

Eastbourne LOCAL MONITORING REPORT 2014 - 2015



December 2015

EASTBOURNE
Borough Council



www.eastbourne.gov.uk

EASTBOURNE LOCAL MONITORING REPORT 2014/2015

Regeneration & Planning Policy
Eastbourne Borough Council
1 Grove Road
Eastbourne
BN21 4TW

Tel: (01323) 410000

Fax: (01323) 415130

Email: planning.policy@eastbourne.gov.uk

Date: December 2015

Price: £20.00

Available to view and download for free at:

<http://www.eastbourne.gov.uk/about-the-council/council-policies-plans-and-strategies/planning-policy/local-development-documents/reports/>

Executive Summary

Introduction

Background

In December each year, Eastbourne Borough Council publishes the Local Monitoring Report (LMR) covering the previous monitoring year from March to April. The LMR is the main mechanism for assessing the performance of the planning policies adopted by Eastbourne Borough Council. The requirements for the LMR are set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This monitoring report covers the period 1st April 2014 – 31st March 2015. It provides information on how successful Eastbourne Borough Council has been in producing Local Plans in line with its up-to-date LDS. It also assesses land supply issues in terms of housing and employment land provision, along with more specific issues such as affordable housing.

This monitoring report will help in the assessment of how successfully Eastbourne Borough Council are implementing planning policies and whether those planning policies are addressing the issues that they are required to.

Progress on Local Development Documents

During the monitoring year, the Council's Community Infrastructure Levy Charging Schedule underwent Public Examination by the Planning Inspectorate and was adopted on 1 April 2015. This is now the Council's main mechanism for collecting developer contributions towards strategic infrastructure. The Section 106 agreement process will still remain for affordable housing and local labour contributions on liable developments.

Work on both the Employment Land Local Plan and Seafront Local Plan has progressed significantly during the monitoring year. The Employment Land Local Plan is progressing through to Examination with a further revised Proposed Submission representation period being undertaken in December 2015. The Seafront Local Plan is meeting its delivery timescales with an Issue and Options consultation being undertaken in the summer of 2015.

The Local Development Scheme (LDS), which sets out a timeline for all the delivery dates for Local Development Documents, was revised during the monitoring year and has an adoption date of October 2014, covering the three year period 2015-2018.

Key Performance Indicators

Housing Development

The Core Strategy sets out a target for the delivery of 5,022 new houses between 2006 and 2027, which gives annual target of 228 new homes per annum. A total of 2,000 new homes were delivered prior to the start of the 2014/2015 monitoring year.

Eastbourne delivered a total of 160 net additional dwellings over the monitoring year, which is under the annual target. Housing was delivered across just over 50 sites, however only 10 sites delivered more than five units. Housing delivery since 2006 is still higher than the cumulative annual target over that period.

The number of units delivered on windfall sites is increasing, especially over the past three years since the publication of the Council's SHLAA. This is expected as new opportunities for conversion, redevelopment and change of use emerge, which were not able to be identified in the SHLAA. The Council has also suffered from delays in the development of key larger sites such as Bedfordwell Road and Moy Avenue, which although permitted have not commenced development. Another major development site, Kings Drive, commenced development in early 2015 but no completions were recorded in the monitoring year. This will however mean that next monitoring year's housing should be bolstered by housing delivery at this site.

In terms of the neighbourhoods, the Town Centre saw the highest housing delivery of the 14 neighbourhoods with an additional 87 units, compared to an annual average target of 83.8. Two other neighbourhoods exceeded their annual average target: Shinewater & North Langney, and St Anthony's & Langney Point. All other neighbourhoods delivered less than their annual average target, with three neighbourhoods delivering no net additional dwellings.

The assessment of five year housing land supply indicates that delivery over the next five years will decrease and the Council will not be able to meet government's requirements to identify an adequate five year supply of housing sites (plus a 5% buffer) in line with the NPPF.

Commercial development

The Core Strategy set a target of 55,430 sqm of additional employment floorspace between 2012 and 2027. Over the monitoring period, there was a gross delivery of 6,339 sqm of employment floorspace, however this equated to a net loss of 14,577 sqm. Office uses (Class B1a) saw a significant net loss in floorspace of 17,249 sqm, mainly from change of use to residential via permitted development rights. Much of this office space was in the Town Centre neighbourhood and has resulted in higher housing delivery in the Town Centre neighbourhood this year. Storage and

Distribution uses (Class B8) saw a net increase in floorspace of 2,070 sqm, whilst General Industry uses (Class B2) saw a smaller net increase of 890 sqm.

Environment

During the monitoring year, there were no applications approved that had an objection from the Environment Agency on water quality or flood risk grounds. There were 16 planning applications within or abutting designated sites or reserves, and 9 applications infringed upon identified habitats.

Monitoring of Local Plans

Core Strategy

The overall performance of the Core Strategy has been mixed. Targets were being achieved and exceeded in 24% of the indicators in the monitoring framework, whilst which is a similar performance to the previous monitoring year. In some instances, the inability to monitor the indicators in resulting in reduced performance.

There was particularly good performance in relation to housing delivery in certain neighbourhoods, vacancies in shopping areas, and the provision of mixed use development in the Town Centre at Development Opportunity Site 5 (Premier Inn and British Heart Foundation). However, there was poor performance within indicators related to employment development, where there was a significant loss during 2014/2015, and the overall delivery of housing compared to targets.

Town Centre Local Plan

The performance of the Town Centre Local Plan against its monitoring framework has been relatively poor. However, the Town Centre Local Plan is very much reliant on large development schemes coming forward. So far, permission has been granted for one of the schemes (Arndale extension on Development Opportunity Site 1) and a planning application has been submitted (permission subject to S106 agreement) for part of Development Opportunity Site 3. Major construction of the Arndale Extension is unlikely to start until early 2016, although work on shop fronts and renovations to existing entrances to the shopping centre have commenced.

Conclusion and Recommendations

During the 2014/2015 monitoring year, the Council moved forward to adoption of the Community Infrastructure Levy Charging on 1 April 2015. Significant progress was also made on the Employment Land Local Plan and Seafront Local Plan.

Housing delivery during the monitoring year was lower than in previous years. Against an annual target of 228, a total of 160 net additional dwellings were delivered. Overall housing delivery since the start of the plan period is still higher

than the annual average cumulative target, and commencements are looking strong for an increased level of delivery in the 2015/2016 monitoring year.

Delivery of employment space over the monitoring year has been particularly poor, with a significant overall loss of employment space. However, it will be important to closely monitor the amount of employment land being lost in future years, particularly in relation to loss to residential via permitted development which has been prevalent in the Town Centre. The production of the Employment Land Local Plan will help to protect employment sites within designated industrial estates in the future.

Overall, performance of the Local Plans has been mixed, with the Core Strategy and Town Centre Local Plan showing a relatively poor performance, comparable with the previous monitoring year. The Local Plans rely on the development of a small number of large sites in order to deliver its main strategic objectives. As these sites come forward, performance is likely to improve.

In order to try and address some of these issues the Council are moving forward with commissioning two major studies: a Strategic Housing Market Assessment and a Strategic Housing and Employment Land Availability Assessment, which will commence in early 2016.

Table of Contents

Executive Summary	i
1.0 Introduction.....	1
Background	1
Role of Monitoring	1
What is Monitored?	2
2.0 Progress of Local Development Documents.....	3
Progress April 2014 – March 2015	3
Progress April 2015 – December 2015	4
Progress against Local Development Scheme	4
Adopted Local Plans and Supplementary Planning Documents	5
Local Plan Policies that are no longer being implemented.....	6
Co-operation with neighbouring authorities.....	9
Community Infrastructure Levy	9
3.0 Key Performance Indicators.....	11
Housing Development	11
<i>Total Housing Delivery</i>	<i>11</i>
<i>Housing Delivery by neighbourhood.....</i>	<i>14</i>
<i>Previously Developed Land</i>	<i>17</i>
<i>Affordable Housing</i>	<i>17</i>
<i>Gypsy & Traveller Pitches</i>	<i>19</i>
<i>Future Housing Delivery</i>	<i>19</i>
Commercial Development.....	22
<i>Additional Employment Floorspace.....</i>	<i>22</i>
<i>Previously Developed Land</i>	<i>24</i>
<i>Loss of Employment Land.....</i>	<i>24</i>
<i>Employment Land Available</i>	<i>25</i>
<i>Town Centre Uses</i>	<i>25</i>
Environment.....	28
<i>Water and Flooding.....</i>	<i>28</i>
<i>Biodiversity & Natural Habitats.....</i>	<i>28</i>
4.0 Monitoring of Local Plans	33
Core Strategy Monitoring Framework	33
Town Centre Local Plan Monitoring Framework.....	47

5.0 Conclusion and Recommendations 56

Appendices 60

Appendix A: Local Plan Policies..... 60

Appendix B: Housing Completions 67

Appendix C: Commercial Completions 69

Appendix D: Five Year Housing Land Supply Assessment..... 75

1.0 Introduction

Background

- 1.1 In December each year, Eastbourne Borough Council publishes its Local Monitoring Report (LMR) covering the previous monitoring year from March to April. The LMR is the main mechanism for assessing the performance of the planning policies adopted by Eastbourne Borough Council. Through the LMR, local authorities are also required to report on the progress they have made on preparing planning policy documents in line with the published Local Development Scheme (LDS).
- 1.2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the information that a local planning authority's monitoring report should contain.
- 1.3 Following the publication of the Localism Act (2011), local planning authorities are no longer required to submit a monitoring report to the Secretary of State. However, local planning authorities are still required to make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 of the Planning and Compulsory Purchase Act (2004).
- 1.4 The Council is also now required to monitor all monies collected, allocated and spent on infrastructure as part of its Community Infrastructure Levy (CIL) regime. The Council adopted its CIL Charging schedule on 1 April 2015 and this LMR will become the main mechanism for presenting this information.
- 1.5 This monitoring report covers the period 1st April 2014 – 31st March 2015. It provides information on how successful Eastbourne Borough Council has been in producing Local Plans in line with its up-to-date LDS. It also assesses land supply issues in terms of housing and employment land provision, along with more specific issues such as affordable housing.

Role of Monitoring

- 1.6 This monitoring report will help in the assessment of how successful Eastbourne Borough Council are in implementing planning policies and whether those planning policies are addressing the issues that they are required to. This information will indicate how targets are being met and what needs to be changed if performance against targets is poor. It will also form part of the evidence base to inform the preparation of planning documents in the future.

What is Monitored?

- 1.7 The LMR monitors the Council's performance in producing planning policies documents in accordance with the timetable for production contained within the Local Development Scheme.

- 1.8 It also monitors how the adopted planning policies are performing. A number of key performance indicators relating to housing delivery, commercial development and the environment are set out to measure how Eastbourne has changed over the monitoring period. In addition, the performance of the adopted Local Plans is measured through assessing each Local Plan's performance against its monitoring framework. This indicates how successful the policies are and where there may be need for amendments or additional policies in the future.

2.0 Progress of Local Development Documents

- 2.1 This section of the monitoring report provides a progress report against the timetable and milestones for the preparation of documents set out in the Local Development Scheme (LDS).
- 2.2 The LDS sets out a timeline for all the delivery dates for Local Development Documents. The first LDS for Eastbourne was approved in January 2005, and was subsequently updated in 2006, 2007, 2008, 2010, 2011 and 2013 and 2014. The LDS was revised during the monitoring year in October 2014 in order to reflect the adoption of the Town Centre Local Plan. It has been revised again since the end of the monitoring period in October 2014 to provide an updated timetable for progress particularly relating to CIL and the Employment Land Local Plan, and covers the period 2015 – 2018.
- 2.3 The previous LDS (2014-2017 - adopted in November 2013), which was the adopted version during the commencement of the monitoring period, concentrated on the adoption of the Town Centre Local Plan and the delivery of the Employment Land Local Plan as the key policy document, and the Community Infrastructure Levy Charging Schedule.

Progress April 2014 – March 2015

- 2.4 During the monitoring year, the Council progressed its Community Infrastructure Levy Charging Schedule, Employment Land Local Plan and Seafront Local Plan.
- 2.5 The CIL Charging Schedule underwent Examination through written representations in December 2014, and was formally adopted by the Council on the 1 April 2015. The Council's Employment Land Local Plan (Proposed Submission Version) was published for receipt of representations on issues of 'soundness' for an eight week period between 12 December 2014 and 6 February 2015. Since this time, the Council have been preparing the document for formal submission to the Secretary of State.
- 2.6 The Seafront Local Plan commenced preparation in April 2014. An officer working group was formed, and evidence gathering commenced. This included the commissioning of consultants to produce a Tourist Accommodation Study, which was due to be delivered in 2015, and the undertaking of a survey of seafront users over the summer 2014 in order to gather evidence relating to how people use the seafront.
- 2.7 A revised Local Development Scheme was published in October 2014, in support of the submission of the CIL Charging Schedule.

Progress April 2015 – December 2015

- 2.8 The Council adopted its CIL Charging Schedule on 1 April 2015. Since this date the Council has been formalising CIL Governance arrangements, making the procedures clear for the allocation and spending of CIL monies.
- 2.9 The Council has moved forward with its Employment land Local Plan through to Public Examination, which is now scheduled to be submitted in early 2016
- 2.10 The Seafront Local Plan progressed significantly over this period and the document underwent public consultation on Issues and Options over a twelve week period from 17 July – 9 October 2015.

Progress against Local Development Scheme

- 2.11 The LMR should monitor the progress of the production of Local Plans against the timetable specified in the Local Development Scheme (LDS).
- 2.12 The LDS has been revised twice since the start of the monitoring year in order to update the LDS to better reflect the anticipated stages in the production of policy documents. A revised LDS was published in October 2014, and the previous version was published in November 2013. For the purposes of the LMR, progress will be measured against the LDS that was in place at the end of the monitoring period on 1 April 2014 (the November 2013 version).

Employment Land Local Plan

Timetable specified in the LDS	<ul style="list-style-type: none"> • Pre-production and evidence gathering: March – September 2013 • Consultation on draft: January - March 2014 • Proposed Submission: May 2014 • Representation Period on Proposed Submission Version: June - July 2014 • Submission to Secretary of State: August 2014 • Public Examination: October 2014 • Adoption and publication: December 2014
Current stage in preparation	<p>The Employment Land Local Plan (Proposed Submission Version) was published for receipt of representations on soundness for an 8 week period between 12 December 2014 and 6 February 2015.</p> <p>A revised Proposed Submission version will be published for a representation period on issues of soundness from 11 December 2015 – 22 December 2016.</p>
Explanations	<p>There have been delays in progressing the Proposed Submission version of the ELLP, due to the need to obtain further evidence in response to representations received during the consultation on soundness. This</p>

evidence took longer than expected to finalise, and the fall of dates for Cabinet meant that the revised Proposed Submission version was delayed until December 2015.

Community Infrastructure Levy Charging Schedule

Timetable specified in the LDS	<ul style="list-style-type: none"> • Submit Charging Schedule to Inspector: February 2014 • Statutory Representation Period: February – March 2014 • Public Examination: June 2014 • Adoption: September 2014
Current stage in preparation	The CIL Charging Schedule was adopted by the Council on 1 April 2015 after Public Examination in December 2014.
Explanations	There was a delay in submitting the Charging Schedule for examination due to the need to obtain up to date viability evidence. Although adoption was delayed, it was within the timeframes set up Government. This ensured that the Council did not have a policy vacuum and could change straight from Section 106 agreements to CIL on 1 April 2015.

Seafront Local Plan

Timetable specified in the LDS	<ul style="list-style-type: none"> • Pre-production engagement and evidence gathering: Jan 2014 – May 2015 • Consultation on Proposed Draft Seafront LP: June 2015 – August 2015 • Publish Proposed Submission Version: Feb 2016 • Representation Period on Proposed Submission Version: March 2016 – May 2016 • Submission to Secretary of State: July 2016 • Public Examination: December 2016 • Adoption and Publication: May 2017
Current stage in preparation	<p>Work on the Seafront Local Plan commenced in April 2014 with the formation of a working group. Evidence gathering has been on-going, with the commissioning of consultants to produce a Tourist Accommodation Study, and the undertaking of a survey of seafront users over summer 2014 to gather evidence relating to how people use the seafront.</p> <p>The Seafront Local Plan has progressed significantly since April 2015, with a public consultation on Issues and Options over a twelve week period from 17 July – 9 October 2015.</p>
Explanations	LDS timescales have been met to date.

Adopted Local Plans and Supplementary Planning Documents

2.13 The LMR should specify any Local Plan or Supplementary Planning Document that was adopted during the monitoring year and the date of adoption. The

only document that was adopted during the monitoring year was the Community Infrastructure Levy Charging Schedule, which was adopted on 1 April 2015.

- 2.14 Table 1 provides confirmation of the Local Plans and Supplementary Planning Documents that have been adopted, and the date on which they were adopted.

Table 1 - Adopted Local Plans and SPDs

Adopted Local Plans and SPDs	Date of Adoption
Core Strategy Local Plan	20/02/2013
Sovereign Harbour SPD	20/02/2013
Sustainable Building Design SPD	20/02/2013
Eastbourne Park SPD	20/02/2013
Town Centre Local Plan	20/11/2013
CIL Charging Schedule	01/04/2015

Local Plan Policies that are no longer being implemented

- 2.15 The LMR should identify Local Plan policies that are no longer being implemented and state why it is not being implemented.
- 2.16 A number of policies from the Eastbourne Borough Plan 2001-2011 are no longer being implemented following the adoption of the Core Strategy and the Town Centre Local Plan. Table 2 provides an explanation of why certain policies are no longer being implemented on adoption of the Core Strategy, and Table 3 provides an explanation of why certain policies are no longer being implemented on adoption of the Town Centre Local Plan.

Table 2 - Policies deleted on adoption of the Core Strategy

Policy	Explanation
NE10: Bedfordwell Road	The site has already been granted planning permission for residential development and it has been identified in the Strategic Housing Land Availability Assessment
NE11: Energy Efficiency	Energy efficiency issues are dealt with by Core Strategy Policy D1: Sustainable Development and the Sustainable Building Design SPD.
NE12: Renewable Energy	Renewable energy issues are dealt with by Core Strategy Policy D1: Sustainable Development and the Sustainable Building Design SPD.
NE21: Nature Conservation in Eastbourne Park	Issues relating to Eastbourne Park are now covered by the Core Strategy Policy D11: Eastbourne Park and the associated Eastbourne Park SPD

Policy	Explanation
NE24: New Development in Eastbourne Park	Issues relating to Eastbourne Park are now covered by the Core Strategy Policy D11: Eastbourne Park and the associated Eastbourne Park SPD
NE25: Tree and Woodland Planting in Eastbourne Park	Issues relating to Eastbourne Park are now covered by the Core Strategy Policy D11: Eastbourne Park and the associated Eastbourne Park SPD
HO4: Housing Allocations	Housing allocations are not being carried forward through the Core Strategy. All potential housing sites have been identified in the Strategic Housing Land Availability Assessment.
HO12: Residential Mix	The updated position on residential mix is provided by Core Strategy Policy D5: Housing, which supersedes Policy HO12.
HO13: Affordable Housing	The approach to affordable housing contributions has been updated and therefore Policy HO13 has been superseded by Core Strategy Policy D5: Housing
HO19: Sites of Gypsies and Travelling Show People	This policy has been superseded by Core Strategy Policy D6: Gypsies, Travellers and Travelling Showpeople
BI3: Allocations for Class B1 Use	Employment allocations are not being carried forward through the Core Strategy.
BI5: Allocations for Class B1, B2 and B8 Use	Employment allocations are not being carried forward through the Core Strategy.
TR16: A22 New Route	The A22 New Route has been rescinded by East Sussex County Council
TR18: Bedfordwell Road Gyratory System	The A22 New Route has been rescinded by East Sussex County Council, meaning there is no further need for the Bedfordwell Road Gyratory System
SH1: Retail Hierarchy	The Shopping hierarchy has been updated in the Core Strategy, and Policy SH1 has been superseded by Core Strategy Policy D4: Shopping
TC13: Town Centre Housing Allocations	Housing allocations are not being carried forward through the Core Strategy. All potential housing sites have been identified in the Strategic Housing Land Availability Assessment.
TO6: Camping and Caravanning	Issues relating to Eastbourne Park are now covered by the Core Strategy Policy D11: Eastbourne Park and the associated Eastbourne Park SPD
LCF1: Playing Field Allocations	Playing field allocations are not being carried forward in the Core Strategy
LCF7: Water Recreation	Issues relating to Eastbourne Park are now covered by the Core Strategy Policy D11: Eastbourne Park and the associated Eastbourne Park SPD
LCF9: Recreational Facilities in Eastbourne Park	Issues relating to Eastbourne Park are now covered by the Core Strategy Policy D11: Eastbourne Park and the associated Eastbourne Park SPD
LCF13: Retention of Allotments	The provision and protection of allotments is provided by Core Strategy Policy D9: Natural Environment and therefore Policy LCF13 has been superseded.

Policy	Explanation
LCF14: Sites for Allotments	The provision and protection of allotments is provided by Core Strategy Policy D9: Natural Environment and therefore Policy LCF14 has been superseded.
LCF15: Site Allocated for New School	School allocation is not being carried forward in the Core Strategy
Policy IR2: Infrastructure Requirements	Policy IR2 is superseded by Core Strategy Policy E1: Infrastructure Delivery

Table 3 - Policies deleted on adoption of the Town Centre Local Plan

Policy	Explanation
TC1: Public Transport Interchange	Policy TC1 has been updated by TCLP Policy TC14 and is therefore superseded
TC3: Public Car Parking	The position relating to Car parking in the Town Centre has been updated by TCLP Policy TC15 so therefore Policy TC3 has been superseded.
TC4: Retail Development Adjacent to the Station	Policy TC4 applies to Development Opportunity Site 4 and has been superseded by TCLP Policy TC19
TC5: Mixed Use Scheme at the Western End of Terminus Road	Policy TC5 applies to Development Opportunity Site 4 and has been superseded by TCLP Policy TC19
TC6: Town Centre Shopping Areas	The Town Centre retail areas and the policy protecting these areas has been updated in the Town Centre Local Plan and therefore Policy TC6 has been superseded.
TC7: Area for Later Opening of Class A3 Uses	The Town Centre Local Plan has identified new areas where the evening and night-time economy will be focused in order to minimise the potential for conflict between other town centre uses therefore Policy TC7 has been superseded.
TC8: Seaside Road	It is no longer considered that this policy is relevant and does not reflect the updated approach to the Seaside Road area
TC10: Areas for Business Use	Policy TC10 is no longer considered relevant and has been superseded by TCLP Policy TC2
TC11: St Leonard's Road Area	It is no longer considered that this policy is relevant and does not reflect the updated approach to the St Leonards Road area
TC12: Retaining Residential Use	Policy TC12 has been superseded by TCLP Policy TC6
LCF6: Significant Area for Sport	Policy LCF6 applies to Devonshire Park, which is now covered by TCLP Policy TC24, and is therefore superseded.

2.17 Appendix A provides a full list of Local Plan policies that currently apply and indicates the policies that are no longer being implemented.

Co-operation with neighbouring authorities

2.18 The Council has cooperated with its neighbouring planning authorities and statutory stakeholders throughout the preparation of its Local Plans. The County wide East Sussex Strategic Planning Members Group provided an opportunity to discuss, resolve and mediate planning issues of strategic importance. These meetings run once every two months across the monitoring year. The Council provided evidence of how it met the requirements of the duty cooperate as background submission documentation for its Local Plans.

2.19 Since the end of the monitoring year (31 March 2014), the Council has continued its commitment to cooperation on the production of Local Plans, through:

- Maintaining the duty to cooperate as a standing item on the internal Eastbourne Local Plan Officers Group to ensure Local Plans are prepared proactively and in line with the duty;
- Providing representation at the East Sussex Strategic Planning Members Group (specialist advisor and portfolio holder for Planning) to discuss strategic planning issues of importance to the duty to cooperate. A project timetable is being developed to support local authorities through the production of their Local Plans;
- Continuing to work collaboratively and developing a protocol with East Sussex County Council and other infrastructure providers on the dissemination of information on Section 106 agreements, infrastructure delivery and costs;
- Providing consultation responses and engaging effectively with neighbouring authority's on cross-boundary strategic planning and infrastructure issues (for instance with Wealden District Council on their Local Plan Review).

Community Infrastructure Levy

2.20 The Council is required under the Community Infrastructure Levy Regulations (Regulation 62) to produce an Annual Report providing detail on important financial information relating to CIL, and make it available before the 31 December each year. The Council's CIL Charging Schedule was adopted on the 1 April 2015, therefore a full annual report can only be published after 1 April 2016. It is the Council's intention to publish a detailed report for CIL for the 2015/2016 financial year as soon after 1 April 2016 as possible.

2.21 The Council has 10 live CIL cases since its adoption, none of which have progressed through to a commencement on site, therefore no monies have been received by the Council. The Council have progressed its Governance

arrangements and as such have formalised the process by which CIL monies will be collected, allocated and spent. Further work will be undertaken on this in the coming months.

2.22 The Annual Report will publish the following information relating to CIL cases:

- The total CIL receipts for the reported year;
- The total CIL expenditure for the reported year;
- Summary of CIL expenditure during the reported year including:
 - (i) The items to which CIL has been applied; and
 - (ii) The amount of CIL expenditure on each item;
- Details of any notices received in accordance with regulation 59E, including:
 - (i) The total value of CIL receipts subject to notices served in accordance with Regulation 59E during the reported year; and
 - (ii) The total value of CIL receipts subject to a notice served in accordance with Regulation 59E in any year that has not been paid to the relevant charging authority by the end of the reporting year;
- The total amount of CIL receipts retained at the end of the reporting year, and receipts from previous years retained.

3.0 Key Performance Indicators

Housing Development

Total Housing Delivery

- 3.1 Eastbourne Borough Council continues to plan for the total housing target set out in the South East Plan of 240 new homes per year to 2026. The Plan period has been extended to 2027 and an annual target of 228 new homes per year from 1 April 2012 has been set for the remainder of this extended period. This is a slightly reduced annual requirement because of higher levels of housing provision in earlier years of the plan period from 2006. The overall housing target for the Borough is 5,022 net residential units for the period 2026-2027.
- 3.2 Eastbourne has delivered a total of 160 net additional dwellings over the 2014/2015 monitoring year. This is only 70% of the annual target of 228 units per year, and a considerably lower delivery than the previous year. Housing delivery over the monitoring year is outlined in Table 4.

Table 4 - Housing Delivery by Quarter

2014/2015	Q1	Q2	Q3	Q4	Total
Gross Additional Dwellings	58	85	40	42	225
Net Additional Dwellings	48	40	38	34	160

- 3.3 There were 56 individual sites that contributed to the delivery of housing in the monitoring year. The majority of sites only provided one or two additional units, and only 8 sites delivered more than 5 units. The highest delivery was at 48-50 St Leonards Road, with the change of use of offices to a 23 apartments. A full list of housing completions is provided in Appendix B.
- 3.4 For every year since the start of the plan period, housing delivery has exceeded the cumulative annual target, and in 2014/2015 it continues to do so, albeit housing numbers delivered has decreased in recent years. As shown in Table 5, a total of 2,160 net additional dwellings have been delivered in Eastbourne over the nine year period, and the cumulative annual target over that period is 2,052 (9 x 228). This means that housing delivery is 5% above where it should be at this point.

Table 5 - Housing delivery against target

Year	Annual Delivery	Total Delivered	Cumulative Annual Target	Remaining
2006/2007	367	367	228	4,655
2007/2008	280	647	456	4,375
2008/2009	387	1,034	684	3,988
2009/2010	222	1,256	912	3,766
2010/2011	121	1,377	1,140	3,645
2011/2012	217	1,594	1,368	3,428
2012/2013	161	1,755	1,596	3,267
2013/2014	245	2,000	1,824	3,022
2014/2015	160	2,160	2,052	2,862
Total	2,160	-	-	2,862

3.5 Figure 1 shows that the trend of housing delivery appears to be fluctuating following a low point being reached in 2010/2011 and high delivery in the early years of the plan period. This low point could be attributed to the 'credit crunch' and changes to the economic climate meant that housing delivery was limited by financial factors.

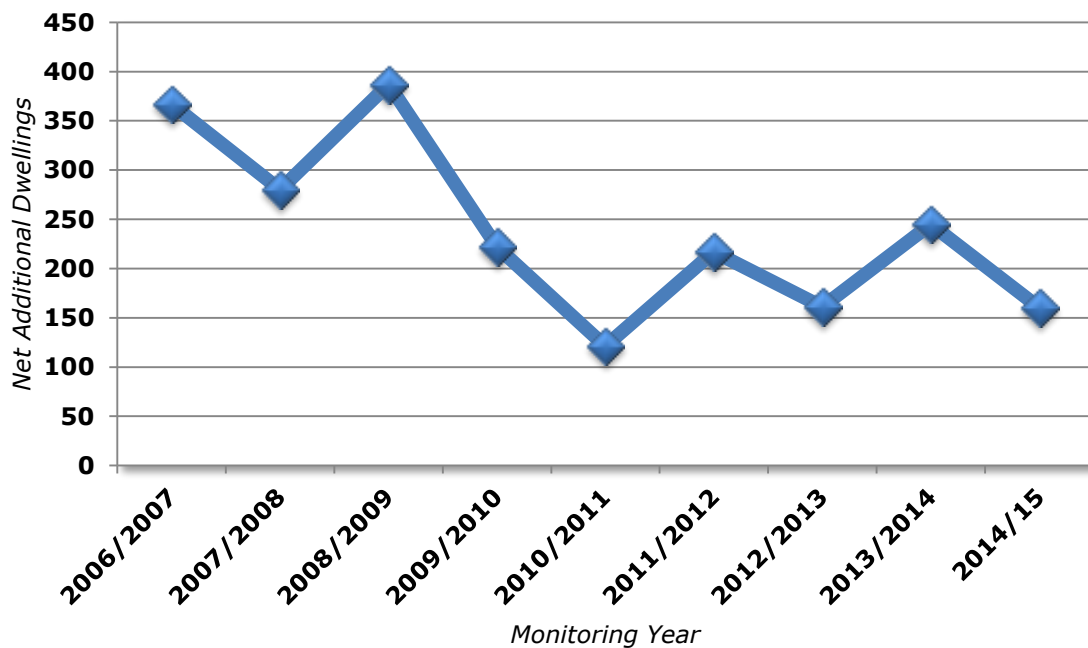


Figure 1 - Housing delivery since 2006

3.6 Table 6 provides more detail on the residential completions for the last five years breaks sites down into identified sites and windfall sites. An identified site is one which was either formally allocated for residential development under Policy HO4 of the Eastbourne Borough Plan (2001-2011) or was an

identified site for residential development in the Strategic Housing Land Availability Assessment (SHLAA). A windfall site is classified as a site which has not been allocated or identified for development, but comes forward for development and is granted planning permission.

Table 6 - Housing delivery over previous five years

Year	Identified Sites (net units)	Windfall Sites (net units)	Total net additional dwellings
2010/2011	45	76	121
2011/2012	194	23	217
2012/2013	130	31	161
2013/2014	207	38	245
2014/2015	24	136	160
Total	600	304	904
Average	120.0	60.8	180.8

3.7 Table 6 shows that the number of units delivered on identified sites has been increasing up to the current 2014/2015 monitoring year, where for the first time since 2010/2011 new windfall sites have become more prevalent. This is because since the SHLAA was published in 2012 many new additional windfall sites have come forward and have been delivered.

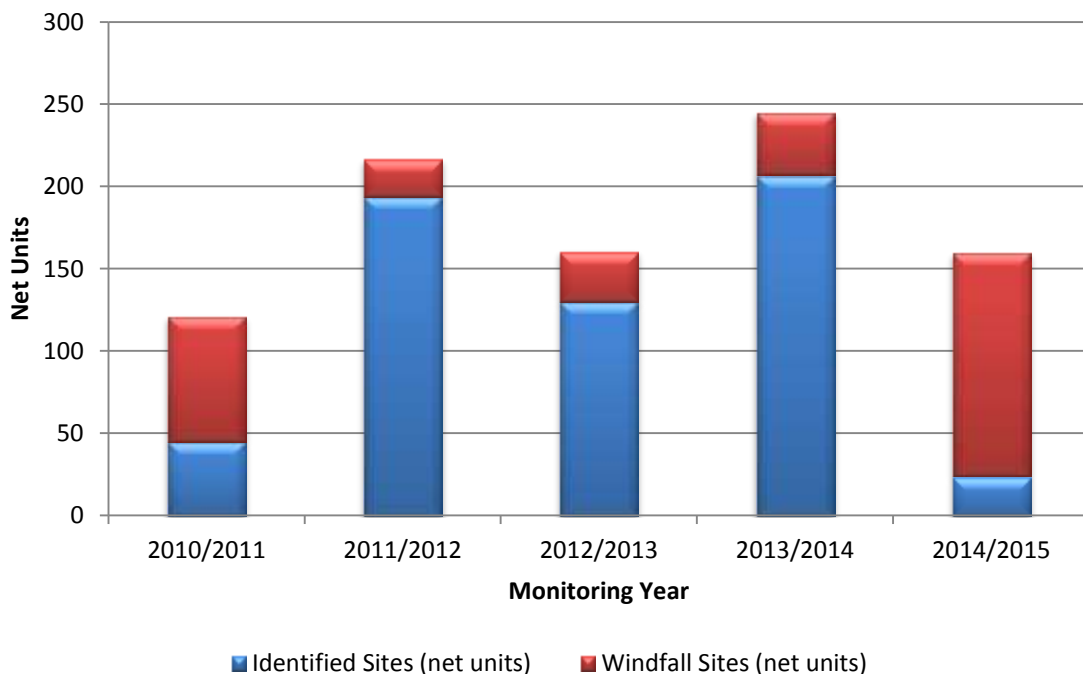


Figure 2 - Housing delivery over previous five years

3.8 Housing delivery in the first two quarters of 2015/2016 has resulted in 104 net additional dwellings so far. Two larger sites (10+ units) have been delivered over this period with the completion of 437 Seaside (23 net dwellings) and 5-7 Cavendish Place (10 net dwellings).

Table 7 - Housing delivery in first two quarters of 2015/2016

2015/2016	Q1	Q2	Total so far
Gross Additional Dwellings	83	49	132
Net Additional Dwellings	64	40	104

Housing Delivery by neighbourhood

3.9 The Core Strategy identified a neighbourhood approach to housing provision, and sets out an expected level of housing growth for each neighbourhood. This includes delivery on identified sites and from windfall sites. Figure 3 shows the delivery of housing by neighbourhood over the monitoring period 2014/2015.

3.10 In 2014/2015, the Town Centre saw the highest housing delivery of the 14 neighbourhoods with an additional 87 units, compared to an annual average target of 83.8. Only one other neighbourhood, St Anthony's & Langney Point exceeded the annual average target for the neighbourhood. The Town Centre has the highest housing delivery requirement of the 14 neighbourhoods, and this year completion rates have picked up significantly. There were no additional net units delivered within the Upperton, Ratton & Willingdon Village and Sovereign Harbour neighbourhoods in the 2014/15 monitoring year.

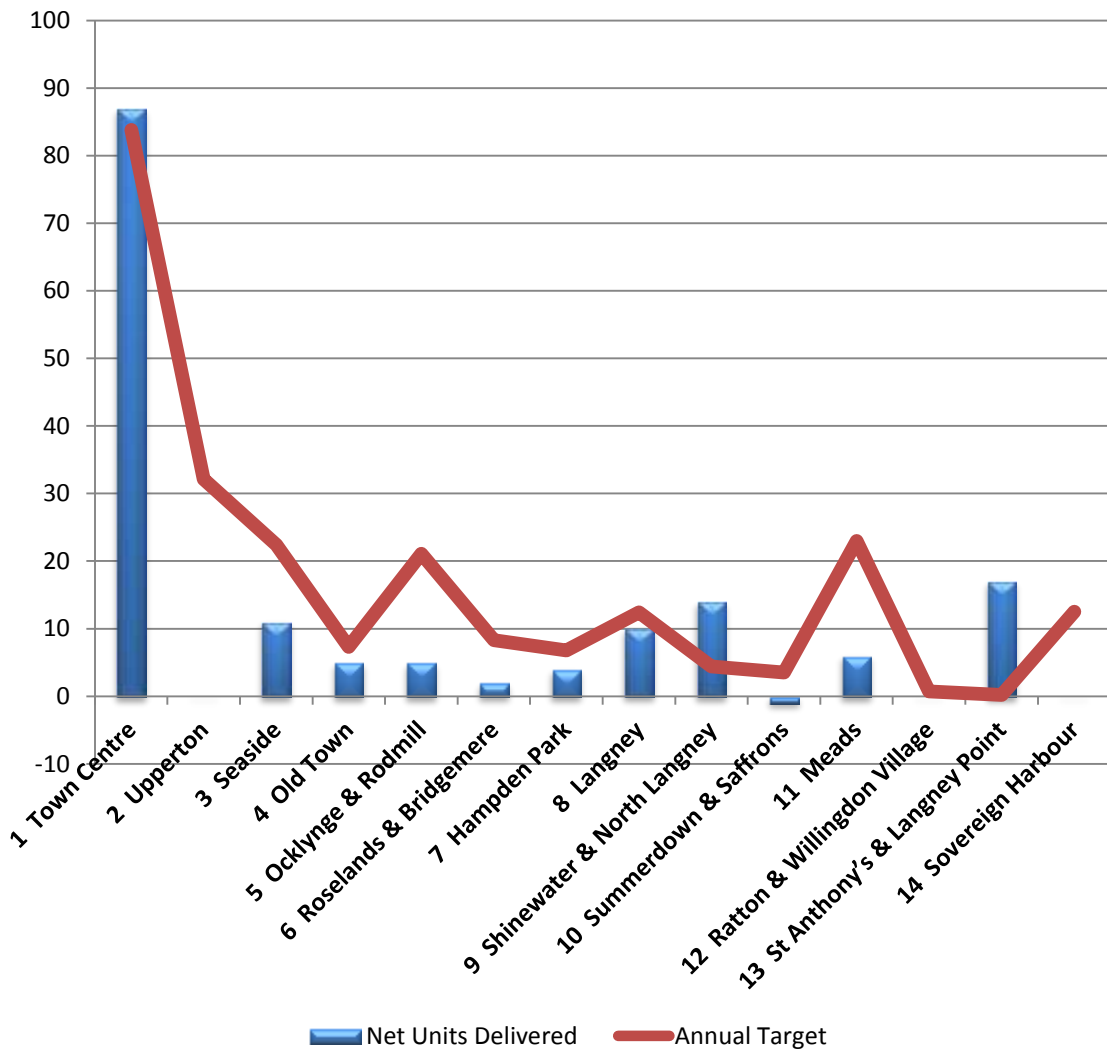


Figure 3 - Housing delivery by neighbourhood

3.11 Table 8 shows the housing delivery in the neighbourhoods by quarter, and performance against the overall target for each neighbourhood. It indicates that the Town Centre neighbourhood still has a significant amount to deliver, but St Anthony’s & Langney Point only has 2 more units to deliver to meet the target.

Table 8 - Housing delivery by neighbourhood

Neighbourhood	Net Housing Delivery 2014/2015					Annual Average Target	Overall Target ¹	Total Delivered	Remaining ²
	Q1	Q2	Q3	Q4	Total				
1 Town Centre	14	14	34	25	87	83.8	1,190	184	1,006
2 Upperton	1	-1	0	0	0	32.1	399	14	385
3 Seaside	1	2	1	7	11	22.4	448	179	269
4 Old Town	4	0	0	1	5	7.3	101	14	87
5 Ocklynge & Rodmill	5	0	0	0	5	21.1	258	5	253
6 Roselands & Bridgemere	1	0	2	-1	2	8.3	116	17	99
7 Hampden Park	0	3	0	1	4	6.8	84	3	81
8 Langney	9	0	0	1	10	12.4	178	29	149
9 Shinewater & North Langney	14	0	0	0	14	4.4	69	16	53
10 Summerdown & Saffrons	-1	0	0	0	-1	3.5	40	-2	42
11 Meads	0	5	1	0	6	23.0	358	82	276
12 Ratton & Willingdon Village	0	0	0	0	0	0.7	12	4	8
13 St Anthony's & Langney Point	0	17	0	0	17	0.2	25	23	2
14 Sovereign Harbour	0	0	0	0	0	12.5	150	0	150
Total	48	40	38	34	160	238.5	3,428	566	2,862

¹ Overall Target for net additional dwellings for the neighbourhood between 2012-2027

² The number of dwellings remaining to be delivered in each neighbourhood

Previously Developed Land

3.12 Development on previously developed (brownfield) land has always been a priority for Eastbourne Borough Council. Due to its surrounding geography, the South Downs National Park, and the marshy areas of Eastbourne Park and East Langney Levels, opportunities for greenfield development are limited and normally only relate to new dwellings in garden space. The Core Strategy sets a target of a minimum of 70% of housing provision to be delivered on Brownfield land.

3.13 95.6% (153 units) of the housing delivered in the 2014/2015 monitoring year was delivered on previously developed land. Since 2006, an average of 94.5% of housing has been delivered on previously developed land, and the percentage over any single monitoring year has not dropped below the target. Housing delivery of previously developed land is identified in Table 9.

Table 9 - Housing Delivery on Previous Developed Land

Year	% PDL
2006/2007	100%
2007/2008	100%
2008/2009	100%
2009/2010	100%
2010/2011	73.4%
2011/2012	89.2%
2012/2013	93.2%
2013/2014	98.8%
2015/2016	95.6%
Average	94.5%

Affordable Housing

3.14 There were 24 net affordable housing units delivered during the 2014/2015 monitoring year, which is a small reduction from 37 net units delivered in the 2013/2014 year. Affordable housing was delivered on 5 separate sites as identified in Table 10.

Table 10 - Affordable Housing Completions

Site	Gross Affordable Completed	Net Affordable Completed
Avon Court, 2 Sorrell Drive	17	14
Coventry Court, Seaside	0	-2
Longford Court, 1 Bathford Close	11	9
The PUBB, 24 Mountfield Road	14	14
Winchester House, 61-93 Holly Place	21	-11
Total	63	24

3.15 All of the affordable housing units delivered in 2014/2015 were for affordable rent as outlined in Table 11 below.

Table 11 - Affordable Housing Completions by type

Type of Affordable Housing	Net Completions 2013/2014
Affordable rent	24
Shared Ownership	0
Shared Equity	0
Discounted Sale	0
Intermediate Rent	0
Other (e.g. tenure unknown)	0
Total	24

3.16 Affordable housing delivery over recent years has been reliant on large sites as these are the only development where affordable housing can be secured. A total of 176 affordable housing units have been delivered on the past five years, and the average annual delivery is 35.2 units.

Table 12 - Affordable housing delivery over previous five years

Monitoring Year	Affordable Housing
2010/2011	21
2011/2012	94
2012/2013	0
2013/2014	37
2014/2015	24
Total	176
Average	35.2

3.17 Despite the Affordable Housing Implementation Technical Note helping the provision of affordable housing during the monitoring year, the recent Government announcement in the 2014 Autumn Statement that affordable housing can only be secured on developments of over 10 units had a significant impact on the delivery of affordable housing in the second half of the 2014/2015 monitoring year. This is due to the fact that the vast majority of housing developments in Eastbourne contain less than 10 units. The Council therefore lost the ability to collect on-site and financial contributions from those sites.

Gypsy & Traveller Pitches

3.18 During the monitoring period, there were no applications received for the provision of gypsy and traveller pitches in Eastbourne and there were no completions of developments that included gypsy and traveller pitches.

Future Housing Delivery

3.19 The Council is required to monitor the expected delivery of housing sites over the next 5 years of the plan period. For the purposes of this Local Monitoring Report this covers the period 1 October 2015 to 30 September 2020, providing the most up-to-date information as possible.

3.20 It is important to ensure sites are available for development and deliverable to enable local housing targets to be met. Eastbourne's 5 year housing supply takes account of: existing housing commitments and new commitments that were approved for planning permission for residential development in the 2014/2015 monitoring year. It is important to ensure that there is a realistic expectation that sites will come forward for development, therefore the 5 year housing supply does not include SHLAA sites (without permission) where

there is no intention or expectation to bring these forward for development in the next 5 years.

3.21 There are a number of constraints which affect potential land for residential development in Eastbourne. Nearly all of Eastbourne Park is within tidal and fluvial flood zone 3a and in a high flood hazard area from breaches in tidal flood defences. The built up area is also bordered to the west by the South Downs National Park. The Council has also not factored into the housing supply figures a constant supply of windfall development that is coming forward. The Council will continue to monitor the delivery of windfall development and will factor this into future housing land supply assessments.

3.22 The anticipated delivery rates are summarised in Table 13 and Figure 4 below, and site details are provided in Appendix D.

Table 13 - Eastbourne 5 Year Housing Land Supply Summary

Year	2015/16 (Remainder)	2016/17	2017/18	2018/19	2019/20 (Up to 30 Sep)	Total
Delivery (Net Units)	48*	290	95	278	200	911
Adjusted Target (Net Units)	238.5	246.4	242.0	258.3	255.9	-

*Note that 104 dwellings have already been delivered in the first half of 2015/2016 meaning total delivery for the year is forecast to be 152 dwellings.

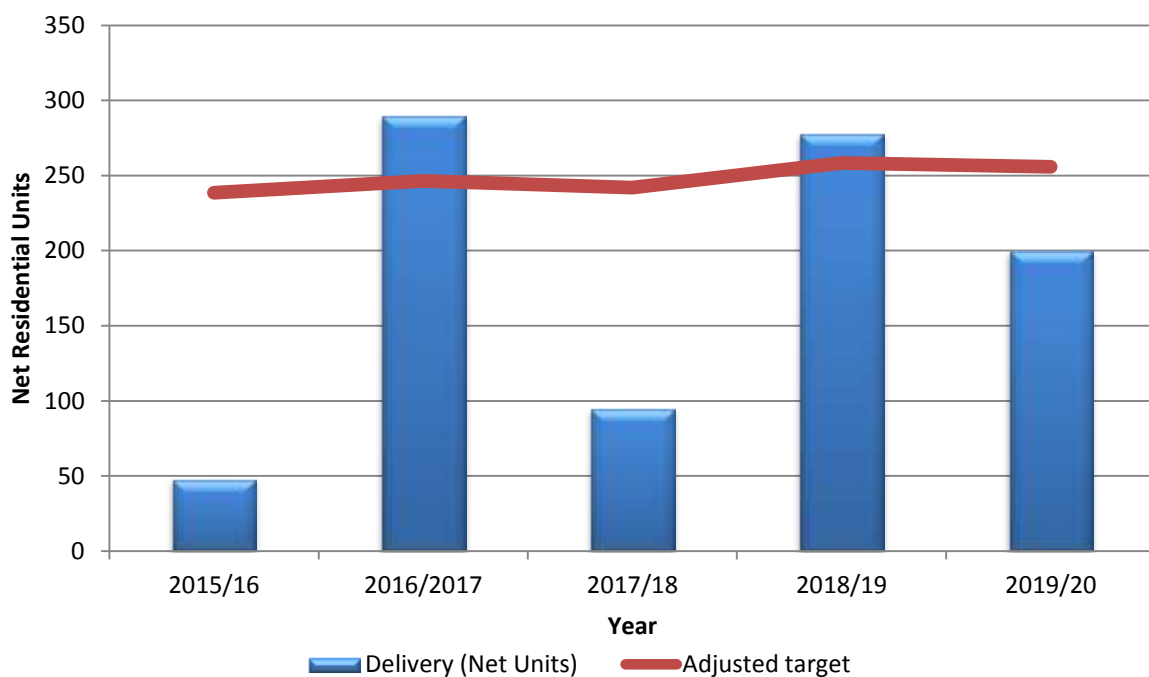


Figure 4 - Eastbourne 5 Year Housing Land Supply Summary

- 3.23 Table 13 shows the net housing delivery (net units) expected of the next 5 year period. The adjusted target figure for each year demonstrates the revised target for each year if the level of housing development is delivered as expected in each of the 5 years.
- 3.24 The National Planning Policy Framework now requires an additional 5% buffer on top of the 5 year supply local target to be identified. It is recommended that this includes residential sites moved forward from later in the plan period to ensure choice and competition in the market for land. Only where there has been a record of persistent under delivery of housing should this buffer be increased to 20%. This is not the case in Eastbourne, where the Council has oversupplied in total housing delivery over the nine year period from the start of the plan period (1 March 2006).

Table 14 - Eastbourne 5 Year Housing Land Supply Calculation and Targets

	Net Units
Total Housing Completions (1 April 2006 – 30 September 2015)	2,264
Residual Housing Requirement (until end of Planning Period)	2,758 over 11.5 years
Annual Delivery Target	240
5 Year Housing Land Supply Target (+5% buffer)	1,259
5 Year Housing Land Supply Target (+ 20% buffer)	1,438
Eastbourne 5 Year Housing Land Supply Total	911

- 3.25 Table 14 above demonstrates that the Council cannot meet its 5 Year Housing land supply target of 1,259 dwellings in isolation (without including windfall development). The identified 5 year housing land supply in Eastbourne is 76% of the base requirement, equating to around a 3.8 years supply. Identification of sites included in the Council's 5 Year housing land supply is provided in Appendix D of this report. The Council is committed to ensuring that sites identified for development within the next 5 years come forward for development. The Council continue to work closely with our neighbouring planning authority Wealden District Council in determining an appropriate housing land supply target for the wider housing Market area and will soon commence work on a new SHLAA (to also include employment sites).

Commercial Development

Additional Employment Floorspace

- 3.26 Employment floorspace is defined by class B1a (Office), B1b (Research & Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage & Distribution) uses.
- 3.27 The Core Strategy set a target of 55,430 sqm of additional employment floorspace between 2012 and 2027. However, the emerging Employment Land Local Plan revises this target to 43,000 sqm of employment floorspace between 2012 and 2027.
- 3.28 Over the monitoring period, there was a gross delivery of 6,339 sqm of employment floorspace, however this equated to a net loss of 14,577 sqm. Office uses (Class B1a) saw a significant net loss in floorspace of 17,249 sqm, mainly from change of use to residential via permitted development rights. Storage and Distribution uses (Class B8) saw a net increase in floorspace of 2,070 sqm, whilst General Industry uses (Class B2) saw a smaller net increase of 890 sqm.

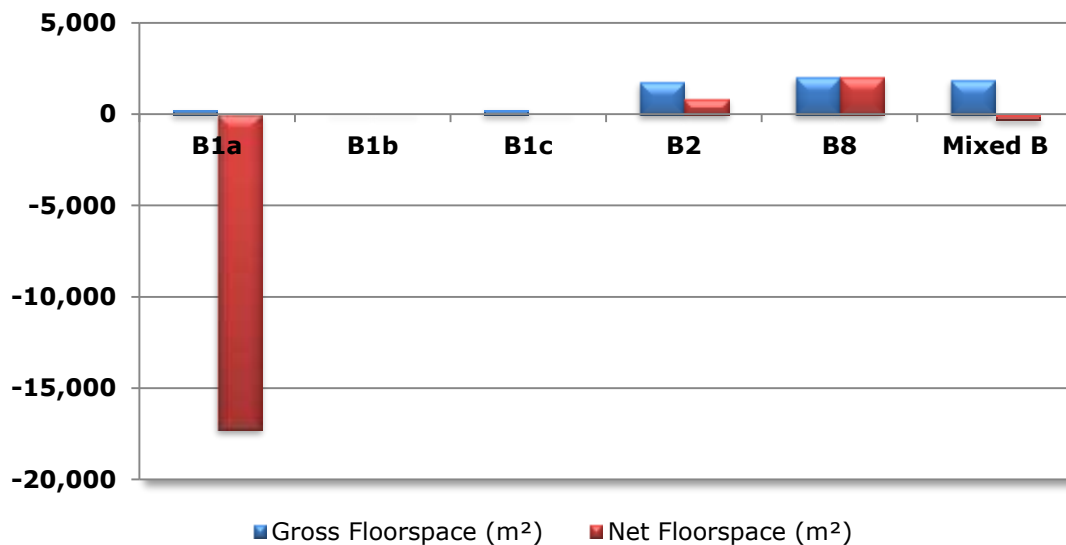


Figure 5 - Employment Floorspace completions

- 3.29 This is a further decrease on the delivery in the previous monitoring year when there was a net loss of 6,535 sqm of employment floorspace, which in itself was a significant decrease on the previous year. Figures for employment floorspace delivered over the monitoring year are outlined in Table 15.

Table 15 - Additional Employment Floorspace

2014/2015	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	271	0	295	1,803	2,070	1,900	6,339
Net Floorspace (m ²)	-17,249	0	7	890	2,070	-295	-14,577

3.30 There were individual 27 sites that involved a change in employment floorspace in the monitoring year. This includes four sites where there was a significant change in floorspace. Two of these sites involved a significant loss of office space: the change of use of the Dental Practice Board from class B1a (office) to D1; and the change of use of 48-50 St Leonards Road from class B1a (office) to class C3 (residential) via permitted development. The other two saw the provision of additional employment space on the town's Industrial Estates through the intensification of the White Knight Laundry site to provide new 'Mixed B' space, and the redevelopment of 19 Marshall Road to provide new class B2 space. A full list of all commercial development completions is provided in Appendix C.

3.31 The 2014/2015 monitoring year was the second year that contributed to meeting the Core Strategy target. The delivery of a net loss of 14,577 sqm over the monitoring year means that the remaining target has increased to 69,658 sqm, as shown in Table 16.

Table 16 – Delivery against Core Strategy Employment floorspace targets

Year	Annual Delivery	Total Delivered	Remaining
2012/2013	6,884 m ²	6,884 m ²	48,546 m ²
2013/2014	-6,535 m ²	349 m ²	55,081 m ²
2014/2015	-14,577 m ²	-14,228 m ²	69,658 m ²

3.32 The poor delivery of employment space against the Core Strategy targets indicates that Core Strategy Policy D2: Economy is not working effectively. However, this policy will be replaced on adoption of the Employment Land Local Plan.

3.33 The emerging Employment Land Local Plan revises the requirement for employment. The calculation for the requirement not only took into account a forecast for employment growth, but also considered the windfall loss of employment space. Therefore the employment land requirement is a gross requirement. It also specifies the locations for this requirement to be delivered, with 20,000 sqm of industrial and warehouse space to be delivered within the existing Industrial Estates, 3,000 sqm of office floorspace to be

delivered in the Town Centre, and 20,000sqm of B1 floorspace to be delivered at Sovereign Harbour.

3.34 Table 17 identifies the delivery of employment floorspace against the requirements in the emerging Employment Land Local Plan in the first three years of the plan period.

Table 17 – Delivery against Employment Land Local Plan Requirements

	2012/13	2013/14	2014/15	Total	Target	Remaining
Industrial Estates	147	118	4,831	5,096	20,000	14,904
Town Centre	120	53	230	403	3,000	2,597
Sovereign Harbour	0	0	0	0	20,000	20,000
Total	267	171	4,831	5,499	43,000	37,501

Previously Developed Land

3.35 All employment development in the monitoring period was built on previously developed land, as shown in Table 18. This is the same as the previous five years, where 100% of employment floorspace has been built on previously developed land.

Table 18 - Employment floorspace on Previously Developed Land

2014/2015	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m²)	271	0	295	1,803	2,070	1,900	6,339
% gross on PDL	100	n/a	100	n/a	100	n/a	100

Loss of Employment Land

3.36 There was a significant loss of employment uses to other non B-class uses during the monitoring year. The total amount of land that was previously in business use (B1a, B1b, B1c, B2 or B8 Use Class) that has changed to a non-business use class was 18,553 sqm (Table 19). The majority of this (12,525 sqm) was at the former Dental Practice Board site where there was a change of use from office (class B1a) to a Free School (class D1).

3.37 A total of 4,506 sqm of employment space was lost to residential use, the majority being from an office (class B1a) use via permitted development. However, the loss of employment space to residential only accounts for 25% of the total loss of employment space to other uses.

Table 19 - Loss of Employment Land

2014/2015	B1a	B1b	B1c	B2	B8	Mixed B	Total
To Non-B uses	17,200	0	288	93	0	972	17,581
To Residential	4,125	0	288	93	0	0	4,506

Employment Land Available

- 3.38 Employment land available consists of land allocated for employment use and sites that have been granted planning permission for employment uses but have not yet been completed.
- 3.39 The Core Strategy does not allocate land for employment use, but identifies employment land for a total of 63,600 m² additional employment floorspace. This consists of 30,000 m² at Sovereign Harbour, 3,000 m² in the Town Centre, and 30,600 m² through densification of Industrial Estates. However, this is being reviewed through the production of the Employment Land Local Plan.
- 3.40 Table 20 shows the employment land committed. There is a gross total of 24,753 sqm of employment land committed, with 20,000 sqm of this total being provided by the outline application at Sovereign Harbour. When losses to other uses are taking into account, there is a net total of 15,603 sqm committed. There is a particularly large loss of office space committed, and a significant amount of this can be attributed to the conversion of office to residential that has been encouraged by permitted development rights.

Table 20 - Employment Land Committed

2014/2015	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	311	0	304	73	1,715	22,350	24,753
Net Floorspace (m ²)	-4,833	0	-3,070	73	1,123	22,310	15,603

Town Centre Uses

- 3.41 This monitors the amount of additional floorspace development for uses that are associated with town centres. The National Planning Policy Framework (NPPF) (2012) identifies 'Main Town Centre Uses' as *retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums,*

galleries and concert halls, hotels and conference facilities). It is considered that these 'main town centre uses' are uses within Use Class Orders A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants & Cafés), A4 (Public Houses), B1a (Offices), C1 (Hotels) and D2 (Assembly and Leisure). This indicator monitors the delivery of these specific Use Classes within the designated Town Centre as well as across the Borough.

- 3.42 Table 21 shows the additional floorspace for town centre uses over the monitoring year. Within the Town Centre, there has been a net decrease of 2,945 sqm of 'town centre uses'.
- 3.43 Within the Town Centre, there was a net increase in classes A3 (Restaurants), A4 (Public Houses), C1 (Hotels) and D2 (Assembly & Leisure) uses, but a decrease in classes A1 (Retail) and B1a (Offices). There were six developments that resulted in an increase in A1 floorspace, including a significant loss of 2,311 sqm at the former Co-Op on Terminus Road. There were also nine developments where there was a significant loss of office floorspace, which is a result of the relaxation of permitted development rights to allow change of use from office to residential. There were two developments that delivered additional class C1 (Hotel) floorspace, but there were an additional three developments that resulted in minor losses.
- 3.44 Outside of the town centre, there were two developments resulting in new class A1 (retail) space, one of which was the conversion from a Public House under permitted development rights. Three Public Houses (class A4) were lost in total, although there was an increase in the amount of class D2 (Assembly & Leisure) floorspace due to two separate developments. The significant loss of office (class B1a) was mainly due to the conversion of the former Dental Practice Board, as discussed earlier.

Table 21 - Additional Town Centre uses floorspace

2014/2015		A1	A2	A3	A4	B1a	C1	D2	Total
Town Centre	Gross Floorspace	61	0	139	890	230	4,113	205	5,638
	Net Floorspace	-2,691	0	139	257	-3,718	2,863	205	-2,945
LA Area	Gross Floorspace	1,296	0	208	890	271	4,113	1,146	7,924
	Net Floorspace	-1,751	0	153	-694	-17,249	2,863	1,146	-15,532

- 3.45 Figure 6 shows that the majority of the change in classes A1 (Retail) and C1 (Hotels) took place in the Town Centre, whilst the most significant change in

classes B1a (Office) and D2 (Assembly & Leisure) occurred outside of the Town Centre.

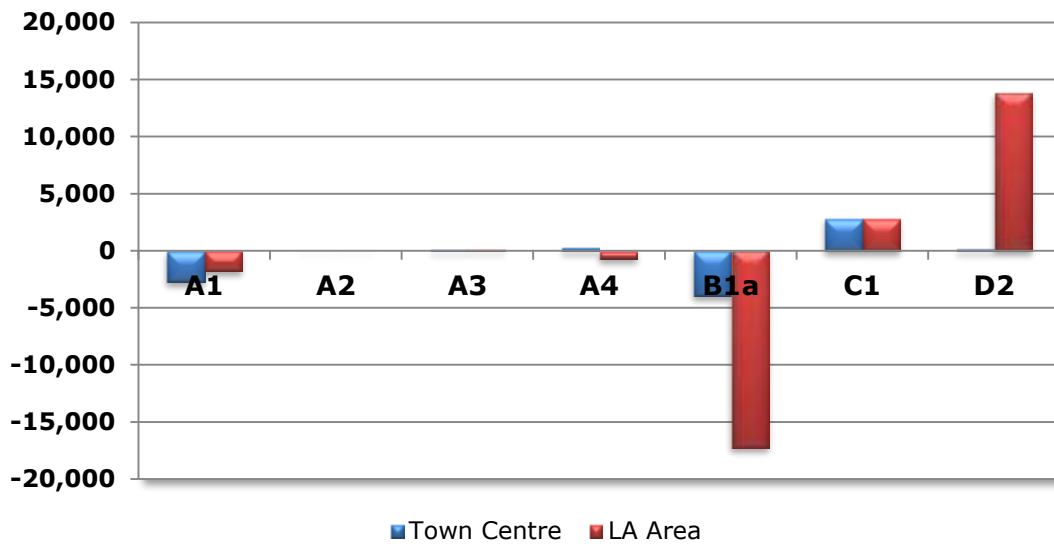


Figure 6 - Additional Town Centre uses

Environment*Water and Flooding*

3.46 Flood protection and water quality issues are of great importance in Eastbourne. Eastbourne Borough Council and Wealden District Council jointly commissioned consultants to prepare a Strategic Flood Risk Assessment (SFRA). Under the provisions of the National Planning Policy Framework (NPPF), local authorities are required to undertake SFRAs in order to provide a detailed and robust assessment of the extent and nature of the risk of flooding. Stage 1 and Stage 2 of the Strategic Flood Risk Assessment have been completed and are available to view on the Council's website.

Table 22 - Planning applications approved with objections from the Environment Agency

Year	Flood Risk	Water Quality
2008/2009	0	0
2009/2010	0	0
2010/2011	0	0
2011/2012	0	0
2012/2013	0	0
2013/2014	0	0
2014/2015	0	0
Total	0	0

3.47 The Environment Agency did not object to any planning applications in Eastbourne during the 2014/2015 monitoring year on flood risk or water quality grounds, and therefore there were no planning applications approved contrary to Environment Agency advice on these issues. There have been no applications approved contrary to Environment Agency advice on flood risk or water quality grounds for the last 7 years. This is shown in Table 22.

Biodiversity & Natural Habitats

3.48 The Sussex Biodiversity Record Centre provides Eastbourne Borough Council with a Desktop Biodiversity Report for the monitoring period 2014/2015. This gives statistical breakdowns of planning applications in areas of biodiversity importance and how they have been affected, which allows the change in areas of biodiversity importance to be monitored.

3.49 There have been 16 planning applications that have been within or abutting designated sites or reserves. Two of these were abutting the National Park, but did not infringe on National Park within the Eastbourne Borough

boundary³. Eight applications infringed upon Local Wildlife Sites, with a total area of 0.6 hectares of SNCI's infringed, which represents 0.8% of the total area of SNCI. The most notable infringement took place on 'notable grass verge' where one application resulted in 21.5% of the area being infringed.

Table 23 - Designated sites and reserves affected by planning applications

Designated sites and reserves		Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
International	Ramsar	0.0	0.0	0	0.0	0.0
	Special Area of Conservation	0.0	0.0	0	0.0	0.0
	Special Protection Area	0.0	0.0	0	0.0	0.0
National	Area of Outstanding Natural Beauty	0.0	0.0	0	0.0	0.0
	National Nature Reserve	0.0	0.0	0	0.0	0.0
	National Park	1905.0	41.8	2	0.0	0.0
	Site of Special Scientific Interest	371.4	8.2	2	0.0	0.0
Local	Country Park	70.1	1.5	0	0.0	0.0
	Local Geological Site	114.4	2.5	0	0.0	0.0
	Local Nature Reserve	0.0	0.0	0	0.0	0.0
	Notable Road Verge	0.9	0.02	1	0.2	21.5
	Local Wildlife Sites (formerly SNCI)	78.0	1.7	8	0.6	0.8
Reserve / Property	Environmental Stewardship Scheme	1785.8	39.2	5	0.0	0.0
	National Trust	0.1	0.0	0	0.0	0.0
	RSPB Reserve	0.0	0.0	0	0.0	0.0
	Sussex Wildlife Trust	0.0	0.0	0	0.0	0.0
	Woodland Trust	0.0	0.0	0	0.0	0.0

³ The planning function for the National Park is under the jurisdiction of the South Downs National Park Authority

3.50 The largest habitats in Eastbourne are coastal & floodplain grazing marsh (6.5% of Eastbourne), lowland calcareous grassland (6.5%) and deciduous woodland (4.9%).

3.51 There were 11 applications that infringed upon identified habitats. This includes 5 on deciduous woodland, 2 on coastal & floodplain grazing marsh, 2 on lowland calcareous grassland, and 2 on ancient woodland. There was not a significant impact on habitats this year with only 0.4% of coastal and floodplain grazing marsh being infringed.

Table 24 - Habitats affected by planning applications

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Ancient Woodland	21.9	0.5	2	0.0	0.0
Coastal & floodplain grazing marsh	296.2	6.5	2	1.2	0.4
Coastal saltmarsh	0.0	0.0	0	0.0	0.0
Coastal sand dunes	0.0	0.0	0	0.0	0.0
Coastal vegetated shingle	15.3	0.3	0	0.0	0.0
Deciduous woodland	225.0	4.9	5	0.1	0.0
Ghyll woodland	0.0	0.0	0	0.0	0.0
Intertidal chalk	60.1	1.3	0	0.0	0.0
Intertidal mudflat	7.3	0.2	1	0.0	0.0
Lowland calcareous grassland	297.2	6.5	2	0.0	0.0
Lowland fen	1.2	0.0	0	0.0	0.0
Lowland heathland	0.0	0.0	0	0.0	0.0
Lowland meadow	0.0	0.0	0	0.0	0.0
Maritime cliff and slope	25.8	0.6	0	0.0	0.0
Reedbed	11.6	0.3	0	0.0	0.0
Saline lagoon	0.0	0.0	0	0.0	0.0
Traditional orchard	0.2	0.0	0	0.0	0.0
Wood-pasture and parkland	0.0	0.0	0	0.0	0.0

3.52 In Eastbourne, 4,139 species data have been recorded. In 2014/2015, there were 198 applications within a 200m buffer of a rare species record, which equates to 46.3% of all applications.

3.53 Wildlife & Countryside Act species and Rare species, all had a significant number of applications within a 200m buffer of the species record and had

the highest percentage of planning applications within 200m of that species record.

Table 25 - Species affected by planning applications

Species	Number of Records	No. of applications with species records within 200m buffer	% of applications with species records within 200m buffer
European Protected Species	105	149	34.8
Wildlife & Countryside Act Species	304	217	50.7
Bats	102	149	34.8
Notable Birds	1270	103	24.1
Section 41 Species	5593	151	35.3
Rare species (excludes bat and birds)	1480	198	46.3
Invasive alien species	245	152	35.5
Ancient Tree Hunt	14	36	8.4
Tree Register	1	4	0.9
Black poplar	0	0	0.0

3.54 The nationally important wildlife sites in Eastbourne are in the form of Sites of Special Scientific Interest (SSSIs). There are two SSSIs within the Borough, although there are seven individual units. The 'Willingdon Down SSSI' is one unit, while the 'Seaford to Beachy Head SSSI' contains a number of units, six of which are within Eastbourne. In total, the SSSIs in Eastbourne cover an area of approximately 383.5 hectares.

3.55 Of the seven SSSI units, five are in 'Favourable' condition, including the 'Willingdon Down SSSI', which represents 71.4% in 'Favourable' condition. The remaining two units, located in the 'Seaford to Beachy Head' SSSI, are in 'Unfavourable Recovering' condition, which represents 28.6%.








Table 26 - SSSI Unit Condition

SSSI Condition	No. of Units	% of Units
Favourable	5	71.4
Unfavourable recovering	2	28.6
Unfavourable no change	0	0.0
Unfavourable declining	0	0.0
Part destroyed	0	0.0
Destroyed	0	0.0
Total	7	100.0

4.0 Monitoring of Local Plans

4.1 The Monitoring Frameworks of Local Plans will be used for policy and performance monitoring to see how effective the Local Plans are. Each policy within the Local Plans has a number of indicators which will help to monitor each objective. The most up to date data have been used, but in some cases there is a significant delay in the availability of data.















4.2 The performance during the monitoring year will be classified in the following ways:

-  = Performing well against target
-  = Performing adequately against target
-  = Performing poorly against target
-  = Performance against target unknown
-  = Improvement on previous monitoring year
-  = Deterioration on previous year
-  = No change / no comparison to previous year

















Core Strategy Monitoring Framework















4.3 The table below sets out the framework against which the policies in the Core Strategy will be monitored. Each policy has targets and indicators which provide the basis for the monitoring framework. It will provide the key mechanism for ensuring that Council's vision and the spatial objectives and policies stemming from it are successfully delivered. The Monitoring Report will demonstrate the effectiveness of the Core Strategy and whether it needs to be reviewed at any point during its lifetime.

Table 27 - Core Strategy Monitoring Framework

Policy	Targets	Indicators	Performance 2014/2015
B1: Spatial Distribution	To provide 240 dwellings per annum across the Borough and achieve a total of 5,022 net additional dwellings between 2006- 2027.	a) Number of annual housing completions	a) 160 units  
	To prioritise development for new dwellings in the Town Centre regeneration area, the Sovereign Harbour neighbourhood.	b) Number of annual housing completions at the Town Centre	b) 87 units  
		c) Number of annual housing completions in the Sovereign Harbour neighbourhood	c) 0 units  
B2:Sustainable Neighbourhoods	To provide services and facilities locally within walking distance of local residents.	a) Increase in sustainability scores for individual neighbourhoods.	a) The resources required to review of the Sustainable Neighbourhood Assessment have not been available  
C1: Town Centre Neighbourhood Policy	To prioritise the delivery of 1,190 net dwellings before 2027 to assist in the regeneration of the Town Centre;	a) Number of annual housing completions in the Town Centre compared against the annual average target for the neighbourhood	a) 87 units delivered, which is higher than the annual target of 83.8  
	Improving and maintaining the effective balance between jobs and homes. Increase the amount of tourism, cultural and community facilities available in the neighbourhood	b) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	b) -2,162 sqm / 87 units A uses – -2,295 sqm B uses – -3,718 sqm D uses – +681 sqm Other – +3,170 sqm  
	Enhance Eastbourne’s town centre as a shopping destination No conservation area consents should be approved contrary to the advice of English Heritage	c) Net increase in tourist accommodation bed spaces in the Town Centre	c) Net gain of 58 rooms • Premier Inn +65 beds • Beach Haven Guest House –6 beds • Camberley Hotel -18 beds • Cavendish Hotel +17 beds  

Policy	Targets	Indicators	Performance 2014/2015
		d) Net increase in hotels, bed and breakfasts and other visitor accommodation within the Town Centre which have national quality accreditation	d) Information not available ? ⇄
		e) Increase in sustainability index for access to community facilities	e) The resources required to review the Sustainable Neighbourhood Assessment have not been available ? ⇄
C2: Upperton Neighbourhood Policy	To deliver 399 net units within Upperton before 2027	a) Number of annual housing completions in Upperton compared against the annual average target for the neighbourhood	a) 0 units delivered, which is 32.1 units less than the annual target of 32.1 ✗ ↓
	To increase the delivery of affordable housing within Upperton	b) Proportion of affordable housing delivered against overall housing delivery in Upperton	b) 0 units ✗ ⇄
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Number of additional community facilities provided within Upperton	c) None ✗ ⇄
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood	d) Increase in sustainability index for access to community facilities	d) The resources required to review the Sustainable Neighbourhood Assessment have not been available ? ⇄
C3: Seaside Neighbourhood Policy	Provide new and improve access to community and sports facilities within Upperton		
	To deliver 448 net units within Seaside before 2027	a) Number of annual housing completions in Seaside compared against the annual average target for the neighbourhood	a) 11 units delivered, which is 11.4 units less than the annual target of 22.4 ✗ ↓
	Increase the amount of tourism and cultural facilities available in Eastbourne	b) Net increase in new tourism and	b) None ✗ ⇄
	All new homes to achieve Code		

Policy	Targets	Indicators	Performance 2014/2015
	Level 4	leisure facilities provided	
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 37.9% (2011 Census data)  
		d) Renewable energy capacity installation by type in Seaside	d) The resources required to monitor renewable energy capacity have not been available  
C4: Old Town Neighbourhood Policy	To deliver 101 net units within Old Town before 2027	a) Number of annual housing completions in Old Town compared against the annual average target for the neighbourhood	a) 5 units delivered, which is 2.3 units less than the annual target of 6.7  
	No conservation area consents should be approved contrary to the advice of English Heritage		
	Maintain a sustainable network of local shopping facilities across Eastbourne	b) Proportion of vacant shops in all centres within Old Town	b) 8.3% (5 of 60 units)  
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 27.5% (2011 Census data)  
C5: Ocklynge & Rodmill Neighbourhood Policy	To deliver 258 net units within Ocklynge & Rodmill before 2027	a) Number of annual housing completions in Ocklynge & Rodmill compared against the annual average target for the neighbourhood	a) 5 units delivered compared to annual target of 21.2  
	To increase the delivery of affordable housing within Ocklynge & Rodmill		
	Provide new and improve access to community and sports facilities within Ocklynge & Rodmill	b) Proportion of affordable housing delivered against overall housing delivery in Ocklynge & Rodmill	b) 0 units  
	Provision of safe walking and cycling routes across the neighbourhood	c) Net increase in new tourism and leisure facilities provided	c) None  

Policy	Targets	Indicators	Performance 2014/2015
	All new homes to achieve Code Level 4	d) Percentage of journeys to work undertaken by sustainable modes	d) 28.3% (2011 Census data)  
		e) Renewable energy capacity installation by type in Ocklynge & Rodmill	e) The resources required to monitor renewable energy capacity have not been available  
C6: Roselands and Bridgemere Neighbourhood Policy	To deliver 116 net units within Roselands and Bridgemere before 2027	a) Number of annual housing completions in Roselands & Bridgemere compared against the annual average target for the neighbourhood	a) 2 units completed compared to annual target of 8.3  
	Improving and maintaining the effective balance between jobs and homes	b) The amount of net open space which is created by new development. This will be informed by regular reviews of all open space resources in Eastbourne.	b) The resources required to review the Open Space Assessment have not been available  
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood		
	All new homes to achieve Code Level 4	c) Renewable energy capacity installation by type in Roselands & Bridgemere	c) The resources required to monitor renewable energy capacity have not been available  
C7: Hampden Park Neighbourhood Policy	To deliver 84 net units within Hampden Park before 2027	a) Number of annual housing completions in Hampden Park compared against the annual average target for the neighbourhood	a) 4 units compared to annual additional target of 6.8  
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood		
	Provision of safe walking and cycling routes across the neighbourhood	b) Percentage of journeys to work undertaken by sustainable modes	b) 27.4% (2011 Census data)  

















Policy	Targets	Indicators	Performance 2014/2015
	Maintain a sustainable network of local shopping facilities across Eastbourne	c) Proportion of vacant shops in all centres within Hampden Park	c) 16.7% (8 of 48 units) ✘ ↓
C8: Langney Neighbourhood Policy	To deliver 178 net units within Langney before 2027	a) Number of annual housing completions in Langney compared against the annual average target for the neighbourhood	a) 10 units delivered compared to annual target of 12.4 ✘ ↓
	To increase the delivery of affordable housing within Langney	b) Proportion of affordable housing delivered against overall housing delivery in Langney	b) 9 affordable units out of a total of 10 units delivered in Langney (90%) ✓ ↑
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 20.2% (2011 Census data) ✘ ↔
	Improve retail and leisure offer within Langney Shopping Centre, as part of future extension and redevelopment of the area	d) Number of vacant uses and shops within Langney Shopping Centre	d) 0% (0 of 32 units) ✓ ↑
C9: Shinewater & North Langney Neighbourhood Policy	To deliver 69 net units Shinewater & North Langney before 2027	a) Number of annual housing completions in Shinewater & North Langney compared against the annual average target for the neighbourhood	a) 14 new units delivered compared to annual target of 4.4 ✓ ↑
	Provide new and improve access to community and sports facilities within Shinewater & North Langney	b) Net increase in new community and leisure facilities provided	b) None ✘ ↔
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.4% (2011 Census data) ✘ ↔
	High quality and accessible open space provision throughout the neighbourhood	d) The quality of open space, informed by regular reviews of all open space resources in the neighbourhood	d) The resources required to review the Open Space Assessment have not been available ? ↔

















Policy	Targets	Indicators	Performance 2014/2015
C10: Summerdown & Saffrons Neighbourhood Policy	To deliver 40 net units within Summerdown & Saffrons before 2027	a) Number of annual housing completions in Summerdown & Saffrons compared against the annual average target for the neighbourhood	a) -2 units compared to annual target of 3.5 net additional dwellings ✘ ↓
	To increase the delivery of affordable housing within Summerdown & Saffrons	b) Proportion of affordable housing delivered against overall housing delivery in Summerdown & Saffrons	b) 0 units ✘ ↔
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Percentage of journeys to work undertaken by sustainable modes	c) 30.8% (2011 Census data) ✔ ↔
	Provide improved access to community and sports facilities and open space within Summerdown & Saffrons		
C11: Meads Neighbourhood Policy	Provision of safe walking and cycling routes across the neighbourhood		
	To deliver 358 net units within Meads before 2027	a) Number of annual housing completions in Meads compared against the annual average target for the neighbourhood	a) 6 units delivered, which is significantly less than the annual target of 23.0 ✘ ↓
	No conservation area consents should be approved contrary to the advice of English Heritage	b) Net increase in community facilities within the neighbourhood	b) None ✘ ↔
	Provide new and improve access to community and sports facilities within Meads	c) Percentage of journeys to work undertaken by sustainable modes	c) 42.7% (2011 Census data) ✔ ↔
C12: Ratton & Willingdon Village	Provision of safe walking and cycling routes across the neighbourhood	d) Renewable energy capacity installation by type in Meads	d) The resources required to monitor renewable energy capacity have not been available ? ↔
	All new homes to achieve Code Level 4		
C12: Ratton & Willingdon Village	To deliver 12 net units within Ratton & Willingdon Village before 2027	a) Number of annual housing completions in Ratton &	a) No new units delivered, compared to the annual target of 0.7 ✘ ↔



















Policy	Targets	Indicators	Performance 2014/2015
Neighbourhood Policy	To increase the delivery of affordable housing within Ratton & Willingdon Village	Willingdon Village compared against the annual average target for the neighbourhood	
	Provision of safe walking and cycling routes across the neighbourhood	b) Proportion of affordable housing delivered against overall housing delivery in Ratton & Willingdon Village	b) 0 units ✘ ↔
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.9% (2011 Census data) ✘ ↔
C13: St Anthony's & Langney Point Neighbourhood Policy	To deliver 25 net units within St Anthony's & Langney Point before 2027	a) Number of annual housing completions in St Anthony's & Langney Point compared against the annual average target for the neighbourhood	a) 17 units delivered compared to annual target of 0.2 ✔ ↑
	To increase the delivery of affordable housing within St Anthony's & Langney Point	b) Proportion of affordable housing delivered against overall housing delivery in St Anthony's & Langney Point	b) 0 affordable units out of a total of 17 units delivered (0%) ~ ↑
	Improving and maintaining the effective balance between jobs and homes	c) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	c) 2,686 sqm / 17 units A use - 0 sqm B use - +1,144 sqm D use - 0 sqm Other - +1,542 sqm ✘ ↓
	Provision of safe walking and cycling routes across the neighbourhood	d) Percentage of journeys to work undertaken by sustainable modes	d) 18.9% (2011 Census data) ✘ ↔
	Provide new and improve access to community and sports facilities within St Anthony's & Langney Point	e) Net increase in leisure facilities within the neighbourhood	e) None ✘ ↓



Policy	Targets	Indicators	Performance 2014/2015
C14: Sovereign Harbour Neighbourhood Policy	To deliver up to a maximum of 150 net units within Sovereign Harbour before 2027	a) Number of annual housing completions in Sovereign Harbour compared against the annual average target for the neighbourhood	a) No units delivered compared to annual target of 12.5 ✘ ↔
	Provide new and improve access to community, health facilities and open space within Sovereign Harbour	b) Net increase in community, health facilities and accessible open space within the neighbourhood	b) None ✘ ↔
	To increase the delivery of affordable housing within Sovereign Harbour	c) Proportion of affordable housing delivered against overall housing delivery in Sovereign Harbour	c) None ✘ ↔
	Provision of safe walking and cycling routes across the neighbourhood	d) Percentage of journeys to work undertaken by sustainable modes	d) 18.2% (2011 Census data) ✘ ↔
	All new homes to achieve Code Level 4	e) Renewable energy capacity installation by type in Sovereign Harbour	e) The resources required to monitor renewable energy capacity have not been available ? ↔
	Improving and maintaining the effective balance between jobs and homes	f) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	f) 0 sqm / 0 units ✘ ↔
D1: Sustainable Development	All new homes achieve Code Level 4. All new developments incorporate renewable energy technologies	a) Renewable energy capacity installation by type	a) The resources required to monitor renewable energy capacity have not been available ? ↔
D2: Economy	Well paid jobs for local people with a workforce skilled to match employment opportunities	a) Amount of land developed for employment by type	a) B1a – -17,249 sqm B1b – 0 sqm B1c – +7 sqm ✘ ↓

Policy	Targets	Indicators	Performance 2014/2015
	Improving and maintaining the effective balance between jobs and homes.		B2 – +890 sqm B8 – +2,070 sqm Mix B – -295 sqm Total – -14,577 sqm
		b) Amount of employment land lost to residential development	a) B1a – 4,125 sqm B1b – 0 sqm B1c – 288 sqm B2 – 93 sqm B8 – 0 sqm Mix B – 0 sqm Total – 4,506 sqm ✘ ↓
		c) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	b) 4,794 sqm / 160 units A use – -2,292 sqm B use – -14,577 sqm D use – +15,016 sqm Other – +6,647 sqm ~ ↔
D3: Tourism and Culture	Increase the total number and quality of tourist bed spaces Increase the amount of tourism and cultural facilities available in Eastbourne. Increase the number of leisure facilities available in Eastbourne	a) Net increase in tourist accommodation bed spaces in Eastbourne b) Net increase in hotels, bed and breakfasts and other visitor accommodation which have	a) Net gain of 58 rooms <ul style="list-style-type: none"> • Premier Inn +65 beds • Beach Haven Guest House -6 beds • Camberley Hotel -18 beds • Cavendish Hotel +17 beds ✔ ↑ b) Information not available ? ↔

Policy	Targets	Indicators	Performance 2014/2015
		national quality accreditation	
		c) Net increase in new tourism and leisure facilities provided	c) 205 sqm of D2 use (Gym)  
D4: Shopping	Enhance Eastbourne town centre's role as a shopping destination Maintain a sustainable network of local shopping facilities across Eastbourne	a) Proportion of vacant shops in all centres	a) 8.1% (57 out of 705 units)  
		b) Number of non-retail users on primary and secondary shopping frontages	b) Primary frontage: A1 – 128 (83.4%)  
			Non A1 – 24 (16.6%)  
			Secondary frontage: A1 – 122 (56.3%)  
Non A1 – 92 (43.7%)			
D5: Housing	Deliver at least 30% affordable housing in low market areas and 40% affordable housing in high market areas	a) Affordable housing will be monitored on an annual basis in terms of permissions, commitments and completions	a) Completions were lower than the last monitoring year at 24 units.  
		b) The type and tenure of housing delivered as measured against needs indicated in the Strategic Housing Market Assessment	b) Of the 24 units delivered, all were for affordable rent. This tenure was negotiated as at the time they were submitted, and they generally match the requirements of the SHMA.  
		c) Number of affordable units secured	c) 24 affordable housing through change of tenure and reconfiguration of existing properties and one redevelopment of a former public house.  

Policy	Targets	Indicators	Performance 2014/2015
D6: Gypsies, Travellers and Travelling Showpeople	Provide a level of gypsy, traveller and travelling showpeople's residential and transit pitches in accordance with need assessments and contributing to the need for transit pitches in East Sussex	a) Number of additional gypsy, traveller and travelling showpeople's residential and transit pitches permitted and delivered.	a) None  
D7: Community, Sports and Health	Provide new or improve access to community, health and sports facilities within the neighbourhoods.	a) Number of additional facilities provided	a) 7 new facilities or extensions to existing facilities provided (Extension to Nursery, Extension to School, New School and Sports Hall, Extension to Health Centre, New Nursery, new Teaching Accommodation)  
		b) Increase in sustainability index for access to community facilities	b) The resources required to review the Sustainable Neighbourhood Assessment have not been available  
D8: Sustainable Travel	Ensure that all new development is located within 400 metres of a bus stop.	a) Percentage of new development located within 400 metres of a bus stop	a) 98.2% of the 57 residential development completed in monitoring year  
	Ensure that all new development is located within 800 metres of local services	b) Percentage of new development located within 800 metres of district, local or neighbourhood centre	b) 98.2% of the 57 residential development completed in monitoring year  
		c) Percentage of journeys to work undertaken by sustainable modes	c) 29.6% (2011 Census data)  
		d) Number of Travel Plans required as a condition of planning approval	d) None  
D9: Natural Environment	Preparation of a Green Network Plan	a) Number of planning permissions granted contrary to the advice of	a) None  

Policy	Targets	Indicators	Performance 2014/2015
	High quality and easily accessible allotment provision throughout Eastbourne	the advice of the Environment Agency on flood defence grounds	
	No net loss of areas of biodiversity importance	b) Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds	b) None  
		c) The amount of net open space which is created by new development. This will be informed by regular reviews of all open space resources in Eastbourne.	c) The resources required to review the Open Space Assessment have not been available  
		d) Implementation of Green Network Plan	d) Not implemented  
D10: Historic Environment	Reduction in percentage of Listed Buildings at risk	a) Number of listed buildings and buildings at risk	a) 269 listed buildings, with 0 new buildings added in monitoring year  
	No loss of Listed Buildings or Scheduled Monuments	b) Number and area of Conservation Area and Article 4 Directions	b) 12 Conservation Areas / 0 Article 4 Directions  
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Number of Scheduled Monuments damaged as result of development	c) None  
D11: Eastbourne Park	Enhancement of Eastbourne Park as an ecological, archaeological and leisure resource	a) Creation of nature reserve	a) Not implemented  
		b) Creation of wetland centre	b) Not implemented  
E1: Infrastructure Delivery	A monitoring framework is in place to collect and report on all financial contributions received from developers in relation to the	a) The amount and level of financial contributions received by 2027	a) There have been no CIL cases this monitoring year or since 1 April 2015 where development has commenced, therefore no money has been  

Policy	Targets	Indicators	Performance 2014/2015
	Community Infrastructure Levy and other developer contributions.		received by the Council, and none has been allocated or spent
		b) Monitoring against financial levels set out in the Infrastructure Delivery Plan by 2027	b) Will continue to be monitored annual once CIL monies start to be received.  

Commentary



- 4.4 Overall performance of the Core Strategy has been mixed, with some indicators performing well and increasing on the previous year, whilst there has been a poorer performance than the previous year with others.
- 4.5 Of the total of 91 indicators, 22 indicators showed a good performance (24.2%). This is a comparable performance to the previous monitoring year.
- 4.6 The Core Strategy policies have performed well in relation to housing delivery in specific neighbourhoods, vacancies in shopping areas, net increase in tourism accommodation bed spaces and the general sustainability of development. Housing delivery within the three neighbourhoods of Town Centre, Shinewater & North Langney and St Anthony’s & Langney Point exceeded the annual average target. Low vacancies across the shopping centres, has meant that performance against the shopping related targets has been good. In addition, high percentages of applications were within accessibility catchments for bus stops and local centres, ensuring good sustainability of development.
- 4.7 There has been a particularly poor performance in relation to the delivery of commercial development, but also within indicators related to the delivery of housing within certain neighbourhoods, and within indicators related to the delivery of affordable housing. There has been a significant loss of employment land over the monitoring period, which has upset the balance of housing and employment. A number of neighbourhoods have had poor housing delivery, including Upperton, Summerdown & Saffrons and Ratton & Willingdon Village. The performance of Core Strategy policies within the Town Centre has been particularly poor, and has so far not delivered a balance between housing and employment uses.











- 4.8 In addition, there has been little progress during the monitoring year on implementing the Eastbourne Park Supplementary Planning Document, and therefore the performance of the Eastbourne Park policies in the Core Strategy is poor. However, work on Eastbourne Park has been on-going over the monitoring year and it is a long-term project that may not bear fruit for a few more years.
- 4.9 The indicators where performance deteriorated on the previous year are mainly related to commercial development and housing delivery in certain neighbourhoods. There was a significant loss of commercial floorspace compared to the previous year, and the gross amount delivered was also less.

Town Centre Local Plan Monitoring Framework













4.10 The table below sets out the framework against which the policies in the Town Centre Local Plan (TCLP) will be monitored. Each policy has targets and indicators which provide the basis for the monitoring framework. Monitoring the policies will reveal whether the policies and proposals in the TCLP are being successfully implemented and whether the Council’s Vision for the Town Centre is being achieved by the policies and proposals. The Monitoring Report will demonstrate the effectiveness of the TCLP and whether it needs to be reviewed at any point during its lifetime.















Table 28 - Town Centre Local Plan Monitoring Framework











Policy	Target	Indicators	Performance 2014/2015
TC1 Character Areas	<p>Improve identity and legibility of Town Centre, through the identification of 7 character areas</p> <p>Provide a complementary mix of uses in each area that support and strengthen its overall character of each area</p>	a) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	<p>a) There has been no progress towards a Wayfinding Strategy so far</p> <p style="text-align: right;"> </p>















Policy	Target	Indicators	Performance 2014/2015	
TC2 Town Centre Structure	Secure investment for key approaches, gateways, streets and public spaces Ensure key approaches gateways, streets and public spaces within or in close proximity to Development Opportunity Sites are included in development proposals	a) Amount of financial contributions received from town centre schemes towards approaches, gateways, streets and public spaces	a) None in monitoring year (Upon commencement of the Arndale Extension scheme, PRLP are required to make a financial contribution to the £3.25m planned improvements to the pedestrian environment in Terminus Road)	 
		b) Number and size of public realm enhancement projects implemented comprising approaches, gateways, streets and public spaces (i) within the Town Centre and (ii) linked to Development Opportunity Sites	b) None in monitoring year.	 
TC3 Mixed Use Development	Increase proportion of mixed use as part of major development proposals in the Town Centre	a) Number of planning applications approved and implemented for mixed use development schemes compared against other single use developments per annum in the Town Centre	a) Development Opportunity Site 5: mixed use, hotel and retail at ground floor completed within monitoring year.	 
		b) Amount of new retail, residential and employment approved and implemented on development and redevelopment sites, compared against local targets in the Eastbourne Core Strategy Local Plan	b) No progress on the Development Opportunity Sites within the monitoring year.	 
TC4 Primary Retail Area	Maintain dominance of A1 retail uses within the primary retail area, compared to A2, A3, A4 and other	a) Proportion of non-A1 retail uses present in Primary Retail frontages, compared to policy	a) Overall – 83.4% in A1 use Arndale Centre – 96.7% in A1 use	 

Policy	Target	Indicators	Performance 2014/2015
	<p>non-retail uses.</p> <p>90% in Arndale Shopping Centre</p> <p>75% in other Primary Shopping Areas</p> <p>No more than three consecutive units are in A2, A3, A4 or other non-retail use</p>	<p>requirement</p> <p>b) Number of instances where there are more than three consecutive uses in A2, A3 or A4 use, against a target of 0</p>	<p>Other – 72.9% in A1 use</p> <p>b) No instances of more than three consecutive non-A1 uses</p> <p>✓ ↑</p>
TC5 Secondary Retail Areas	<p>Maintain dominance of small and independent retail uses within the secondary retail areas</p> <p>Resist the amalgamation of single units into larger retail units</p> <p>Ensure at least 65% of frontages are within A1 retail use</p>	<p>a) Proportion of non-A1 retail uses present in Secondary Retail frontages, compared to policy requirement</p>	<p>a) 56.3% in A1 use</p> <p>✗ ↓</p>
TC6 Residential Development in the Town Centre	<p>Secure increase in well designed new residential development that accord with the design criteria of the policy</p> <p>Provide a range of dwelling sizes (from 1 to 3 bedroom) and tenures within the Town Centre</p> <p>Deliver 1190 net units in the Town Centre over the next 15 year period (2012-2027)</p>	<p>a) Annual delivery of net residential units, compared against Town Centre target</p> <p>b) Number of new dwellings negotiated and approved in accordance with TCLP design criteria.</p>	<p>a) 87 units delivered, which is more than the annual target of 83.8</p> <p>b) Not possible to monitoring currently</p> <p>✓ ↑</p> <p>? ↔</p>
TC7 Supporting the Evening and Night-time	<p>Increasing the diversity and offer of the evening economy through new A3 and A4 premises in key</p>	<p>a) Number of new A3 and A4 businesses approved in each of the evening economy key locations where an application</p>	<p>a) None</p> <p>~ ↔</p>

Policy	Target	Indicators	Performance 2014/2015
Economy	locations	for planning permission or change of use is approved	
TC8 Arts Trail	Enhance legibility and presence of the Arts District and improve awareness of independent retailing through design and implementation of an Arts Trail	a) Tracking performance against Implementation of an arts trail within the next 5 years	a) There has been no progress towards an Arts Trail so far  
TC9 Development Quality	Enhance the design quality of new buildings and development proposals Ensure key historic buildings and areas of historic value are respected	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken  
TC10 Building Frontages and Elevations	Ensure that the design of building elevations in the Town Centre have clearly defined structure in accordance with the policy	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken  
TC11 Building Heights	Control building heights in the Town Centre	a) Monitor number of applications consented for buildings over 5 storeys in height in the Town Centre	a) None within the monitoring year on new build schemes. Some conversion of office blocks on St Leonards Road are over 5 storeys in height but these are existing buildings.  
		b) Assessed having regard to the appraisals within the delegated/committee report	b) The indicator is not specific enough to allow this monitoring to be undertaken  
TC12 Servicing, Access and Storage	Ensure the design and layout of development is operationally and visually acceptable having regard	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken  

Policy	Target	Indicators	Performance 2014/2015
	to TCLP policy criteria		
TC13 Public Realm Quality and Priorities	Bring forward prioritised enhancements to the Town Centre public realm	a) Number of public realm projects designed and implemented in the Town Centre compared against the 10 schemes identified in TC13	a) None  
		b) Track progress of the 10 schemes identified above on an annual basis	b) No progress  
TC14 Public Transport Interchange	Enhancing the environmental quality and operational efficiency of the bus interchange to underpin attractiveness, vitality and viability of the Town Centre	a) Tracking performance against Implementation of enhancements to bus interchange facilities within the next 5 years	a) No progress within the monitoring year.  
		b) Improvements to timetable efficiency monitored with bus operator (working closely with the bus operator)	b) Information not available yet (but information will be available once Real Time Passenger Information is implemented)  
TC15 Parking in the Town Centre	Maximise utilisation of existing facilities to underpin attractiveness, vitality and viability of the Town Centre	a) Record level of car parking usage in existing car parking facilities across the Town Centre	a) It is now evident that it is not possible to monitor the level of car parking usage across the Town Centre due to commercial sensitivities. Therefore this indicator will not be monitored in future years.  
		b) Secure contributions towards Car Park Information System	b) None  
		c) Track progress of establishing a Quality Parking Partnership as	c) There has been no progress towards a Quality Parking  

Policy	Target	Indicators	Performance 2014/2015
		recommended in the Council's Parking Strategy	Partnership so far
TC16 Town Centre Streets	Improve accessibility and appearance of key streets principally for pedestrians and public transport users in accordance with TCLP policy criteria	a) Number, size and length of key street public realm projects designed and implemented in the Town Centre in accordance with TCLP policy criteria	a) The Terminus Road Improvement Scheme has been designed in consultation with ESCC and involvement from bus companies and taxi drivers. Station to Cornfield Road (approximately 500m)  
TC17 Strategic Approach to Town Centre Development Sites	Ensure that all major development proposals are implemented in accordance with an approved master plan	a) Number of planning applications approved with a master plan on either Development Opportunity Sites or other major development or redevelopment sites that come forward within the Town Centre	a) None within monitoring year. First phase of Development Opportunity Site 3 likely to be permitted in 2015/2016 monitoring year.  
	Ensure overall level of housing development is achieved in total across all Development Opportunity Sites (450 net units and 3,000sqm of B1(a) office.)	b) Tracked annual target against delivery of 450 net residential units and 3,000sqm of B1(a) office on the Development Opportunity Sites	b) No delivery on the Development Opportunity Sites  
TC18 Development Opportunity Site One	Secure mixed use development in accordance with the approved master plan	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None (The Arndale Extension scheme was issued with the decision notice in May 2013, due to commence construction in early 2016)  
TC19 Development Opportunity Site Two	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None  

Policy	Target	Indicators	Performance 2014/2015
	accordance with Policy TC17		
TC20 Development Opportunity Site Three	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None  
TC21 Development Opportunity Site Four	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None  
TC22 Development Opportunity Site Five	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) Development Opportunity Site 5: mixed use, hotel and retail at ground floor completed within monitoring year.  
TC23 Transition Areas	Secure an enhanced mix of uses	a) Amount of net additional floorspace and dwellings developed	a) None  
	Ensure there are not 3 consecutive A5 uses within Transition Area One.		
	Ensure enhancements to the public realm and implementation of a wayfinding strategy	b) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	b) There has been no progress towards a Wayfinding Strategy so far  
	Deliver net additional dwellings within the Transition Areas, particular above ground floor level	c) Number of instances where there are three consecutive uses in A5 use	c) No instances of three consecutive A5 uses within Transition Area  
TC24 Potential Areas of Change	Give specific guidance to potential future development proposals in accordance with an approved	a) Amount of net additional floorspace development and in the case of land at Langney Road and Pevensey Road	a) None  

Policy	Target	Indicators	Performance 2014/2015
	master plan	number of dwellings developed	
	Widen the tourism, cultural and conference offer associated with Devonshire Park Complex	b) Provision of additional tourism and culture offer in Devonshire Park with no net loss in floorspace	b) None x ⇄
	Secure a mix of uses and support redevelopment of Langney Road and Pevensey Road area	c) Submission of planning application at the Devonshire Park complex	c) No submission x ⇄
		d) Monitor increase in mix of uses within Langney/ Pevensey Road	d) No change ~ ⇄
		e) Submission of a planning application to widen the tourism, cultural and conference officer associated with the site.	e) No submission x ⇄

Commentary

- 4.11 The Town Centre Local Plan has been adopted policy since November 2013. During the 2014/2015 monitoring year, the overall performance of the Town Centre Local Plan against the monitoring framework has been relatively poor.
- 4.12 Of a total of 40 indicators, 24 indicators showed a poor performance (60%) but just 5 indicators that showed a good performance (12.5%). There has been little difference in performance to the previous monitoring year. In addition, there are 7 indicators (18%) that it has not been possible to monitor.
- 4.13 However, the poor performance against the monitoring framework is considered to be due to the fact that the Local Plan is very much reliant on some large schemes coming forward. One of the schemes has been granted permission and is

due to start in early 2016, although it is unlikely to be completed before 2018. In addition, the Town Centre Local Plan has only recently been adopted and is in the early stages of the plan period. The majority of the schemes and proposals identified in the monitoring framework are unlikely to be implemented until the middle or end of the plan period.

- 4.14 The proportion of A1 uses within the Primary Retail Area is strong, especially within the Arndale Centre, with 96.7% of units across the Primary Retail Area in A1 use (compared to 83.4% across the whole Town Centre). This is higher than the previous monitoring year, and shows that the primary shopping area is still strong despite general decline in town centres across the country. Also, the changes to permitted development rights does not appear to have had a significant impact on the town centre.
- 4.15 However, there is concern over the effect that permitted development rights in respect of conversion of office to residential have had on the office stock within the town centre, and this will continue to be monitored carefully in future years. This was the main reason for a high increase in housing delivery in the Town Centre neighbourhood.
- 4.16 In summary, although early indications are that the Town Centre Local Plan is not performing well against the monitoring framework at the current time, it is considered to be too early in the plan period to adequately monitor the performance of the Town Centre Local Plan, and performance should improve once the other Development Opportunity Sites start coming forward.

5.0 Conclusion and Recommendations

- 5.1 The Local Monitoring Report (LMR) is the main mechanism for assessing the performance of the planning policies adopted by Eastbourne Borough Council.
- 5.2 During the monitoring year, the Council's Community Infrastructure Levy Charging Schedule underwent Public Examination by the Planning Inspectorate and was adopted on 1 April 2015. This is now the Council's main mechanism for collecting developer contributions towards strategic infrastructure. The Section 106 agreement process will still remain for affordable housing and local labour contributions on liable developments.
- 5.3 Work on both the Employment Land Local Plan and Seafront Local Plan has progressed significantly during the monitoring year. The Employment Land Local Plan is progressing through to Examination with a further revised Proposed Submission representation period being undertaken in December 2015. The Seafront Local Plan is meeting its delivery timescales with an Issue and Options consultation being undertaken in the summer of 2015.
- 5.4 The Local Development Scheme (LDS), which sets out a timeline for all the delivery dates for Local Development Documents, was revised during the monitoring year and has an adoption date of October 2014, covering the three year period 2015-2018.

Housing Development

- 5.5 The Core Strategy sets out a target for the delivery of 5,022 new houses between 2006 and 2027, which gives an annual target of 228 new homes per annum. A total of 2,000 new homes were delivered prior to the start of the 2014/2015 monitoring year. Eastbourne delivered a total of 160 net additional dwellings over the monitoring year, which is under the annual target. Housing was delivered across just over 50 sites, however only 10 sites delivered more than five units. Housing delivery since 2006 is still higher than the cumulative annual target over that period.
- 5.6 The number of units delivered on windfall sites is increasing, especially over the past three years since the publication of the Council's SHLAA. This is expected as new opportunities for conversion, redevelopment and change of use emerge, which were not able to be identified in the SHLAA. The Council has also suffered from delays in the development of key larger sites such as Bedfordwell Road and Moy Avenue, which although permitted have not commenced development. Another major development site, Kings Drive, commenced development in early 2015 but no completions were recorded in the monitoring year. This will however mean that next monitoring year's housing should be bolstered by housing delivery at this site.

- 5.7 In terms of the neighbourhoods, the Town Centre saw the highest housing delivery of the 14 neighbourhoods with an additional 87 units, compared to an annual average target of 83.8. Two other neighbourhoods exceeded their annual average target: Shinewater & North Langney, and St Anthony's & Langney Point. All other neighbourhoods delivered less than their annual average target, with three neighbourhoods delivering no net additional dwellings.
- 5.8 The assessment of five year housing land supply indicates that delivery over the next five years will decrease and the Council will not be able to meet government's requirements to identify an adequate five year supply of housing sites (plus a 5% buffer) in line with the NPPF.

Commercial development

- 5.9 The Core Strategy set a target of 55,430 sqm of additional employment floorspace between 2012 and 2027. Over the monitoring period, there was a gross delivery of 6,339 sqm of employment floorspace, however this equated to a net loss of 14,577 sqm. Office uses (Class B1a) saw a significant net loss in floorspace of 17,249 sqm, mainly from change of use to residential via permitted development rights. Much of this office space was in the Town Centre neighbourhood and has resulted in higher housing delivery in the Town Centre neighbourhood this year. Storage and Distribution uses (Class B8) saw a net increase in floorspace of 2,070 sqm, whilst General Industry uses (Class B2) saw a smaller net increase of 890 sqm.

Environment

- 5.10 During the monitoring year, there were no applications approved that had an objection from the Environment Agency on water quality or flood risk grounds. There were 16 planning applications within or abutting designated sites or reserves, and 9 applications infringed upon identified habitats.

Performance

- 5.11 The overall performance of the Core Strategy has been mixed. Targets were being achieved and exceeded in 24% of the indicators in the monitoring framework, whilst which is a similar performance to the previous monitoring year. In some instances, the inability to monitor the indicators in resulting in reduced performance.
- 5.12 There was particularly good performance in relation to housing delivery in certain neighbourhoods, vacancies in shopping areas, and the provision of mixed use development in the Town Centre at Development Opportunity Site 5 (Premier Inn and British Heart Foundation). However, there was poor performance within indicators related to employment development, where

there was a significant loss during 2014/2015, and the overall delivery of housing compared to targets.

- 5.13 The performance of the Town Centre Local Plan against its monitoring framework has been relatively poor. However, the Town Centre Local Plan is very much reliant on large development schemes coming forward. So far, permission has been granted for one of the schemes (Arndale extension on Development Opportunity Site 1) and a planning application has been submitted (permission subject to S106 agreement) for part of Development Opportunity Site 3. Major construction of the Arndale Extension is unlikely to start until early 2016, although work on shop fronts and renovations to existing entrances to the shopping centre have commenced.
- 5.14 During the 2014/2015 monitoring year, the Council moved forward to adoption of the Community Infrastructure Levy Charging on 1 April 2015. Significant progress was also made on the Employment Land Local Plan and Seafront Local Plan.
- 5.15 Housing delivery during the monitoring year was lower than in previous years. Against an annual target of 228, a total of 160 net additional dwellings were delivered. Overall housing delivery since the start of the plan period is still higher than the annual average cumulative target, and commencements are looking strong for an increased level of delivery in the 2015/2016 monitoring year.
- 5.16 Delivery of employment space over the monitoring year has been particularly poor, with a significant overall loss of employment space. However, it will be important to closely monitor the amount of employment land being lost in future years, particularly in relation to loss to residential via permitted development which has been prevalent in the Town Centre. The production of the Employment Land Local Plan will help to protect employment sites within designated industrial estates in the future.
- 5.17 Overall, performance of the Local Plans has been mixed, with the Core Strategy and Town Centre Local Plan showing a relatively poor performance, comparable with the previous monitoring year. The Local Plans rely on the development of a small number of large sites in order to deliver its main strategic objectives. As these sites come forward, performance is likely to improve.
- 5.18 In order to try and address some of these issues the Council are moving forward with commissioning two major studies: a Strategic Housing Market Assessment and a Strategic Housing and Employment Land Availability Assessment, which will commence in early 2016.

Appendices

Appendix A: Local Plan Policies

The policies that no longer apply are highlighted by strikethrough, and these should no longer be used. These deleted policies are coloured-coded to identify when they were deleted:

Deleted (not saved) in 2007

Deleted on adoption of Core Strategy (February 2013)

Deleted on adoption of Town Centre Local Plan (November 2013)

Eastbourne Borough Plan 2001-2011 (Adopted 2003) – Saved Policies

Policy Ref	Policy Name
NE1	Development Outside the Built Up Area Boundary
NE2	Protection of High Grade Agricultural Land
NE3	Conserving Water Resources
NE4	Sustainable Drainage Systems
NE5	Minimisation of Construction Industry Waste
NE6	Recycling Facilities
NE7	Waste Minimisation Measures in Residential Areas
NE8	Reprocessing Industries
NE9	Roselands Avenue Household Waste Site
NE10	Bedfordwell Road Depot
NE11	Energy Efficiency
NE12	Renewable Energy
NE13	Pollution Mitigation Measures
NE14	Source Protection Zone
NE15	Protection of Water Quality
NE16	Development within 250 Metres of a Former Landfill Site
NE17	Contaminated Land
NE18	Noise
NE19	Local Nature Reserves
NE20	Sites of Nature Conservation Importance
NE21	Nature Conservation in Eastbourne Park
NE22	Wildlife Habitats
NE23	Nature Conservation of Other Sites

Policy Ref	Policy Name
NE24	New Development in Eastbourne Park
NE25	Tree and Woodland Planting in Eastbourne Park
NE26	Protected Species
NE27	Developed/Partly Developed Coast
NE28	Environmental Amenity
D1	Area of Outstanding Natural Beauty
D2	Heritage Coast
D3	Sites of Special Scientific Interest
D4	Agricultural Development
D5	Change of Use of Agricultural Bodies
D6	Recreation and Leisure
UHT1	Design of New Development
UHT2	Height of Buildings
UHT3	Setting of the AONB
UHT4	Visual Amenity
UHT5	Protecting Walls/Landscape Features
UHT6	Tree Planting
UHT7	Landscaping
UHT8	Protection of Amenity Space
UHT9	Protection of Historic Parks and Gardens
UHT10	Design of Public Areas
UHT11	Shopfronts
UHT12	Advertisements
UHT13	External Floodlighting
UHT14	Public Art
UHT15	Protection of Conservation Areas
UHT16	Protection of Areas of High Townscape Value
UHT17	Protection of Listed Buildings and their Settings
UHT18	Buildings of Local Interest
UHT19	Retention of Historic Buildings
UHT20	Archaeological Sites and Scheduled Monuments
HO1	Residential Development Within the Existing Built-up Area
HO2	Predominantly Residential Areas
HO3	Retaining Residential Use
HO4	Housing Allocations

Policy Ref	Policy Name
HO5	Other Housing Commitments
HO6	Infill Development
HO7	Redevelopment
HO8	Redevelopment of Garage Courts
HO9	Conversions and Change of Use
HO10	Residential Use Above Shops
HO11	Residential Densities
HO12	Residential Mix
HO13	Affordable Housing
HO14	Houses in Multiple Occupation
HO15	Dedicated Student Accommodation
HO16	Sheltered Housing
HO17	Supported and Special Needs Housing
HO18	Wheelchair Housing
HO19	Sites for Gypsies and Travelling Showpeople
HO20	Residential Amenity
BI1	Retention of Class B1, B2 and B8 Sites and Premises
BI2	Designated Industrial Areas
BI3	Allocations for Class B1 Use
BI4	Retention of Employment Commitments
BI5	Allocations for Class B1, B2 and B8 Use
BI6	Business and Industry in Residential and Tourist Areas
BI7	Design Criteria
TR1	Locations for Major Development Proposals
TR2	Travel Demands
TR3	Travel Plans
TR4	Quality Bus Corridors
TR5	Contributions to the Cycle Network
TR6	Facilities for Cyclists
TR7	Provision for Pedestrians
TR8	Contributions to the Pedestrian Network
TR9	'Home Zones'
TR10	Safer Routes to Schools
TR11	Car Parking
TR12	Car Parking for Those with Mobility Problems

Policy Ref	Policy Name
TR13	Park and Ride
TR14	Coach Parking
TR15	Lorry Park
TR16	A22 New Route
TR17	St Anthony's/Upperton Farm Links
TR18	Bedfordwell Road Gyratory System
SH1	Retail Hierarchy
SH2	Business uses Outside the Retail Hierarchy
SH3	New Retail Development
SH4	Retail Development Outside the Shopping Hierarchy
SH5	Large Retail Development on the Edge or Outside Designated Shopping Areas
SH6	New Local Convenience Stores
SH7	District, Local and Neighbourhood Centres
TC1	Public Transport Interchange
TC2	Cavendish Place Coach Station
TC3	Public Car Parking
TC4	Retail Development Adjacent to the Station
TC5	Mixed Use Scheme at the Western End of Terminus Road
TC6	Town Centre Shopping Areas
TC7	Area for Later Opening of Class A3 Uses
TC8	Seaside Road
TC9	Cultural Facility
TC10	Areas for Business Use
TC11	St Leonard's Road Area
TC12	Retaining Residential Use
TC13	Town Centre Housing Allocations
TC14	Residential Use Above Shops
T01	Tourist Accommodation Area
T02	Retention of Tourist Accommodation
T03	Tourist Accommodation Outside the Designated Area
T04	Improvements to Existing Accommodation
T05	New Tourist Accommodation
T06	Camping and Caravanning
T07	Preferred Areas for Tourist Attractions and Facilities

Policy Ref	Policy Name
TO8	New Tourist Attractions and Facilities
TO9	Commercial Uses on the Seafront
TO10	Language Schools
LCF1	Playing Field Allocations
LCF2	Resisting Loss of Playing Fields
LCF3	Criteria for Children's Playspace
LCF4	Outdoor Playing Space Contributions
LCF5	Eastbourne Sports Park
LCF6	Significant Area for Sport
LCF7	Water Recreation
LCF8	Small Scale Sport and Recreation Facilities
LCF9	Recreation Facilities in Eastbourne Park
LCF10	Location of Major Leisure Developments
LCF11	Major Leisure Developments
LCF12	Site Adjacent to the Sovereign Centre
LCF13	Retention of Allotments
LCF14	Sites for Allotments
LCF15	Site Allocated for New School
LCF16	Criteria for New Schools
LCF17	Education Requirements
LCF18	Extension of Educational Establishments
LCF19	All Saint's Hospital
LCF20	Community Facilities
LCF21	Retention of Community Facilities
LCF22	Site for Hampden Park Health Centre
LCF23	Library Requirements
LCF24	Redevelopment of Public Houses
US1	Hazardous Installations
US2	Water Resource Adequacy
US3	Infrastructure Services for Foul Sewage and Surface Water Disposal
US4	Flood Protection and Surface Water Disposal
US5	Tidal Flood Risk
US6	Integrity of Flood Defences
US7	Telecommunications Development on the Eastbourne Downlands
US8	Prior Approval for Telecommunications Development

Policy Ref	Policy Name
US9	Telecommunications Development
US10	Underground Ducting
IR1	Provision of Capital Works for Development
IR2	Infrastructure Requirements

Eastbourne Core Strategy Local Plan 2006-2027 (Adopted 2013)

Policy Ref	Policy Name
B1	Spatial Development Strategy and Distribution
B2	Creating Sustainable Neighbourhoods
C1	Town Centre Neighbourhood Policy
C2	Upperton Neighbourhood Policy
C3	Seaside Neighbourhood Policy
C4	Old Town Neighbourhood Policy
C5	Ocklynge & Rodmill Neighbourhood Policy
C6	Roselands & Bridgemere Neighbourhood Policy
C7	Hampden Park Neighbourhood Policy
C8	Langney Neighbourhood Policy
C9	Shinewater & North Langney Neighbourhood Policy
C10	Summerdown & Saffrons Neighbourhood Policy
C11	Meads Neighbourhood Policy
C12	Ratton & Willingdon Village Neighbourhood Policy
C13	St Anthony's & Langney Point Neighbourhood Policy
C14	Sovereign Harbour Neighbourhood Policy
D1	Sustainable Development
D2	Economy
D3	Tourism and Culture
D4	Shopping
D5	Housing
D6	Gypsies, Travellers and Travelling Showpeople
D7	Community, Sport and Health
D8	Sustainable Travel
D9	Natural Environment
D10	Historic Environment
D10a	Design

Policy Ref	Policy Name
D11	Eastbourne Park
E1	Infrastructure Delivery

Eastbourne Town Centre Local Plan 2006-2027 (Adopted 2013)

Policy Ref	Policy Name
TC1	Character Areas
TC2	Town Centre Structure
TC3	Mixed Use Development
TC4	Primary Retail Areas
TC5	Secondary Retail Areas
TC6	Residential Development in the Town Centre
TC7	Supporting the Evening & Night-time Economy
TC8	Arts Trail
TC9	Development Quality
TC10	Buildings Frontages & Elevations
TC11	Building Heights, Landmarks & Tall Buildings
TC12	Accommodating Serving Access
TC13	Public Realm Quality & Priorities
TC14	Public Transport Interchange
TC15	Parking in the Town Centre
TC16	Town Centre Streets
TC17	Master Planned Approach to Town Centre Development Sites
TC18	Development Opportunity One
TC19	Development Opportunity Two
TC20	Development Opportunity Three
TC21	Development Opportunity Four
TC22	Development Opportunity Five
TC23	Transition Areas
TC24	Potential Areas of Change

Appendix B: Housing Completions

This appendix provides a list of residential development sites and the respective completed units on them during the monitoring year 2014/2015.

Planning Ref	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Delivered
130206	1 Willard Close	Roselands & Bridgemere	Yes	1	1
150025	106 Cavendish Place	Town Centre	Yes	1	1
140124	111 Seaside Road	Town Centre	Yes	1	1
120907	111 Seaside Road	Town Centre	Yes	5	5
130216	14/15 Marine Road and 1 Leaf Hall Road	Seaside	Yes	6	6
140962	15 Mountfield Road	Hampden Park	Yes	1	1
131010	18-22 Terminus Road	Town Centre	Yes	3	3
EB/2011/0402	18-22 Terminus Road	Town Centre	Yes	3	3
130890	188A Terminus Road	Town Centre	Yes	1	1
140548	19 Elms Avenue	Town Centre	Yes	1	1
130895	19 Langney Road	Town Centre	Yes	3	2
EB/2012/0747	19 The Avenue	Upperton	Yes	1	1
141280	21-22 Vicarage Drive	Old Town	Yes	2	1
EB/2012/0738	22 Pevensey Road	Town Centre	Yes	1	1
EB/2012/0606	225 - 227 Seaside	Seaside	Yes	2	2
120905	25A Belmore Road	Seaside	Yes	0	-3
130759	28 St Leonards Road	Town Centre	Yes	18	18
140552	33 Hartfield Road	Upperton	Yes	1	-1
140831	36a Meads Street	Meads	Yes	5	4
EB/2013/0073	37 Marine Parade	Seaside	Yes	1	0
140540	41 Marlow Avenue	Roselands and Bridgemere	Yes	1	1
130542	48-50 St Leonards Road	Town Centre	Yes	23	23
EB/2011/0735	508 Seaside	St Anthony's & Langney Point	Yes	19	19
140416	59 Watts Lane	Upperton	Yes	1	1
140366	6 Wellesley Road	Town Centre	Yes	2	1
130914	66 Cavendish Place	Town Centre	Yes	1	1
EB/2012/0146	69 Beach Road	Seaside	Yes	2	2
130911	72 Willingdon Road	Ocklynge & Rodmill	Yes	2	1

Planning Ref	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Delivered
EB/2012/0564	75 Cavendish Place	Town Centre	Yes	3	3
130256	76/76a Whitley Road	Roselands & Bridgemere	Yes	1	-1
130761	78 Seaside	Seaside	Yes	1	1
140792	78 Seaside	Seaside	Yes	1	1
130564	80 Church Street	Old Town	Yes	3	3
140894	Archery Court Willoughby Crescent	Seaside	Yes	1	1
EB/2012/0434	Avon Court, 2 Sorrel Drive	Shinewater & North Langney	Yes	17	14
140581	Beach Haven Guest House 61 Pevensey Road	Town Centre	Yes	1	1
130359	Camberley Hotel, Elms Avenue	Town Centre	Yes	1	1
120906	Coventry Court Seaside	Seaside	Yes	0	-2
140011	Esher House 48 St Leonards Road	Town Centre	Yes	2	2
131073	Flat A 7 Old Orchard Road	Summerdown and Saffrons	Yes	1	-1
140959	Garage Block on south side of St James Road	Seaside	Yes	3	3
EB/2011/0269	Hurst Motors, Hurst Lane	Upperton	Yes	2	1
141428	Kelvin Lodge Old Wish Road	Meads	Yes	0	-1
130985	Land adjacent to 181 Sevenoaks Road	Langney	No	1	1
120785	Land to the rear of 18-34 Rangemore Drive	Rodmill & Ocklynge	No	5	5
EB/2012/0610	Land within the curtilage of 15 Upper Carlisle Road	Meads	No	1	1
EB/2012/0433	Longford Court, 1 Bathford Close	Langney	Yes	11	9

Appendix C: Commercial Completions

This appendix provides a list of commercial development sites and the respective floorspace completed during the monitoring period 2014/15.

LA Reference	Site name	Total Gross	Total Net	Net change in commercial floorspace (sqm) by Use Class																Lost to Res	
				A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG		
130909	1 Commercial Road	205	0							-205									205		
140326	1 Lushington Road	15	15																15		
140124	111 Seaside Road	0	-35				-35														35
120907	111 Seaside Road	0	-450				-450														450
130216	14/15 Marine Road and 1 Leaf Hall Road	0	-535																	-535	535
140962	15 Mountfield Road	0	-30	-30																	30
131010	18-22 Terminus Road	0	-200							-200											200
EB/2011/0402	18-22 Terminus Road	0	-158							-158											158
130890	188A Terminus Road	0	-90	-90																	90
140093	19 Marshall Road	2275	875										875								
EB/2012/0747	19 The Avenue	0	-98							-98											98
EB/2012/0738	22 Pevensey Road	0	-64	-64																	64
EB/2012/0606	225 - 227 Seaside	0	-172							-172											172

LA Reference	Site name	Total Gross	Total Net	Net change in commercial floorspace (sqm) by Use Class																Lost to Res		
				A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG			
130759	28 St Leonards Road	0	-800							-800											800	
141208	324 Seaside	69	0	-69		69																
EB/2013/0073	37 Marine Parade	0	-55			-55																
EB/2012/0754	4 Hammonds Drive	320	320										320									
140540	41 Marlow Avenue	0	-23																-23		23	
141273	46 South Street	140	0	-140																	140	
130542	48-50 St Leonards Road	0	-	1580						-	1580										1580	
EB/2012/0451	5 Courtlands Road	820	0										-820	820								
140941	5 Langney Road	98	0	61		37															-98	
140606	50 Grove Road	102	0	-102		102																
130914	66 Cavendish Place	0	-34							-34											34	
EB/2012/0146	69 Beach Road	0	-57																		-57	57
130911	72 Willingdon Road	0	-50	-50																		50
EB/2012/0564	75 Cavendish Place	0	-45	-45																		45
130761	78 Seaside	0	-41	-41																		41
140792	78 Seaside	0	-105	-105																		105
130564	80 Church Street	0	-707							-707												707
130722	Ambassador Hotel 1-3	30	30																		30	

LA Reference	Site name	Total Gross	Total Net	Net change in commercial floorspace (sqm) by Use Class																Lost to Res				
				A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG					
	Howard Square																							
150114	ASDA The Crumbles Retail Park	100	100																		100			
140581	Beach Haven Guest House 61 Pevensey Road	0	-265																		-265	265		
130545	Birchwood Ford, Lottbridge Drove	500	500																			500		
130359	Camberley Hotel, Elms Avenue	394	0																			-394	394	
130957	Cavendish Hotel, Grand Parade	1400	1400																			1400	0	
EB/2012/0110	Cooperative Site, Terminus Rd	2713	402	-	231																		2713	
EB/2013/0038	Dental Practice Board, Temple Grove	12790	265																				-12525	12790
140796	Gildredge House Free School	885	885																				885	
140798	Gildredge House Free School	491	491																				491	
EB/2011/0269	Hurst Motors, Hurst Lane	0	-93																				-93	93
EB/2013/0157	Ian Gow Memorial Health Centre,	40	14																				14	

LA Reference	Site name	Total Gross	Total Net	Net change in commercial floorspace (sqm) by Use Class																Lost to Res	
				A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG		
	Milfoil Drive																				
141428	Kelvin Lodge Old Wish Road	230	230							230											
130994	Marshall Garage Vine Square	0	-70							-70											70
130603	Meadows Nursery 1 Rotherfield Avenue	84	84																84		
130691	Oakwood Primary School	685	685																685		
140688	Old Rifle Range Hampden Park	450	450																	450	
130220	Palm Court Nursing Home, Prideaux Road	296	296																	296	
EB/2012/04 93	Park Practice Health Centre	145	145	145																	
140039	Park View House 19 The Avenue	0	-306							-306											306
130342	Police Patrol Centre, Hammonds Drive	41	41							41											
EB/2013/00 52	Queen Alexandra Cottage Homes, 557 Seaside	70	70																	70	
130353	Roborough House, Upper Avenue	3061	2020																	3061	-1041
EB/2007/08	Swanley Court	0	-591																	-591	591

LA Reference	Site name	Total Gross	Total Net	Net change in commercial floorspace (sqm) by Use Class																Lost to Res		
				A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG			
54	Hotel, 18-20 Trinity Trees																					
EB/2012/06 09	The Parkfield Public House, Lindfield Road	451	0	451			-451															
141315	The Point Devonshire Park Offices College Road	345	0							-345								345				
EB/2013/00 82	The Pubb, 24 Mountfield Road	0	-500				-500														500	
EB/2012/05 84	The Waverley Public House, 40-42 Ashford Road	148	0				-148											148				
141316	Unit 1 Britland Estate	930	0										930								-930	
EB/2011/02 50	Unit 1-3, 1 Finmere Close	145	145												145							
141262	Unit 2 Hawthorn Road	928	0										928								-928	
141248	Unit 3 Lottbridge Drove	639	639	639																		
140926	Unit 4 Arch Mews 43-45 Longstone Road	0	-62																		-62	62
EB/2010/05 14	Unit 4, 1 Finmere Close	295	0												295						-295	
141015	Units 1 to 3 Arch Mews 43-45 Longstone Road	0	-320												-320							320

LA Reference	Site name	Total Gross	Total Net	Net change in commercial floorspace (sqm) by Use Class																Lost to Res					
				A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG						
130120	Wetherspoons Public House, Cornfield Road	890	890				890																		
130412	White Knight Laundry, Hammonds Drive	972	0																				-972	972	
130182	White Knight Laundry, Hammonds Drive	1755	1755																					1755	
131070	Willowfield Studios, Willowfield Road	0	-288																					-288	288

Use Classes

- A1 – Retail
- A2 – Financial & Professional Institutions
- A3 – Restaurants & Cafes
- A4 – Drinking Establishments
- A5 – Hot Food Takeaway
- B1a – Office
- B1b – Research & Development
- B1c – Light Industry
- B2 – General Industry
- B8 – Storage & Distribution
- C1 - Hotels
- C2 – Residential Institutions
- D1 – Non-residential Institutions
- D2 – Assembly & Leisure
- SG – Sui Generis

Appendix D: Five Year Housing Land Supply Assessment

LA Ref	Site name	Identified /Windfall	Delivery	Neighbourhood	Total Net Commitment	2015/2016 (Remainder)	2016/2017	2017/2018	2018/2019	2019/2020 (Up to 30 Sep)
EB/2012/0243	MVM Site, 87-89 Pevensey Bay Road	I		Langney	7				7	
EB/2012/0112	Wood Winton, 63A Silverdale Road	I		Meads	3				3	
EB/2011/0046	27-39 Jevington Gardens	I		Meads	49		49			
130708	2-4 Moy Avenue	I		Roselands & Bridgemere	36					36
150803	7 Upperton Road	I		Town Centre	61			61		
EB/2012/0059	Burlington Road Garage premise	I		Town Centre	12			12		
130907	Bedfordwell Road Depot	I		Upperton	102				51	51
Pre-app	Police Station, Grove Road	I		Town Centre	60				60	
EB/2011/0023	Koala, King Edwards Parade	I	Under Construction	Meads	9		9			
EB/2010/0771	Trevethan 52 Carlisle Road	I	Under Construction	Meads	4	4				
130897	Kings Drive Cross Levels Way	I	Under Construction	Ocklynge & Ratton	119	24	95			
140905	37 Brassey Avenue	W		Hampden Park	1				1	
EB/2012/0623	Land to the rear of 10 Spring Lodge Close	W		Langney	2				2	
140084	2 Priory Road	W		Langney	4				4	
EB/2013/0034	Land at Sutton House, 41 Meads Road	W		Meads	1			1		
150096	Birley House 13 College Road	W		Meads	3					3
150342	The Drive 153 Victoria Drive	W		Old Town	1					1
150846	20 Bradford Street	W		Old Town	1					1
140153	Land within curtilage of 35 Mevill Lane	W		Ratton & Willingdon Village	1				1	
150097	Land to the rear of 221 Kings Drive	W		Ratton & Willingdon Village	1					1
140071	Land At Rear And To Side Of No. 2 Ringwood Road	W		Roselands & Bridgemere	7				7	
150266	218 Seaside	W		Seaside	1					1
150537	70 Seaside	W		Seaside	1					1
150538	79 Seaside	W		Seaside	1					1
150662	218 Seaside	W		Seaside	1					1

LA Ref	Site name	Identified /Windfall	Delivery	Neighbourhood	Total Net Committed	2015/2016 (Remainder)	2016/2017	2017/2018	2018/2019	2019/2020 (Up to 30 Sep)
131003	218 Seaside	W		Seaside	2				2	
140634	28 Carlton Road	W		Seaside	1				1	
150467	218 Seaside	W		Seaside	1					1
130463	Land Adjacent to 1 Melbourne Road	W		Seaside	3				3	
140041	174-176 Seaside	W		Seaside	4				4	
130987	Senlac House 53-59 Seaside	W		Seaside	8			8		
141346	183a Langney Road	W		Seaside	9					9
140849	Land To The Side And Rear Of 2-8 Queens Crescent	W		St Anthony's & Langney Point	4				4	
EB/2012/0615	The Lodge Inn, 559 Seaside	W	Commenced	St Anthony's & Langney Point	5		5			
EB/2012/0748	2 Upland Road	W		Summerdown and Saffrons	1					1
140036	6 Bolton Road	W		Town Centre	1				1	
140715	51 Seaside Road	W		Town Centre	1				1	
141087	41 South Street	W		Town Centre	1				1	
141159	37 Grove Road	W		Town Centre	1				1	
141333	56 Grove Road	W		Town Centre	1				1	
150031	6 Cornfield Terrace	W		Town Centre	1					1
150415	21 Wish Road	W		Town Centre	1					1
150689	106 Cavendish Place	W		Town Centre	1					1
141531	Greencoate House 32 St Leonards Road	W		Town Centre	2					2
141568	17 Cornfield Road	W		Town Centre	2					2
150645	Flat 4, Sia Court, 49 Pevensey Road	W		Town Centre	1					1
150648	Flat 1 Sia Court 49 Pevensey Road	W		Town Centre	1					1
150706	35 Susans Road	W		Town Centre	1					1
140035	62A Tideswell Road	W		Town Centre	3				3	
141349	70 Susans Road	W		Town Centre	2				2	
150517	45 Susans Road	W		Town Centre	3					3
EB/2012/0062	The Colonnades, 121-129 Seaside Road	W		Town Centre	4		4			
EB/2013/0091	99a / 99b Cavendish Place	W		Town Centre	4			4		
130775	21-23 Langney Road	W		Town Centre	5			5		
EB/2011/0783	41 Susans Road	W		Town Centre	5				5	
150081	25-31 Langney Road	W		Town Centre	3					3
141527	Greencoate House 22 St	W		Town Centre	12		12			

LA Ref	Site name	Identified /Windfall	Delivery	Neighbourhood	Total Net Committed	2015/2016 (Remainder)	2016/2017	2017/2018	2018/2019	2019/2020 (Up to 30 Sep)
	Leonards Road									
130396	2 The Avenue	W		Upperton	1			1		
131060	4 St Annes Road	W		Upperton	1				1	
140172	29 Bedfordwell Road	W		Upperton	1				1	
140741	51 Upperton Lane	W		Upperton	1				1	
141112	Hurst Arms 76 Willingdon Road	W		Upperton	1					1
141359	17 Bedfordwell Road	W		Upperton	1				1	
150847	2a 2 The Avenue	W		Upperton	1					1
141511	20 Gorrings Road	W		Upperton	3					3
EB/2012/0819	1 Lewes Road	W		Upperton	3			3		
140677	St Annes Veterinary Group, 6 St Annes Road	W		Upperton	8				8	
150598	Map House 36-38 St Leonards Road	W		Upperton	10		10			
140833	Twin English Centre, 25 St Annes Road	W		Upperton	11				11	
EB/2012/0082	The Cedars 26 Upperton Road	W		Upperton	13				13	
150978	82 Church Street	W		Old Town	1				1	
150992	Garages between 5 and 10 North Street	W		Town Centre	5				5	
EB/2012/0576	83-85 The Rising	W	Under Construction	Langney	2		2			
141028	Langney Cottages Langney Rise	W	Under Construction	Langney	2		2			
130133	28 Grange Road	W	Under Construction	Meads	6		6			
150298	14 Jevington Gardens	W	Under Construction	Meads	4		4			
EB/2013/0034	Land at Sutton House, 41 Meads Road	W	Under Construction	Meads	1		1			
150514	37a The Goffs	W	Under Construction	Old Town	4		4			
141120	38 Farlaine Road	W	Under Construction	Old Town	2		2			
131012	Upwyke House, Green Street	W	Under Construction	Old Town	1		1			
140219	Vintry Residential Care Home, Farlaine Road	W	Under Construction	Old Town	8		8			
150111	Willingdon Methodist Church, Wish Hill	W	Under Construction	Ratton & Willingdon Village	2	2				

LA Ref	Site name	Identified /Windfall	Delivery	Neighbourhood	Total Net Committed	2015/2016 (Remainder)	2016/2017	2017/2018	2018/2019	2019/2020 (Up to 30 Sep)
EB/2012/0724	Land rear of 2-18 Clarence Road	W	Under Construction	Seaside	6		6			
140357	1-5 Seaside	W	Under Construction	Seaside	2		2			
150457	Seaside Garage 10-16 Fairlight Road	W	Under Construction	Seaside	4		4			
131002	Sovereign Harbour	W	Under Construction	Sovereign Harbour	150	8			71	71
130776	Land within the curtilage of 26 Summerdown Road	W	Under Construction	Summerdown and Saffrons	1		1			
141478	17 Lushington Lane	W	Under Construction	Town Centre	4		4			
150172 & 15179	27 St Leonards Road	W	Under Construction	Town Centre	16		16			
130525 & 130598	38 St Leonards Road	W	Under Construction	Town Centre	24		24			
140151	67-69 Seaside Road	W	Under Construction	Town Centre	3		3			
EB/2012/0591	68 Grove Road	W	Under Construction	Town Centre	10	10				
120665 & 140892	Lathom House Hotel, 4-6 Howard Square	W	Under Construction	Town Centre	16		16			
					911	48	290	95	278	200