.
- 1.25 Site specific and area specific action plans can be used to help promote and support development.

Qu 1.27 Who would be responsible for the submission of the 'implementation and phasing plan' referred to in Policy TC17 and is it intended only to refer to an individual site?

1.26 For EBC to confirm but the TC Local Plan para 5.8 states that 'The Council will expect an implementation and phasing plan to be submitted as part of the proposal for each of the Development Opportunity Sites as well as other major development or redevelopment proposals in the Town Centre.'

1.27 i.e. a Plan is required for each site and to be provided by the developer / site promoter.

Qu 1.28 Would the reference in Policy EL3 to B1b floorspace override the lack of such provision in Policies TC19 and TC20 once the EELLP is adopted as the more up-to-date development plan?

1.28 EELLP Policy EL3 must specify a more appropriate, higher office space requirement for the town centre.

1.29 The TC Local Plan does not specify floorspace requirements but clearly states in a number of places that the office requirement will be set by the EELLP; e.g. para 4.30 and 4.31 and Policy TC17 of the TC Local Plan.

Qu 1.29 Would the Council please comment on the SHL scheme? Also where would the station parking be accommodated and where would the remainder of the minimum 450 dwellings requirement set out in the Town Centre Plan be accommodated?

1.30 The rCOH illustrative scheme follows EBC's early testing for Sites 2 and 3. It also allows for replacement on-site station car parking, which would continue to be complemented by other nearby car parks. This provision will not be prejudiced.

1.31 The Council's housing supply monitoring (Annex 1 & 2) demonstrates that new housing supply is coming forward through a raft of sources: change of use from offices, other community and commercial uses, redevelopment and intensification of existing residential sites and allocated sites.

1.32 The Council's CIL regime supports housing schemes also which provides a financial encouragement to developers of brownfield sites.

1.33 Whilst the Council has recognised that a number of sites have failed to come forward it will undertake a further review of the housing market and additional promotional work on the delivery of housing sites including working with landowners and developers of housing sites.

1.34 The Council's Transition and Opportunity Areas provide additional scope for new supply to be encouraged to come forward.

Qu 1.30 Given that

- **SHL considers office development would not be viable (without subsidy) either at SH or in the Town Centre; and**
- **The conclusions of Document SD/28 that for office development the losses per sq.m. in the town centre would be more than double the losses incurred at SH**

how would the increased office floorspace provision sought be SHL in the town centre be delivered?

- 1.35 Please refer to Matter 2 Response Q 1.5 and to evidence of SHW January 2016 which demonstrates that the differences in commercial viability of town centre and out of centre office space are not as great as suggested by BiLFINGER GVA (SD/28).
- 1.36 The town centre sites present opportunities for mixed use cross-subsidising development if EBC commits to this and requires developers to deliver sites on this basis.
- 1.37 Where funding support has been committed to Site 6 at SH, this can be better used with far greater potential for wider linkage benefits if new funding is directed to the town centre sites.
- 1.38 New office development in the town centre will not require significant / any on-site car parking and will be more efficient in its land take, it will be best placed in connectivity terms with local residents across Eastbourne and through to the wide Wealden growth / key commuter corridor and will be best placed to link with and support other commercial enterprises in the town centre.
- 1.39 A raft of very significant promotional and resulting wider economic benefits therefore exist as a basis for supporting funding subsidies within the town centre where necessary if mixed-use schemes cannot provide office space unsupported.

ANNEX 1

EBC UPDATE ON HOUSING DELIVERY

2ND FEBRUARY 2016

COMMITTEE: PLANNING
DATE: 2 February 2016
SUBJECT: Update on Housing Delivery
REPORT OF: Senior Head of Regeneration, Planning and Assets

Ward(s): All
Purpose: To provide Members with an update on housing delivery and the current position in relation to the Five Year Housing Land Supply
Contact: Matt Hitchen, Senior Strategy & Commissioning Officer (Planning Policy)
Tel no: (01323) 415253
E-mail: matt.hitchen@eastbourne.gov.uk
Recommendations: That Members note the contents of this report.

1.0 Introduction

- 1.1 Eastbourne Borough Council is required by the National Planning Policy Framework (NPPF) to make every effort to objectively identify and then meet the housing needs of the area. As part of meeting this overall need, Eastbourne Borough Council are required to identify a supply of housing sites that have sufficient capacity to deliver the housing requirement for the next five years.
- 1.2 The Regeneration & Planning Policy team hold and update the list of identified sites to meet the supply of the next five years, known as the Five Year Housing Land Supply. The lack of a five year supply has implications in relation to the control of development, and sites being granted permission through the appeal process.
- 1.3 In order to provide feedback on planning decisions, it was agreed at Local Plan Steering Group that a report should be presented to Planning Committee on a quarterly basis to report on housing delivery, and specifically:
- The number of houses granted permission in the previous quarter
 - The total number of houses with permission that have yet to commence
 - The number of houses under construction
 - The number of houses completed in the previous quarter
 - An update on the five year housing land supply assessment

2.0 Background

2.1 What is a Five Year Housing Land Supply?

- 2.1.1 Following the removal of the regional housing targets in the South East Plan, Eastbourne Borough Council is responsible for setting its own housing targets, based on the objectively assessed development requirements of the area. Eastbourne's housing targets have been identified through the Core Strategy, which was adopted in 2013.
- 2.1.2 To help with boosting the supply of housing, the NPPF (para 47) requires local planning authorities to identify and keep up-to-date a deliverable Five Year Housing Land Supply. A Five Year Housing Land Supply means identifying sufficient housing land in order to meet the cumulative annual housing delivery target for the next five years (i.e. annual target multiplied by five).
- 2.1.3 In addition, the NPPF requires that the Five Year Housing Land Supply includes an additional buffer of 5% to ensure choice and competition in the market for land. However, where a Local Planning Authority has a record of persistent under delivery of housing, the buffer should be increased to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land. At this time it is not considered that Eastbourne has persistently under-delivered.
- 2.1.4 The Five Year Housing Land Supply could include sites with planning permission, sites that have been allocated through a Local Plan, sites where pre-application discussions have taken place, and sites identified through the Strategic Housing Land Availability Assessment (SHLAA).
- 2.1.5 However, it should be noted that demonstrating a Five Year Housing Land Supply is not just about identifying sites, but about the deliverability of those sites. To be considered deliverable, sites should be available, be a suitable location for development, be achievable (i.e. with a realistic prospect that housing will be delivered within five years) and in particular that development on the site is viable.

2.2 Why is it important to have a five year supply of housing land?

- 2.2.1 Without a Five Year Housing Land Supply, the opportunity for Eastbourne Borough Council to plan development properly could be lost through appeals determined by planning inspectors or by the Secretary of State.
- 2.2.2 The NPPF identifies that if Local Planning Authorities cannot demonstrate a Five Year Housing Land Supply, the "relevant policies" in their local plan are not considered up to date, even if they have only been recently adopted. Having out of date policies means that decisions on planning applications can be liable to challenge through the appeal process.

- 2.2.3 Case law¹ has demonstrated that the Five Year Housing Land Supply can be a significant material consideration in the determination of planning applications and can be used to determine applications at appeal, alongside the NPPF's "presumption in favour of sustainable development".
- 2.2.4 Case law² also shows that planning by appeal can lead to development in areas considered unsuitable by the Council. Appeal losses can result in unbalanced distribution of development, development in areas considered unsuitable by the Council, and lower levels of funding for affordable housing, community facilities and service infrastructure, as well as costs awards against the Council as a result of losing the appeals.
- 2.2.5 In addition, an appeal based on the absence of a Five Year Housing Land Supply provides an opportunity for the Planning Inspector to consider the overall housing targets, particularly if based on evidence that is now out of date. Case law³ shows that this could result in a quantum of houses in excess of the Local Plan target legitimately being provided by developers on sites that have not been previously identified, until the supply figures are next tested and a new Local Plan is adopted.

3.0 Housing Delivery Rates

- 3.1 The Eastbourne Core Strategy plans for the delivery of 5,022 net additional dwellings between 2006 and 2027. As of the end of the third quarter of 2015/16 (31 December 2015), a total of 2,299 units had been delivered since the start of the plan period. This leaves 2,723 units to deliver until the end of the plan period, at an annual average of 242 units.
- 3.2 It should be noted that housing delivery rates over the last five years have been low. Table 1 shows the numbers of housing delivered each year for the last five years, and shows that over this period, the annual target was met only once, and the average annual delivery was 180.8 units.

3.3 **Table 1 - Past delivery of housing in previous five years by quarter**

Year	Q1	Q2	Q3	Q4	Total
2010/11	13	39	41	28	121
2011/12	152	29	9	27	217
2012/13	28	22	9	102	161
2013/14	85	11	93	56	245
2014/15	48	40	38	34	160
				Total	904

¹ Appeal reference: APP/G1630/A/11/2146206 (Tewkesbury Borough Council)

² Appeal reference: APP/C1625/A/11/2165865 (Stroud District Council)

³ Appeal reference: APP/X1165/A/11/2165846 (Teignbridge District Council)

4.0 Progress in the Previous Quarter

4.1 In order to provide the Planning Committee with up to date information on housing delivery, progress in the previous quarter is reported below.

4.2 Number of dwellings granted permission in the previous quarter

4.2.1 A total of **35** units were granted permission during the third quarter of 2015/16. Whilst this figure is consistent with the other quarters in the year so far, it is significantly less than the previous monitoring year when a high number of dwellings were granted permission. Only 99 new units have been granted permission in the 2015/16 monitoring year so far. Table 2 shows the number of newly committed units by quarter for the current and previous monitoring years. A list of newly committed sites is contained in Appendix 1.

Table 2 - Units committed by quarter

Year	Q1	Q2	Q3	Q4	Total
2014/2015	52	71	181	71	375
2015/2016	31	33	35	...	99

4.3 Total number of dwellings with permission that have yet to commence

4.3.1 As at the end of Quarter 3, there are **552** net additional dwellings with permission that have yet to commence across **75** sites. A list of sites that have permission for housing development but have yet to start are provided in Appendix 2. It includes:

- 142 units at Sovereign Harbour
- 102 units at Bedfordwell Road Depot
- 36 units at 2-4 Moy Avenue

4.3.2 It should be noted that planning permission on eight of these sites (a total of 86 units) is due to lapse within the next 6 months, and there are currently no indication that development will commence on those sites in that time.

4.4 Number of dwellings under construction

4.4.1 As at the end of Quarter 3, there are **257** houses under construction across **23** development sites. A list of sites that are currently under construction are provided in Appendix 3. This includes:

- 119 units at Kings Drive
- 24 units at 38 St Leonards Road
- 16 units at 27 St Leonards Road

4.4.2 It is anticipated that a proportion, although not all, of the units at Kings Drive will be completed within Quarter 4. However it is not considered that there will be sufficient delivery in Quarter 4 in order to reach the annual target for 2015/16.

4.5 Number of dwellings completed in the previous quarter

4.5.1 In the 3rd Quarter of 2015/16, a total of 23 new dwellings were completed. Table 3 shows the delivery rates in the quarters of 2015/16. This demonstrates that delivery rates in all quarters of 2015/16 have been low, but delivery in Q3 was especially poor. A list of sites upon which new dwellings were completed is provided in Appendix 4.

Table 3 - Housing delivery by Quarter (2015/16)

2015/16	Units Completed
Quarter 1	64
Quarter 2	39
Quarter 3	23
Quarter 4	...
Total	126
<i>Annual Target</i>	242

5.0 Update on Five Year Housing Land Supply Assessment

5.1 The annual requirement over the remaining plan period is 242 units per year, and therefore the five year requirement is 1,210 units. The additional 5% buffer equates to an additional 60 units, therefore the Five Year Housing Land Supply requirement for Eastbourne is 1,271 units. Eastbourne Borough Council is required to identify sufficient land to meet this requirement.

5.2 The current assessment of the Five Year Housing Land Supply identifies that as of 31 December 2015, Eastbourne has a supply of housing land equivalent to 916 units. This means that Eastbourne currently has a 3.8 year supply of housing land (or 76% of Five Year Housing Land Supply requirement).

5.3 Therefore we are 355 units short of having a Five Year Housing Land Supply (including 5% buffer). Currently we do not have a five year housing land supply and therefore we are at risk of future planning refusals for residential development being overturned at appeal.

4.4 It is considered that there are sites that are not currently within the Five Year Housing Land Supply due to lack of deliverability within 5 years that could be brought forward sooner. Officers will engage with landowners and developers of these sites to understand why progress has stalled.

6.0 Conclusion

- 6.1 National planning policy places considerable weight on the delivery of new housing. Housing delivery rates in Eastbourne have been falling over recent years, and the annual delivery targets are not being achieved. This trend is expected to continue.
- 6.2 Eastbourne Borough Council is required to identify sufficient land to accommodate the next five years' worth of annual housing target. At present this would equate to land for 1,271 units.
- 6.3 The status of the Five Year Housing Land Supply is a material consideration in the determination of planning applications. Currently, Eastbourne Borough Council can only identify a 3.8 year supply of housing (equating to 916 units), and the lack of a five year supply means that decisions to refuse applications for residential development have the potential to be overturned on appeal.
- 6.4 In order to address the issues arising out of the Five Year Housing Land Supply Assessment, the following next steps are to be taken:
- Produce an up to date Strategic Housing Market Assessment (SHMA) to identify the objectively assessed housing need (*February – July 2016*)
 - Produce an up to date Strategic Housing Land Availability Assessment (SHLAA) to identify land that is available, suitable, viable and has potential for residential development (*March – October 2016*)
 - Produce a Housing Implementation Strategy to set out the approach for managing housing delivery, and identifying and mitigating associated risks (*March – June 2016*)
 - Start discussions with developers on stalled sites to understand what the deliverability issues are and how these sites can be delivered sooner (*February – April 2016*)
 - Commence a review and preparation of a new Local Plan to replace the Core Strategy (*April 2016 – TBC*)
- 6.5 Members will be provided with an update on the latest position in relation to housing delivery and the Five Year Housing Land Supply on a quarterly basis.

Background Papers:

The Background Papers used in compiling this report were:

- Eastbourne Core Strategy Local Plan 2006-2027
- National Planning Policy Framework (2012)

To inspect or obtain copies of the background paper, please refer to the contact officer listed above.

Appendix 1 – Newly Committed Site in Quarter 3 2015/16

LA Ref	Site Name	Description	Ward	Gross Newly Committed	Losses Newly Committed	Net Newly Committed
141403	28 Gorringe Road	Extension of existing bungalow to form new storey and 2 level side extension incorporating one existing three bedroom unit, two new 1 bedroom units and a new 2 bedroom unit	Upperton	3	0	3
150092	The Drive 153 Victoria Drive	Conversion of first floor residential accommodation to form 1 one-bedroom flat and 2 two-bedroom flats with access from the rear	Old Town	3	1	2
150478	7c Bolton Road	Erection of a second floor and provision of two self-contained flats	Meads	2	0	2
150738	1 Stuart Avenue	Erection of a three-bedroom, detached, two storey dwelling house	Old Town	1	0	1
150800	3 Selwyn Road	Demolition of lean to extension, conservatory and garage and erection of new bungalow together with associated off-street parking	Upperton	1	0	1
150889	1 Crown Street	Alterations to provide four self-contained flats involving the reduction of the retail are on the ground floor	Upperton	4	1	3
150898	43 Pevensey Road	Change of use - from single dwelling to a nine bedroom HMO	Devonshire	0	1	-1
150912	3 Chiswick Place	Proposed change of use from ClassB1(a) (offices) to Class C3 (residential)	Meads	1	0	1
150917	Longworth House 28 Eversfield Road	Change of use of an existing care home to provide 7 new residential units	Upperton	7	0	7
150959	112 Cavendish Place	Use of part of ground floor as a single dwelling unit (flat) Class C3	Devonshire	1	0	1
150978	82 Church Street	Change of use of ground floor office (B1) to a residential flat (C3)	Old Town	1	0	1
150992	Garages between 5 and 10 North Street	Construction of three storey building containing 4x1 bedroom apartments over ground and first floor and 1x2 bedroom apartment to second floor	Devonshire	5	0	5
151025	18 Southfields Road	Conversion of existing building, currently a House of Multiple Occupation (HMO)with more than 6 bedrooms, to form single private dwelling	Upperton	1	0	1
151053	41 South Street	Change of use from office B1 to dwellinghouse C3 under class 0 of the GPDO 2015 for use of the first and second floors as 2x1 bedroom flats	Meads	2	0	2

LA Ref	Site Name	Description	Ward	Gross Newly Committed	Losses Newly Committed	Net Newly Committed
151061	56 Beach Road	Conversion to 3x residential units (2x1 bed, 1x2 bed)	Devonshire	3	1	2
151157	The Drive 153 Victoria Drive	Provision of a one bedroom flat within the ground floor of the existing building	Old Town	1	0	1
151249	26 Terminus Road	Erection of roof extension on rear extension of building to create enlarged third floor level to create 2x additional 1 bedroom units	Meads	2	0	2
151258	2 Kings Drive	Use of the property as a single dwellinghouse	Upperton	1	0	1

Appendix 2 – List of sites with permission where development is yet to commence

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
EB/2012/0062	The Colonnades, 121-129 Seaside Road	Demolition of storage areas to the rear of 121-129 Seaside Road and erection of one storey extension comprising 4No. one-bedroom studio flats with mezzanine floors	21/03/2016	Devonshire	4	4
130987	Senlac House 53-59 Seaside	Convert offices on ground floor, facing Seaside and Marine Road, into 6 x 1 bedroom apartments and 2 x 2 bedroom apartments	31/03/2016	Devonshire	8	8
EB/2012/0059	Burlington Road Garage premise	Proposed residential development of a four storey block of 12 No. apartments with associated parking and landscaping, including continued parking provision for the Burlington Hotel	08/04/2016	Devonshire	12	12
EB/2013/0091	99a / 99b Cavendish Place	Conversion of two commercial premises to two houses and two self-contained flats with associated rear gardens and boundary treatment to front, and re-alignment of passageway	02/06/2016	Devonshire	4	4
130775	21-23 Langney Road	Change of use of first floor office/gaming centre use to 5 flats (no. 2x 2-bed and No. 3 x 1-bed)	28/11/2016	Devonshire	5	5
131003	218 Seaside	Change of storage area for takeaway restaurant (Class A3) to form 2 self-contained flats (C3)	21/02/2017	Devonshire	2	2
140035	62A Tideswell Road	Demolition of existing premises and erection of 3 new 2-storey mews houses with garaging/parking facilities	27/03/2017	Devonshire	3	3
EB/2011/0783	41 Susans Road	Redevelopment of site comprising part demolition of existing building, erection of 2 no. 2 bedroom semi-detached houses, one no. 2 bedroom bungalow, together with conversion of existing offices into two flats	02/04/2017	Devonshire	5	5
130463	Land Adjacent to 1 Melbourne Road	Erection of 2 two bedroom houses and 1 three bedroom house including the provision of two parking spaces	03/04/2017	Devonshire	3	3
140041	174-176 Seaside	Erection of new two storey structure to the rear of 174 - 176 Seaside to form 4 new self-contained flats	25/04/2017	Devonshire	5	4
140634	28 Carlton Road	Proposed conversion of a house into two flats	16/07/2017	Devonshire	2	1
140715	51 Seaside Road	Converting rear shop area to a new one bed flat	16/07/2017	Devonshire	1	1
141349	70 Susans Road	Change of use from shop and 2 bedroomed flat (A1 and C3) into one 2 bedroomed flat, one 1 bedroomed flat and one studio flat (C3) with associated alterations	23/12/2017	Devonshire	3	2

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
150266	218 Seaside	Proposed change of use from A3/A5 (restaurant/take-away) to a 2 bedroom self-contained unit of accommodation	29/04/2018	Devonshire	1	1
150467	218 Seaside	Conversion of existing first floor 2 bedroom flat to form two studio flats	19/06/2018	Devonshire	2	1
150517	45 Susans Road	Conversion of property into four one bedroom self-contained flats from non self-contained bedsitting rooms	02/07/2018	Devonshire	4	3
150538	79 Seaside	Proposed Change of use to empty ground floor commercial Unit (A1 Use)to 2 bedroom flat	08/07/2018	Devonshire	1	1
150537	70 Seaside	Change of use of vacant commercial unit into a self-contained 2 bedroom flat and replacement shopfront with a new ground floor facade	21/07/2018	Devonshire	1	1
141346	183a Langney Road	Demolition of 3 vacant retail units and construction of 9no. one and two bed apartments	29/07/2018	Devonshire	9	9
150648	Flat 1 Sia Court 49 Pevensey Road	Proposed conversion of a two-bedroom self-contained flat into two one-bedroom self-contained flats	06/08/2018	Devonshire	2	1
150645	Flat 4, Sia Court, 49 Pevensey Road	Proposed conversion of a two-bedroom self-contained flat into two one-bedroom self-contained flats	06/08/2018	Devonshire	2	1
150662	218 Seaside	Second Floor Roof Extension to form a 1 Bedroom self-contained flat	19/08/2018	Devonshire	1	1
150706	35 Susans Road	Proposed change of use from a single private dwelling to 2no self-contained flats with a room in the roof	27/08/2018	Devonshire	2	1
150959	112 Cavendish Place	Use of part of ground floor as a single dwelling unit (flat) Class C3	05/11/2018	Devonshire	1	1
150992	Garages between 5 and 10 North Street	Construction of three storey building containing 4x1 bedroom apartments over ground and first floor and 1x2 bedroom apartment to second floor	19/11/2018	Devonshire	5	5
151061	56 Beach Road	Conversion to 3x residential units (2x1 bed, 1x2 bed)	07/12/2018	Devonshire	3	2
140905	37 Brassey Avenue	Conversion of office Class B1 to residential Class C3	06/08/2017	Hampden Park	1	1
EB/2011/0046	27-39 Jevington Gardens	Re-development to provide for 65 self-contained flats, 61 underground car parking spaces and 35 secure cycle parking spaces	22/03/2016	Meads	65	49
EB/2013/0034	Land at Sutton House, 41 Meads Road	Erection of a single dwellinghouse with parking at the front and access from Meads Road	17/05/2016	Meads	1	1
EB/2012/0112	Wood Winton, 63A Silverdale Road	Redevelopment of site including demolition of existing building and erection of three detached dwellings with parking and garages together with lengthening access drive	30/05/2017	Meads	3	3

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
141087	41 South Street	Change of use from office (B1) to dwellinghouse(C3)	01/10/2017	Meads	1	1
141568	17 Cornfield Road	Change of use of offices (B1a) to form two residential units (C3)	14/01/2018	Meads	2	2
150096	Birley House 13 College Road	Erection of a two storey detached building at rear containing two flats and one cottage	21/05/2018	Meads	3	3
150415	21 Wish Road	Change of use from YMCA Training Centre to single private dwelling (C3, residential)	05/06/2018	Meads	1	1
150031	6 Cornfield Terrace	Demolition of single storey extension at rear, internal alterations and conversion of whole building to a single dwellinghouse	08/06/2018	Meads	1	1
150478	7c Bolton Road	Erection of a second floor and provision of two self-contained flats	20/10/2018	Meads	2	2
151053	41 South Street	Change of use from office B1 to dwellinghouse C3 under class 0 of the GPDO 2015 for use of the first and second floors as 2x1 bedroom flats	02/12/2018	Meads	2	2
151249	26 Terminus Road	Erection of roof extension on rear extension of building to create enlarged third floor level to create 2x additional 1 bedroom units	18/12/2018	Meads	2	2
141159	37 Grove Road	Proposed change of use from Retail (Class A1 or A2)to Dwellinghouse (Class C3)	13/10/2017	Meads	1	1
EB/2012/0748	2 Upland Road	Erection of a detached two storey dwelling with garage and parking	18/02/2018	Old Town	1	1
150342	The Drive 153 Victoria Drive	Demolition of existing garage and erection of one four-bedroom dwelling with one parking space	03/06/2018	Old Town	1	1
150738	1 Stuart Avenue	Erection of a three-bedroom, detached, two storey dwelling house with vehicular access from Baldwin Avenue	28/10/2018	Old Town	1	1
150092	The Drive, 153 Victoria Drive	Conversion of first floor residential accommodation to form 1 one-bedroom flat and 2 two-bedroom flats with access from the rear	15/12/2018	Old Town	3	2
151157	The Drive, 153 Victoria Drive	Provision of a one bedroom flat within the ground floor of the existing building	24/12/2018	Old Town	1	1
140153	Land within curtilage of 35 Mevill Lane	Erection of a five bedroom dwelling including annexe, with access from Mevill Lane	23/12/2017	Ratton	1	1
150097	Land to the rear of 221 Kings Drive	Demolition of existing garage at rear and erection of a detached chalet bungalow with integral garage and parking space.	19/03/2018	Ratton	1	1
EB/2012/0615	The Lodge Inn, 559 Seaside	Redevelopment of site including demolition of public house, redundant bus shelter and toilets and the erection of 6 no. 3 bedroom houses with	05/03/2016	Sovereign	6	5

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
		integral garages				
140849	Land To The Side And Rear Of 2-8 Queens Crescent	Erection of four semi-detached three bedroom dwellings with access drive and ancillary parking	30/07/2017	Sovereign	4	4
131002	Sovereign Harbour (Sites 1 and 7)	Site 1 - up to 72 dwellings and access, Site 7 - up to 70 dwellings and open space	02/12/2017	Sovereign	142	142
140071	Land At Rear And To Side Of No. 2 Ringwood Road	Proposed residential development of 7 three bedroom houses together with garage/car parking spaces and access road, at rear and to the side of 2 Ringwood Road	08/04/2017	St Anthony's	7	7
140084	2 Priory Road	New Build of four flats and five parking spaces	06/05/2017	St Anthony's	5	4
EB/2012/0243	MVM Site, 87-89 Pevensey Bay Road	Demolition of existing buildings and erection of seven dwellings with vehicular access	11/05/2017	St Anthony's	7	7
130708	2-4 Moy Avenue	Demolition and redevelopment to provide 36 (Class C3) residential units, with associated car parking access and landscaping	16/01/2018	St Anthony's	36	36
151174	Land to the rear of 10 Spring Lodge Close	Erection of 2 three bedroom terrace houses, together with the creation of 7 no. car parking spaces off Spring Lodge Close	14/12/2018	St Anthony's	2	2
EB/2012/0819	1 Lewes Road	Erection of a two storey extension to the side to provide two self-contained flats together with conversion of existing maisonette into two self-contained flats	20/03/2016	Upperton	4	3
130396	2 The Avenue	Conversion of office to flat	20/08/2016	Upperton	1	1
131060	4 St Anne's Road	Proposed change of use of a detached timber framed office building located in rear garden into a single self-contained resident's accommodation	05/02/2017	Upperton	1	1
EB/2012/0082	The Cedars 26 Upperton Road	Redevelopment of site with four storey building, including accommodation in the roof space, comprising 12 flats and two detached houses	24/04/2017	Upperton	14	13
140172	29 Bedfordwell Road	Change of use from sui generis (hostel) to single private dwelling	09/05/2017	Upperton	1	1
140677	St Anne's Veterinary Group, 6 St Anne's Road	Proposed demolition of existing building and redevelopment to provide 8 No. self-contained flats	22/07/2017	Upperton	8	8
140741	51 Upperton Lane	Change of use of a one storey building with parking space and garden from B1 (office) to C3 (a dwelling)	24/07/2017	Upperton	1	1
140833	Twin English Centre, 25 St	The conversion of the existing building with rear extension to provide 11	06/08/2017	Upperton	11	11

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
	Anne's Road	no. residential flats				
141359	17 Bedfordwell Road	Sub-division of 4-bedroom ground floor flat, to form 1 no. 3-bedroom flat and 1 no. 1-bedroom flat	10/12/2017	Upperton	2	1
141333	56 Grove Road	Change of use from Retail (Class A1 or A2) to Dwelling (Class C3)	17/12/2017	Upperton	1	1
141112	Hurst Arms 76 Willingdon Road	Subdivision of residence above The Hurst Arms public house into two self-contained flats and conversion of existing outbuilding to rear of site into one self-contained residential unit	07/01/2018	Upperton	2	1
141511	20 Gorringe Road	Proposed change of use of existing ground floor from D1 (day nursery) to C3 (residential), comprising of 4no. self-contained flats together with the provision of 4no. off-road parking spaces to the front elevation	28/01/2018	Upperton	4	3
141527	Greencoate House 22 St Leonards Road	Change of use from office (class B1) to residential (class C3), comprising 12no. self-contained apartments	19/02/2018	Upperton	12	12
141531	Greencoate House 32 St Leonards Road	Rebuilding of third floor and construction of a new fourth floor to provide two self-contained apartments	23/03/2018	Upperton	2	2
130907	Bedfordwell Road Depot	Residential development of 102 dwellings (flats and houses), including the conversion of the existing Pump House into flats, together with access roads and parking spaces	31/03/2018	Upperton	102	102
150598	Map House 36-38 St Leonards Road	Change of use from B1 (office) to C3 (dwelling)	04/08/2018	Upperton	10	10
150847	2a 2 The Avenue	Conversion from maisonette to 2No. 2bed self-contained flats	23/09/2018	Upperton	2	1
141403	28 Gorringe Road	Extension of existing bungalow to form new storey and 2 level side extension incorporating one existing three bedroom unit, two new 1 bedroom units and a new 2 bedroom unit	01/10/2018	Upperton	3	3
150889	1 Crown Street	Internal alterations to provide four self-contained flats involving the reduction of the retail are on the ground floor	04/11/2018	Upperton	4	3
150800	3 Selwyn Road	Demolition of lean to extension, conservatory and garage and erection of new bungalow together with associated off-street parking	06/11/2018	Upperton	1	1
150917	Longworth House, 28 Eversfield Road	Change of use of an existing care home to provide 7 new residential units, replacement of existing conservatory and utility building with a new single storey extension and internal alterations	16/11/2018	Upperton	7	7

Appendix 3 - List of Sites under construction

LA Reference	Site name	Description	Ward	Total Under Construction
130133	28 Grange Road	Demolition of existing building and erection of 9 two-bedroom flats with 5 parking spaces with alteration to vehicular access	Meads	9
EB/2011/0023	Koala, King Edwards Parade	Re-development of site with five-storey building (with basement) comprising ten apartments (6 no. 2 bed apartments, 4 no. 3 beds apartments) with car parking together with terrace of four three-storey houses (with basement) and widening of vehicular access	Meads	10
150298	14 Jevington Gardens	Conversion of dwelling into five self-contained flats	Meads	5
130897	Kings Drive Cross Levels Way	Residential development of 119 dwellings, associated access and parking, open space, play areas and allotments	Upperton	119
150846	20 Bradford Street	Convert from shop to flat	Old Town	1
150514	37a The Goffs	Change of use from B1 offices to C3 residential to form four one- bedroom flats	Upperton	4
141120	38 Farlaine Road	Change of use from residential care home (use class C2) to 2 self- contained flats	Old Town	2
140219	Vintry Residential Care Home, Farlaine Road	Conversion of existing vacant carehome into eight residential apartments	Old Town	8
EB/2012/0724	Land rear of 2-18 Clarence Road	Erection of four detached and two semi-detached 2 bedroom houses	Devonshire	6
140357	1-5 Seaside	Conversion of existing maisonette above take away restaurant to three self-contained one bedroom flats with the ground to remain commercial in the form of a retail unit; with a single storey side extension to the ground floor providing additional space for the retail unit	Devonshire	3
150457	Seaside Garage 10-16 Fairlight Road	Demolition of existing garage and construction of 4 x 3 bedroom, 2 storey terraced houses	Devonshire	4
131002	Site 8, Sovereign Harbour	Site 8 - Up to 8 dwellings, open space and berth holder facilities	Sovereign	8
151025	18 Southfields Road	Conversion of existing building, currently a House of Multiple Occupation (HMO) with more than 6 bedrooms, to form single private dwelling	Upperton	1
141478	17 Lushington Lane	Demolition of existing garages and erection of a three-storey block of four self-contained flats with garaging on the ground floor	Meads	4

LA Reference	Site name	Description	Ward	Total Under Construction
150081	25-31 Langney Road	Conversion of existing 7 flats on the first and second floors to provide an additional 3 flats/studios creating 10 flats in total.	Devonshire	10
150172	27 St Leonards Road	Erection of mansard roof to provide for four self-contained flats. Alterations to fenestration on building's facade	Upperton	4
150179	27 St Leonards Road	Change of use from B1 (office) to C3 (residential) - comprising 12no.self-contained flats	Upperton	12
130525	38 St Leonards Road	Change of Use from B1 (offices)to C3 (residential)	Upperton	18
130598	38 St Leonards Road	Additional floor to be erected to create 6 new flats	Upperton	6
140036	6 Bolton Road	Change of use from A3 (Restaurants & Cafes) to C3 (dwelling house)	Meads	1
140151	67-69 Seaside Road	Conversion of existing maisonette above retail shop to four self-Contained one bedroom flats, with ground floor single storey extension and new dormer to rear elevation at third floor over rear outrigger.	Devonshire	4
140892	Latham House Hotel	Conversion of part of vacant hotel fronting Howard Square (nos. 4 and5) to form 10 self-contained flats	Meads	10
120665	Lathom House Hotel, 4-6 Howard Square	Conversion of hotel to provide for two town houses (fronting Howard Square) six self-contained flats (fronting Howard Square/Compton) together with provision of new entrance steps	Meads	8

Appendix 4 – List of sites with completions in Quarter 3 2015/16

LA Reference	Site Name	Description	Ward	Gross dwellings completed	Losses dwellings completed	Net dwellings completed
130776	26 Summerdown Road	Erection of a two storey, two-bedroom single private dwelling, including off-street parking and formation of vehicular crossover to serve the existing house	Old Town	1	0	1
131012	Upwyke House, Green Street	Replacing an existing unused commercial kitchen with a new 1 bedroom self-contained flat for sheltered accommodation	Old Town	1	0	1
141028	Langney Cottages, Langney Rise	Proposed two new dwellings with parking	Langney	2	0	2
150111	Willingdon Methodist Church, Wish Hill	Change of use from office (Class B1) to two dwelling houses (Class C3)	Ratton	2	0	2
150689	106 Cavendish Place	Conversion of rear empty shop storage space into a self-contained 1 bedroom flat	Devonshire	1	0	1
150898	43 Pevensey Road	Change of use - from single dwelling to a nine bedroom HMO	Devonshire	0	1	-1
150912	3 Chiswick Place	proposed change of use from ClassB1(a) (offices) to Class C3 (residential)	Meads	1	0	1
150978	82 Church Street	Change of use of ground floor office (B1) to a residential flat (C3)	Old Town	1	0	1
151025	18 Southfields Road	Conversion of existing building, currently a House of Multiple Occupation (HMO)with more than 6 bedrooms, to form single private dwelling	Upperton	0	0	0
151258	2 Kings Drive	Use of the property as a single dwellinghouse	Upperton	1	0	1
EB/2010/0771	Trevethan, 52 Carlisle Road	Demolition of the existing building and erection of a block of seven flats with associated car port and cycle store vehicular access	Meads	7	3	4
EB/2012/0591	68 Grove Road	Conversion of second and third floors from office space to 10 residential flats, comprising 4No. 2 bed flats and 1No. 1 bed flats per floor, together with alterations to basement car park	Meads	10	0	10

ANNEX 2

EBC UPDATE ON HOUSING DELIVERY FOR 2015-2016

19TH April 2016

COMMITTEE: PLANNING
DATE: 19 April 2016
SUBJECT: Update on Housing Delivery for 2015/2016
REPORT OF: Senior Head of Regeneration, Planning and Assets

Ward(s): All
Purpose: To provide Members with an update on housing delivery and the current position in relation to the Five Year Housing Land Supply
Contact: Matt Hitchen, Senior Strategy & Commissioning Officer (Planning Policy)
Tel no: (01323) 415253
E-mail: matt.hitchen@eastbourne.gov.uk
Recommendations: That Members note the contents of this report.

1.0 Introduction

- 1.1 This report provides an update on housing delivery at the end of the 2015/2016 financial year. It follows on from the report on housing delivery that was presented to Planning Committee on 2 February 2016, and is part of the quarterly feedback on housing delivery rates.
- 1.2 This report identifies the number of units granted permission in the previous quarter and the financial year as a whole, the number of units with permission that have yet to start construction, the total number of units completed, and updates Members on the latest position in relation to the Five Year Housing Land Supply.

2.0 Background

- 2.1 Members will recall that the National Planning Policy Framework requires local planning authorities to identify and keep up-to-date a deliverable Five Year Housing Land Supply. A Five Year Housing Land Supply means identifying sufficient housing land in order to meet the cumulative annual housing delivery target for the next five years (i.e. annual target multiplied by five), plus a 5% buffer.
- 2.2 Sites that can be identified in the Five Year Housing Land Supply could include sites with planning permission, sites that have been allocated through a Local Plan, sites where pre-application discussions have taken place, and sites

identified through the Strategic Housing Land Availability Assessment (SHLAA).

- 2.3 However, it should be noted that demonstrating a Five Year Housing Land Supply is not just about identifying sites, but about the deliverability of those sites. To be considered deliverable, sites should be available, be a suitable location for development, be achievable (i.e. with a realistic prospect that housing will be delivered within five years) and in particular that development on the site is viable.
- 2.4 It is important that Eastbourne Borough Council can demonstrate a five year housing land supply, as without it the opportunity for Eastbourne Borough Council to plan development properly could be lost through appeals determined by planning inspectors or by the Secretary of State.

3.0 Housing Completions

- 3.1 The Eastbourne Core Strategy plans for the delivery of 5,022 net additional dwellings between 2006 and 2027. As of the end of the 2015/2016 financial year (31 March 2016), a total of 2,373 units had been delivered since the start of the plan period. This leaves 2,649 units to deliver until the end of the plan period.
- 3.2 In 2015/2016, a total of 213 new dwellings were completed against the annual average requirement of 242 units. As there has been an under-delivery of 29 units in the financial year, the annual average requirement for 2016/17 will increase to 241 units.
- 3.3 In the 4th Quarter of 2015/16, a total of 87 new dwellings were completed. This is the highest rate of delivery of any quarter in the financial year. This is mainly due to the completion of 32 units at Kings Drive, 24 units at 38 St Leonards Road and 8 units at the Vintry Care Home on Farlaine Road.
- 3.4 Table 1 shows the delivery rates in the quarters of 2015/16. This demonstrates that delivery rates in all quarters of 2015/16 have been low, but delivery in Q3 was especially poor. A list of sites with completed units is provided in Appendix 4.

Table 1 - Housing delivery by Quarter (2015/16)

2015/16	Units Completed
Quarter 1	64
Quarter 2	39
Quarter 3	23
Quarter 4	87
Total	213

3.2 It should be noted that housing delivery over the last five years has been relatively low against the housing targets. Table 2 shows the numbers of housing delivered each year for the last five years, and shows that over this period, the annual target was met only once, with an average annual delivery of 199.2 units.

3.3 **Table 2 - Past delivery of housing in previous five years by quarter**

Year	Q1	Q2	Q3	Q4	Total
2011/12	152	29	9	27	217
2012/13	28	22	9	102	161
2013/14	85	11	93	56	245
2014/15	48	40	38	34	160
2015/16	64	39	23	87	213
Total					996

4.0 **New Commitments**

4.1 A total of **136** units were granted permission during the fourth quarter of 2015/16, taking the total figure for new units granted permission in 2015/16 to **235** units. The high number of newly committed dwellings in Quarter 4 is mainly due to 61 units on the former Caffyns site on Upperton Road, and two other developments of 10+ units (Courtlands Hotel and Land at Sumach Close). The 136 units newly committed are spread across 19 sites.

4.2 Although the number of units given permission in the fourth quarter was significant, the fact that this figure was over 100 more than any of the previous three quarters means that the overall number of new commitments for 2015/16 is less than the previous financial year where 375 new units were granted permission, and this trend is likely to result in low housing delivery in future years. Table 3 shows the number of newly committed units by quarter for the current and previous monitoring years. A list of newly committed sites is contained in Appendix 1.

4.3 **Table 3 - Units committed by quarter**

Year	Q1	Q2	Q3	Q4	Total
2014/2015	52	71	181	71	375
2015/2016	31	33	35	136	235

5.0 **Total Commitments**

5.1 As at the end of 2015/16, there are **608** net additional dwellings with permission that have yet to commence across **80** sites. A list of sites that

have permission for housing development but have yet to start are provided in Appendix 2. It includes:

- 142 units at Sovereign Harbour
- 102 units at Bedfordwell Road Depot
- 36 units at 2-4 Moy Avenue

6.0 Units under construction

6.1 As at the end of 2015/16, there are **178** houses under construction across **19** development sites. A list of sites that are currently under construction are provided in Appendix 3. This includes:

- 87 remaining units at Kings Drive
- 16 units at 27 St Leonards Road
- 9 units at Koala on King Edwards Parade

7.0 Update on Five Year Housing Land Supply Assessment

7.1 The annual requirement over the remaining plan period is 241 units per year, and therefore the five year requirement is 1,204 units. The additional 5% buffer equates to an additional 60 units, making the Five Year Housing Land Supply requirement for Eastbourne **1,264** units. Eastbourne Borough Council is required to identify sufficient land to meet this requirement.

7.2 The current assessment of the Five Year Housing Land Supply identifies that as of 31 March 2016, Eastbourne has a supply of housing land equivalent to 846 units. This means that Eastbourne currently has a **3.5 year** supply of housing land (or 70% of the Five Year Housing Land Supply requirement). This is less than the end of the previous quarter when there was a 3.8 year housing land supply (76% of requirement).

7.3 Therefore we are 418 units short of having a Five Year Housing Land Supply (including 5% buffer). Currently we do not have a five year housing land supply and therefore we are at risk of future planning refusals for residential development being overturned at appeal.

8.0 Conclusion

8.1 National planning policy places considerable weight on the delivery of new housing. Housing delivery rates in Eastbourne have been falling over recent years, and the annual delivery targets are not being achieved. This trend is expected to continue.

8.2 Eastbourne Borough Council is required to identify sufficient land to accommodate the next five years' worth of annual housing target. At present this would equate to land for 1,264 units.

- 8.3 The status of the Five Year Housing Land Supply is a material consideration in the determination of planning applications. Currently, Eastbourne Borough Council can only identify a 3.5 year supply of housing (equating to 846 units), and the lack of a five year supply means that decisions to refuse applications for residential development have the potential to be overturned on appeal.
- 8.4 Members will continue to be provided with an update on the latest position in relation to housing delivery and the Five Year Housing Land Supply on a quarterly basis.

Background Papers:

The Background Papers used in compiling this report were:

- Eastbourne Core Strategy Local Plan 2006-2027
- National Planning Policy Framework (2012)

To inspect or obtain copies of the background paper, please refer to the contact officer listed above.

Appendix 1 – Newly Committed Site in Quarter 4 2015/16

LA Ref	Site Name	Description	Ward	Gross Newly Committed	Losses Newly Committed	Net Newly Committed
150803	7 Upperton Road	Demolition of existing buildings and redevelopment to form circa 61 one and two bed sheltered apartments for the elderly including communal facilities, access, car parking and landscaping	Upperton	61	0	61
151011	2a St Marys Road	Redevelopment of site to provide 3no. self-contained flats with three undercroft parking spaces	Old Town	3	0	3
151134	Courtlands Hotel, Wilmington Gardens	Change of use to convert a 45 bedroom hotel to a 14 bedroom guest house hotel with owner's accommodation and 15 residential apartments	Meads	15	0	15
151170	Land at Sumach Close	Erection of a three storey building consisting of 13 flats (8 x 2 bed and 5 x 1 bed)	Hampden Park	13	0	13
151175	The Meads Club	Use of building as 3x residential units. External alterations comprising roof extension to create additional habitable living space and associated works	Meads	3	1	2
151194	20 Farlaine Road	Deletion of condition 2 of permission EB/1993/0133 to permit the unrestricted occupation of the property as a single dwelling with annexe	Old Town	1	0	1
151201	Map House	Construction of two additional floors on top of existing building to provide six flats (in conjunction with previously issued prior approval ref:150598 for change of use from B1 to C3), together with external alterations (windows, doors and cladding)	Upperton	6	0	6
151227	41 Pevensey Road	Proposed conversion of a previously approved 2-bedroom ground floor flat into 2no. 1-bedroom self-contained flats for single occupancy including a new single storey rear extension	Devonshire	2	1	1
151291	21a Manifold Road	Demolition of existing commercial unit and partial demolition and alterations to other structures. Alterations and extensions within footprint of existing buildings including installation of blind dormer along east elevation and rooflights. In association with the creation of 4x2 bedroom units with four parking spaces.	Devonshire	4	0	4
151298	15-17 Seaside	Change of use of the ground floor shop unit to residential (c3) with separate entrance at street level, associated external works	Devonshire	2	1	1

LA Ref	Site Name	Description	Ward	Gross Newly Committed	Losses Newly Committed	Net Newly Committed
151303	Gloucester House, 9 Gloucester Mews	Use of first, second and third floor levels of building as 5x residential units (4x1 bed, 1x2 bed). Creation of balcony at third floor level. Associated alterations to external elevations.	Meads	5	0	5
151341	20 Gorringe Road	Change of use from nursery (D1) on the ground floor and a flat on the first floor to a single dwellinghouse (C3)	Upperton	1	1	0
151349	Ashberry Court	Conversion of residential care home into nine self-contained flats, together with external alterations and the provision of a refuse store, cycle store and five parking spaces accessed from Lewes Road	Upperton	9	0	9
151361	56b Grove Road	Converting two 3 bed maisonettes into three one bedroom flats and one two bedroom flat at 56A and 56B Grove Road	Meads	4	2	2
151363	6 Cornfield Terrace	Conversion of lower ground floor, ground floor and first floor to two self-contained one bedroom flats	Meads	2	0	2
151364	51a Grove Road	Replacement shopfront and conversion of first floor to self-contained flat with alterations to include alterations to windows, creation of rear door and external staircase	Upperton	1	0	1
160003	8 Dalton Road	Conversion of an existing maisonette at second and third floor level into two self-contained flats. Enlargement of existing dormer windows and creation of new dormer at rear of property, and use of part of flat roof as a terrace.	Meads	2	1	1
160056	Regent Hotel 3 Cavendish Place	Conversion of property into 5 flats 3no 2 bed flats and 2no 1 bed flats	Devonshire	5	0	5
160076	157 Terminus Road	Change of use from Office (B1) to Dwellinghouse (C3) (Application for prior approval under Class O, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015)	Devonshire	5	1	4

Appendix 2 – List of sites with permission were development is yet to commence

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
EB/2012/0059	Burlington Road Garage premise	Proposed residential development of a four storey block of 12 No. apartments with associated parking and landscaping, including continued parking provision for the Burlington Hotel.	08/04/2016	Devonshire	12	12
EB/2013/0034	Land at Sutton House, 41 Meads Road	Erection of a single dwellinghouse with parking at the front and access from Meads Road	17/05/2016	Meads	1	1
EB/2013/0091	99a / 99b Cavendish Place	Conversion of two commercial premises to two houses and two self-contained flats with associated rear gardens and boundary treatment to front, and re-alignment of passageway	02/06/2016	Devonshire	4	4
130987	Senlac House 53-59 Seaside	Convert offices on ground floor, facing Seaside and Marine Road, into 6 x 1 bedroom apartments and 2 x 2 bedroom apartments	31/06/2016	Devonshire	8	8
130396	2 The Avenue	Conversion of office to flat - Change of Use	20/08/2016	Upperton	1	1
130775	21-23 Langney Road	Change of use of first floor office/gaming centre use to 5 flats (no.2x 2-bed and No.3 x 1-bed) including some minor window alterations	28/11/2016	Devonshire	5	5
131060	4 St Annes Road	Proposed change of use of a detached timber framed office building located in rear garden into a single self-contained resident's accommodation	05/02/2017	Upperton	1	1
131003	218 Seaside	Change of storage area for takeaway restaurant (Class A3) to form 2 self-contained flats (C3)	21/02/2017	Devonshire	2	2
140035	62A Tideswell Road	Demolition of existing premises and erection of 3 new 2-storey mews houses with garaging/parking facilities	27/03/2017	Devonshire	3	3
EB/2011/0783	41 Susans Road	Redevelopment of site comprising part demolition of existing building, erection of 2 no. 2 bedroom semi-detached houses, one no. 2 bedroom bungalow, together with conversion of existing offices into two flats (Outline Application)	02/04/2017	Devonshire	5	5
130463	Land Adjacent to 1 Melbourne Road	Erection of 2 two bedroom houses and 1 three bedroom house including the provision of two parking spaces	03/04/2017	Devonshire	3	3
140071	Land At Rear And To Side Of No. 2 Ringwood Road	Proposed residential development of 7 three bedroom houses together with garage/car parking spaces and access road, at rear and to the side of 2 Ringwood Road, Eastbourne (formerly known as the Swan Laundry)	08/04/2017	St Anthony's	7	7

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
EB/2012/0082	The Cedars 26 Upperton Road	Redevelopment of site with four storey building, including accommodation in the roof space, comprising 12 flats and two detached houses to the rear together with access from Upperton Road and Selwyn Road, car parking spaces, bin and cycles stores	24/04/2017	Upperton	14	13
140041	174-176 Seaside	Erection of new two storey structure to the rear of 174 - 176 Seaside to form 4 new self-contained flats	25/04/2017	Devonshire	5	4
140084	2 Priory Road	New Build of four flats and five parking spaces	06/05/2017	St Anthonys	5	4
140172	29 Bedfordwell Road	Change of use from sui generis (hostel) to single private dwelling	09/05/2017	Upperton	1	1
EB/2012/0243	MVM Site, 87-89 Pevensey Bay Road	Demolition of existing buildings and erection of seven dwellings with vehicular access	11/05/2017	St Anthonys	7	7
EB/2012/0112	Wood Winton, 63A Silverdale Road	Redevelopment of site including demolition of existing building and erection of three detached dwellings with parking and garages together with lengthening access drive (outline application)	30/05/2017	Meads	3	3
140634	28 Carlton Road	Proposed conversion of a house in to two flats	16/07/2017	Devonshire	2	1
140677	St Annes Veterinary Group, 6 St Annes Road	Outline application for Access, Appearance, Layout and Scale (Landscaping Reserved) for the proposed demolition of existing building and redevelopment to provide 8 No. self-contained flats.	22/07/2017	Upperton	8	8
140741	51 Upperton Lane	Change of use of a one storey building with parking space and garden from B1 (office) to C3 (a dwelling)	24/07/2017	Upperton	1	1
140849	Land To The Side And Rear Of 2-8 Queens Crescent	Approval of reserved matters (landscaping) following outline approval EB/2011/0666(OL). Erection of four semi-detached three bedroom dwellings with access drive and ancillary parking	30/07/2017	Sovereign	6	6
141087	41 South Street	Prior approval for the change of use from office (B1) to dwellinghouse(C3) under Class J	01/10/2017	Meads	1	1
141159	37 Grove Road	Prior Approval for proposed change of use from Retail (Class A1 or A2) to Dwellinghouse (Class C3) and for associated Operational Development.	13/10/2017	Meads	1	1
131002	Sovereign Harbour	Outline application for 150 dwellings and other uses	02/12/2017	Sovereign	142	142
141333	56 Grove Road	Prior Approval for proposed change of use from Retail (Class A1 or A2) to Dwelling (Class C3).	17/12/2017	Upperton	1	1
140153	Land within curtilage of 35 Mevill Lane	Erection of a five bedroom dwelling including annexe, with access from Mevill Lane	23/12/2017	Ratton	1	1

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
141349	70 Susans Road	Change of use from shop and 2 bedroomed flat (A1 and C3) into one 2 bedroomed flat, one 1 bedroomed flat and one studio flat (C3) with associated alterations	23/12/2017	Devonshire	3	2
141112	Hurst Arms 76 Willingdon Road	Subdivision of residence above The Hurst Arms public house into two self-contained flats facilitated by a rear metal staircase and access at first floor level, conversion of existing outbuilding to rear of site into one self-contained residential unit and associated alterations	07/01/2018	Upperton	2	1
141568	17 Cornfield Road	Change of use of offices (B1a) to form two residential units (C3)	14/01/2018	Meads	2	2
130708	2-4 Moy Avenue	Demolition and redevelopment to provide 36 (Class C3) residential units, with associated car parking access and landscaping	16/01/2018	St Anthonys	36	36
141511	20 Gorringe Road	Proposed change of use of existing ground floor from D1 (day nursery) to C3 (residential), comprising of 4no. self-contained flats together with the provision of 4no. off-road parking spaces to the front elevation	28/01/2018	Upperton	4	3
EB/2012/0748	2 Upland Road	Erection of a detached two storey dwelling with garage and parking	18/02/2018	Old Town	1	1
141527	Greencoate House 32 St Leonards Road	Change of use from office (class B1) to residential (class C3), comprising 12no. self-contained apartments	19/02/2018	Upperton	12	12
150097	Land to the rear of 221 Kings Drive	Demolition of existing garage at rear and erection of a detached chalet bungalow with integral garage and parking space. Provision of parking space in rear garden to serve existing dwelling.	19/03/2018	Ratton	1	1
141531	Greencoate House 32 St Leonards Road	Rebuilding of third floor and construction of a new fourth floor to provide two self-contained apartments.	23/03/2018	Upperton	2	2
130907	Bedfordwell Road Depot	Residential development of 102 dwellings (flats and houses), including the conversion of the existing Pump House into flats, together with access roads and parking spaces.	31/03/2018	Upperton	102	102
150266	218 Seaside	Proposed change of use from A3/A5 (restaurant/take-away) to a 2 bedroom self-contained unit of accommodation (C3)	29/04/2018	Devonshire	1	1
150096	Birley House 13 College Road	Erection of a two storey detached building at rear containing two flats and one cottage.	21/05/2018	Meads	3	3
150342	The Drive 153 Victoria Drive	Demolition of existing garage and erection of one four-bedroom dwelling with one parking space	03/06/2018	Old Town	1	1
150415	21 Wish Road	Change of use from YMCA Training Centre to single private dwelling (C3,	05/06/2018	Meads	1	1

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
		residential)				
150031	6 Cornfield Terrace	Demolition of single storey extension at rear, internal alterations and conversion of whole building to a single dwellinghouse.	08/06/2018	Meads	1	1
150467	218 Seaside	Conversion of existing first floor 2 bedroom flat to form two studio flats	19/06/2018	Devonshire	2	1
150517	45 Susans Road	Conversion of property into four one bedroom self-contained flats from non self-contained bedsitting rooms.	02/07/2018	Devonshire	4	3
150537	70 Seaside	Change of use of vacant commercial unit into a self-contained 2 bedroom flat and replacement shopfront with a new ground floor facade.	21/07/2018	Devonshire	1	1
141346	183a Langney Road	Demolition of 3 vacant retail units and construction of 9no. one and two bed apartments	29/07/2018	Devonshire	9	9
150598	Map House 36-38 St Leonards Road	Change of use from B1 (office) to C3 (dwelling)	04/08/2018	Upperton	10	10
150847	2a 2 The Avenue	Conversion from maisonette to 2No. 2bed self-contained flats	12/08/2018	Upperton	2	1
150662	218 Seaside	Second Floor Roof Extension to form a 1 Bedroom self-contained flat	19/08/2018	Devonshire	1	1
150706	35 Susans Road	Proposed change of use from a single private dwelling to 2no self-contained flats with a room in the roof	27/08/2018	Devonshire	2	1
141403	28 Gorringe Road	Extension of existing bungalow to form new storey and 2 level side extension incorporating one existing three bedroom unit, two new 1 bedroom units and a new 2 bedroom unit.	01/10/2018	Upperton	3	3
150478	7c Bolton Road	Installation of new shopfront, erection of a second floor and provision of two self-contained flats.	20/10/2018	Meads	2	2
150738	1 Stuart Avenue	Erection of a three-bedroom, detached, two storey dwelling house with vehicular access from Baldwin Avenue.	28/10/2018	Old Town	1	1
150889	1 Crown Street	Demolition of single storey extension and outbuildings at rear, provision of dormer to rear roof slope, repositioning of roof light to front roof slope and excavation of a lightwell at rear, together with internal alterations to provide four self-contained flats involving the reduction of the retail are on the ground floor.	04/11/2018	Upperton	4	3
150959	112 Cavendish Place	Use of part of ground floor as a single dwelling unit (flat) Class C3.	05/11/2018	Devonshire	1	1
150800	3 Selwyn Road	Demolition of lean to extension, conservatory and garage and erection of	06/11/2018	Upperton	1	1

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
		new bungalow together with associated off-street parking				
150992	Garages between 5 and 10 North Street	Outline planning permission (Layout and Scale) for construction of three storey building containing 4x1 bedroom apartments over ground and first floor and 1x2 bedroom apartment to second floor	19/11/2018	Devonshire	5	5
151053	41 South Street	Prior approval for change of use from office B1 to dwellinghouse C3 under class 0 of the GPDO 2015 for use of the first and second floors as 2x1 bedroom flats	02/12/2018	Meads	2	2
151061	56 Beach Road	Use of building as 3x residential units (2x1 bed, 1x2 bed). Erection of single storey rear infill extension, full width rear dormer roof extension with new windows and Juliette balcony and further dormer roof extension on top of existing rear extension. Installation of rooflight on front elevation.	07/12/2018	Devonshire	3	2
151174	Land to the rear of 10 Spring Lodge Close	Application for approval of reserved matters (Landscaping) following outline approval for erection of 2 three bedroom terrace houses, together with the creation of 7 no. car parking spaces off Spring Lodge Close	14/12/2018	St Anthony's	2	2
150092	The Drive, 153 Victoria Drive	Conversion of first floor residential accommodation to form 1 one-bedroom flat and 2 two-bedroom flats with access from the rear	15/12/2018	Old Town	3	2
151249	26 Terminus Road	Erection of roof extension on rear extension of building to create enlarged third floor level to create 2x additional 1 bedroom units, with balcony to rear at third floor level. Alterations to front and rear elevation and at roof level.	18/12/2018	Meads	2	2
151157	The Drive, 153 Victoria Drive	Provision of a one bedroom flat within the ground floor of the existing building, accessed from Beechy Avenue	24/12/2018	Old Town	1	1
151201	Map House, 34-36 St Leonards Road	Construction of two additional floors on top of existing building to provide six flats	07/01/2019	Upperton	6	6
151194	20 Farlane Road	Deletion of condition 2 of permission EB/1993/0133 to permit the unrestricted occupation of the property as a single dwelling with annexe	08/01/2019	Old Town	1	1
151011	2a St Marys Road	Redevelopment of site to provide 3no. self-contained flats with three undercroft parking spaces	26/01/2019	Old Town	3	3
151291	21a Manifold Road	Demolition of existing commercial unit and partial demolition and alterations to other structures. Alterations and extensions within footprint of existing buildings including installation of blind dormer along east elevation and rooflights. In association with the creation of 4x2 bedroom	29/01/2019	Devonshire	4	4

LA Reference	Site name	Description	Lapse Date	Ward	Gross Units	Net Units
		units with four parking spaces				
151341	20 Gorringe Road	Change of use from nursery (D1) on the ground floor and a flat on the first floor to a single dwellinghouse (C3).	29/01/2019	Upperton	1	1
150803	7 Upperton Road	Demolition of existing buildings and redevelopment to form circa 61 one and two bed sheltered apartments for the elderly including communal facilities, access, car parking and landscaping	03/02/2019	Upperton	61	61
151349	Ashberry Court	Conversion of residential care home into nine self-contained flats, together with external alterations and the provision of a refuse store, cycle store and five parking spaces accessed from Lewes Road	08/02/2019	Upperton	9	9
151364	51a Grove Road	Replacement shopfront and conversion of first floor to self-contained flat with alterations to include alterations to windows, creation of rear door and external staircase	12/02/2019	Upperton	1	1
151134	Farrars Hotel	Change of use to convert a 45 bedroom hotel to a 14 bedroom guest house hotel with owner's accommodation and 15 residential apartments	24/02/2019	Meads	15	15
160003	8 Dalton Road	Conversion of an existing maisonette at second and third floor level into two self-contained flats. Enlargement of existing dormer windows and creation of new dormer at rear of property, and use of part of flat roof as a terrace.	28/02/2019	Meads	2	1
151175	The Meads Club	Use of building as 3x residential units. External alterations comprising roof extension to create additional habitable living space and associated works.	03/03/2019	Meads	3	2
151363	6 Cornfield Terrace	Conversion of lower ground floor, ground floor and first floor to two self-contained one bedroom flats	08/03/2019	Meads	2	2
160056	Regent Hotel 3 Cavendish Place	Conversion of property into 5 flats 3no 2 bed flats and 2no 1 bed flats	08/03/2019	Devonshire	5	5
151361	56b Grove Road	Converting two 3 bed maisonettes into three one bedroom flats and one two bedroom flat at 56A and 56B Grove Road	11/03/2019	Meads	4	2
151170	Land at Sumach Close	Erection of a three storey building consisting of 13 flats (8 x 2 bed and 5 x 1 bed).	24/03/2019	Hampden Park	13	13
160076	157 Terminus Road	Change of use from Office (B1) to Dwellinghouse (C3)	24/03/2019	Devonshire	5	4

Appendix 3 - List of Sites under construction

LA Reference	Site name	Description	Ward	Total Under Construction
150298	14 Jevington Gardens	Conversion of dwelling into five self-contained flats	Meads	5
140357	1-5 Seaside	Conversion of existing maisonette above take away restaurant to three self-contained one bedroom flats with the ground to remain commercial in the form of a retail unit; with a single storey side extension to the ground floor providing additional space for the retail unit	Devonshire	3
151298	15-17 Seaside	Change of use of the ground floor shop unit to residential (c3) with separate entrance at street level, associated external works.	Devonshire	2
141478	17 Lushington Lane	Demolition of existing garages and erection of a three-storey block of four self-contained flats with garaging on the ground floor	Meads	4
151025	18 Southfields Road	Conversion of existing building, currently a House of Multiple Occupation (HMO) with more than 6 bedrooms, to form single private dwelling along with associated external alterations including the installation of two sets of bi-fold doors to the rear elevation at ground floor level, and installation of an obscurely glazed window to South East elevation at First Floor level to serve bathroom	Upperton	1
150172	27 St Leonards Road	Erection of mansard roof to provide for four self-contained flats. Alterations to fenestration on building's facade	Upperton	4
150179	27 St Leonards Road	Change of use from B1 (office) to C3 (residential) - comprising 12no.self-contained flats	Upperton	12
130133	28 Grange Road	Demolition of existing building and erection of 9 two-bedroom flats with 5 parking spaces with alteration to vehicular access	Meads	9
140036	6 Bolton Road	Change of use from A3 (Restaurants & Cafes) to C3 (dwelling house); including the removal of the external staircase.	Meads	1
140151	67-69 Seaside Road	Conversion of existing maisonette above retail shop to four self-Contained one bedroom flats, with ground floor single storey extension and new dormer to rear elevation at third floor over rear outrigger. The ground floor and basement is to remain as retail.	Devonshire	4
150538	79 Seaside	Proposed Change of use to empty ground floor commercial Unit (A1 Use) to 2 bedroom flat	Devonshire	1
151303	Gloucester House, 9 Gloucester	Use of first, second and third floor levels of building as 5x residential units	Meads	5

LA Reference	Site name	Description	Ward	Total Under Construction
	Mews	(4x1 bed, 1x2 bed). Creation of balcony at third floor level. Associated alterations to external elevations		
130897	Kings Drive Cross Levels Way	Reserved matters application of EB/2010/0003 for residential development of 119 dwellings, associated access and parking, open space, play areas and allotments	Upperton	87
EB/2011/0023	Koala, King Edwards Parade	Re-development of site with five-storey building (with basement) comprising ten apartments (6 no. 2 bed apartments, 4 no. 3 beds apartments) with car parking together with terrace of four three-storey houses (with basement) and widening of vehicular access	Meads	10
EB/2012/0724	Land rear of 2-18 Clarence Road	Erection of four detached and two semi-detached 2 bedroom houses	Devonshire	6
140892	Latham House Hotel	Conversion of part of vacant hotel fronting Howard Square (nos. 4 and 5) to form 10 self-contained flats	Meads	10
120665	Lathom House Hotel, 4-6 Howard Square	Conversion of hotel to provide for two town houses (fronting Howard Square) six self-contained flats (fronting Howard Square/Compton) together with provision of new entrance steps	Meads	8
150457	Seaside Garage 10-16 Fairlight Road	Demolition of existing garage and construction of 4 x 3 bedroom, 2 storey terraced houses	Devonshire	4
131002	Sovereign Harbour	Site 8 - Development of 8 dwellings, open space and berth holders facilities	Sovereign	8
140833	Twin English Centre, 25 St Annes Road	The conversion of the existing building with rear extension to provide 11 no. residential flats together with landscaping, waste and cycle storage. The proposals include the removal of the existing rear external escape gantry, and a single storey ground side addition	Upperton	11

Appendix 4 – List of sites with completions in Quarter 4 2015/16

LA Reference	Site Name	Description	Ward	Gross dwellings completed	Losses dwellings completed	Net dwellings completed
141359	17 Bedfordwell Road	Sub-division of 4-bedroom ground floor flat, to form 1 no. 3-bedroom flat and 1 no. 1-bedroom flat	Upperton	2	1	1
150846	20 Bradford Street	Convert from shop to flat	Old Town	1	0	1
150081	25-31 Langney Road	Conversion of existing 7 flats on the first and second floors to provide an additional 3 flats/studios creating 10 flats in total	Devonshire	10	7	3
140905	37 Brassey Avenue	Conversion of office Class B1 to residential Class C3	Hampden Park	1	0	1
150514	37a The Goffs	Change of use from B1 offices to C3 residential to form four one- bedroom flats with introduction of internal courtyard and replacement of existing doors and windows.	Upperton	4	0	4
141120	38 Farlaine Road	Change of use from residential care home (use class C2) to 2 self- contained flats (use class C3)	Old Town	2	0	2
130525	38 St Leonards Road	Change of Use from B1 (offices)to C3 (residential)	Upperton	18	0	18
130598	38 St Leonards Road	Additional floor to be erected to create 6 new flats	Upperton	6	0	6
151227	41 Pevensey Road	Proposed conversion of a previously approved 2-bedroom ground floor flat into 2no. 1-bedroom self-contained flats for single occupancy including a new single storey rear extension	Devonshire	2	1	1
140715	51 Seaside Road	Converting rear shop area to a new one bed flat. Replacement PVCu windows throughout	Devonshire	1	0	1
150648	Flat 1 Sia Court 49 Pevensey Road	Proposed conversion of a two-bedroom self-contained flat into two one-bedroom self-contained flats	Devonshire	2	1	1
150645	Flat 4, Sia Court, 49 Pevensey Road	Proposed conversion of a two-bedroom self-contained flat into two one-bedroom self-contained flats	Devonshire	2	1	1
130897	Kings Drive Cross Levels Way	Reserved matters application of EB/2010/0003 for residential development of 119 dwellings, associated access and parking, open space, play areas and allotments	Upperton	32	0	32
150917	Longworth House, 28	Change of use of an existing care home to provide 7 new residential units, replacement of existing conservatory and	Upperton	7	0	7

LA Reference	Site Name	Description	Ward	Gross dwellings completed	Losses dwellings completed	Net dwellings completed
	Eversfield Road	utility building with a new single storey extension and internal alterations				
140219	Vintry Residential Care Home, Farlaine Road	Conversion of existing vacant carehome into eight residential apartments	Old Town	8	0	8