EASTBOURNE

AUTHORITY MONITORING REPORT

2022/2023

DECEMBER 2023

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AUTHORITY MONITORING REPORT 2022 / 2023

Planning Policy
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Available to view and download at:

https://www.lewes-eastbourne.gov.uk/article/1660/Authority-Monitoring-Report

Executive Summary

i. In December of each year, Eastbourne Borough Council publishes the Authority Monitoring Report (AMR) covering the previous monitoring year from March to April. The AMR is the main mechanism for assessing the performance of the planning policies adopted by Eastbourne Borough Council. This monitoring report covers the period 1st April 2022 – 31st March 2023.

Development Plan Status

ii. Legislation requires local planning authorities to undertake a review of a local plan every five years starting from the date of adoption. As the Eastbourne Core Strategy Local Plan was adopted in February 2013, it is now more than five years old and as such has been reviewed. The review identified that due to the under delivery of housing against the housing requirement set out in the plan, an increase in the housing need requirement calculated through the Local Housing Need standard method, and the lack of a five-year housing land supply, the Core Strategy could not be considered up to date. As such, the Core Strategy should be replaced by a new Eastbourne Local Plan.

iii. The Local Development Scheme 2022-2025, which was adopted in November 2022, sets out the timetable for the local plan. This included a Regulation 18 consultation in November 2022 on the Eastbourne Growth Strategy, which was undertaken to enable the local community to be part of the discussion regarding the level of housing and employment growth that could be accommodated in Eastbourne and where it might be located. Following the consultation, it became clear that there was a need for further evidence to help assess the suitability of some of the sites identified within the Growth Strategy, which is expected to delay the publication of the Regulation 19 publication of the local plan.

Duty to Co-operate

iv. There have been on-going discussions with Wealden District Council in relation to the authorities' respective Local Plans and addressing cross-boundary issues. The authorities have agreed a Memorandum of Understanding and a Statement of Common Ground.

Neighbourhood Plans

v. Neighbourhood Planning is a tier of the planning system introduced by the Localism Act 2011. It provides an opportunity for local communities to shape development in their area by preparing Neighbourhood Plans, Neighbourhood Development Orders or Community Right to Build Orders. Eastbourne, as an urban and un-parished area, does not currently have any community groups engaged in Neighbourhood Planning.

Community Infrastructure Levy

vi. Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. A total of £55,138.58 was collected in this monitoring period and a cumulative total of £1,029,540.75 since CIL was introduced. A total of £2,757.92 was spent on administration costs during the monitoring year.

vii. Further information on CIL and Section 106 contributions is available in the Eastbourne Infrastructure Funding Statement.

Self-Build and Custom Housebuilding

viii. Eastbourne Borough Council published a Self-Build Register in April 2016 to provide information about the level of demand for self-build and custom build plots in the local area.

ix. Within the seventh base period (31st October 2022 to 30th October 2023), six applications were made to the Self-Build Register. The majority of applications to the Self-Build Register have been from individuals or single households. Eastbourne Borough Council has three years from the end of each base period to meet the demand for self-build arising from the base period in question.

Housing Delivery and Supply

x. 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 240 new homes per annum. A total of 3,554 new homes have been delivered in the plan period up to and including the 2022/2023 monitoring year.

xi. Eastbourne delivered a total of 165 net additional dwellings over the monitoring year, which is under the annual target set out in the Core Strategy. Housing was delivered across 36 sites, with the majority delivering less than five units each. Housing delivery is below the Core Strategy target for this point in the plan period.

xii. Due to the Eastbourne Core Strategy Local Plan now being more than five years old, the National Planning Policy Framework (NPPF) requires that the Five-Year Housing Land Supply be calculated against the Local Housing Need calculated using the standard method. For Eastbourne, this equates to 751 homes per year.

xiii. The 2021 Housing Delivery Test shows that 32% of the housing requirement has been delivered over the previous three years, which shows a record of persistent under delivery. Therefore a 20% buffer is added to the five-year requirement in accordance with the NPPF, meaning that the five-year housing requirement amounts to 4,506 homes.

xiv. Eastbourne has a five-year land supply of 1,255 homes, which includes sites with permission and sites with a resolution to grant permission, plus a windfall allowance. This means that Eastbourne can only demonstrate a 1.4-year supply of housing land.

Employment development

xv. The Employment Land Local Plan sets a revised target of 48,750 sqm for employment floorspace. In the first ten years of the plan period since 2012, there has been a net loss of 1,467 sqm of net employment floorspace against the target.

xvi. During the monitoring year 2022/2023, there was an overall net loss of 11,219 sqm of employment uses.

Town Centre Uses

xvii. In terms of Town Centre Uses, there was an overall net loss of 2,466 sqm, however within designated town centres there was a net loss of 852 sqm.

Environment

xviii. During the monitoring year, there were no applications approved that had outstanding objections from the Environment Agency. Out of 368 applications, there were 11 planning applications within or abutting designated sites or reserves, and 8 applications within or abutting identified priority habitats.

Table of Contents

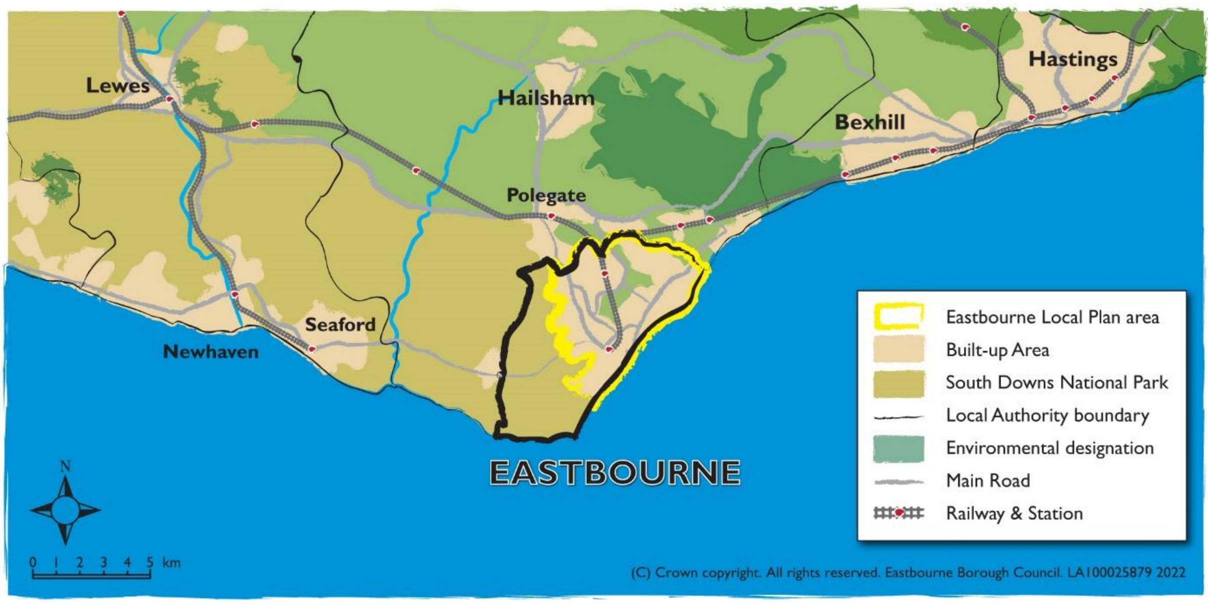
1. Introduction

1.1 In December of each year, Eastbourne Borough Council publishes its Authority Monitoring Report (AMR) covering the previous monitoring year. This AMR covers the period from 1st April 2022 to 31st March 2023.

1.2 Each Local Planning Authority is required by Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and Regulation 34 of the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended) to prepare a monitoring report that reports on the progress of plan making against the Council's timetable (known as the Local Development Scheme [LDS]) and the extent to which the policies that are set out in the local plan are being achieved. In addition, the AMR is required to provide details of neighbourhood planning, information on Community Infrastructure Levy (CIL) receipts, and details of actions taken under the Duty to Co-operate.

1.3 The Borough of Eastbourne covers 17 square miles of East Sussex. Over 40% of the Borough is within the South Downs National Park, which is to the west of the town. The English Channel bounds the south of the Borough, with Wealden District entirely enveloping the Borough, particularly to the north where the northern urban area of Eastbourne is contiguous with Willingdon, Polegate and Stone Cross in Wealden District. Much of the central and eastern areas of Eastbourne are constrained by flood risk. The main transport routes through the Borough are the A22 and A2290 and the London Victoria to Eastbourne railway.

Figure 1 - Eastbourne in context



2. Development Plan Status

Current Status of Local Plan

2.1 The Eastbourne Core Strategy Local Plan ('the Core Strategy') was adopted in February 2013. The Core Strategy is the main strategic planning document for Eastbourne. It sets out the Council's spatial vision for Eastbourne up to 2027, and the primary land use objectives which will deliver it.

2.2 In addition, a Town Centre Local Plan, which provides allocations and non-strategic policies for the town centre only, was adopted in November 2013, and an Employment Land Local Plan, which identifies and allocates land to meet employment needs, was adopted in November 2016.

2.3 A full list of policies in the Local Plan is provided in Appendix 1. This also identifies policies within those documents that are no longer being implemented.

2.4 There are also a range of Supplementary Planning Documents (SPDs) that have been prepared to provide further detail on the implementation of specific policies contained in the local plan.

2.5 No new local plans or SPDs were adopted during the monitoring year.

2.6 Amendments to the Town and Country Planning (Local Planning) (England) Regulations in December 2017 require local planning authorities to undertake a review of a local plan every five years starting from the date of adoption. In completing this review, the local planning authority must decide either:

- that their policies do not need updating and publish their reasons for this decision; and/ or
- that one or more policies do need updating and update their Local Development Scheme to set out the timetable for this revision.

2.7 The five-year anniversary of the Eastbourne Core Strategy Local Plan was on 20th February 2018. When assessed against guidance, it was determined that the Core Strategy required updating due to the under delivery of housing against the housing requirement set out in the plan, an increase in the housing need requirement calculated through the standard method, and the lack of a five-year housing land supply.

2.8 Therefore, the production of a new Local Plan to replace the Core Strategy and other existing planning policies is currently underway.

Progress against Local Development Scheme

2.9 Local Planning Authorities are required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) to produce a Local Development Scheme (LDS), which is the Council's published timetable for the preparation of the Local Plan. The LDS covers a three-year period and outlines the planning documents to be produced with the key dates and milestones.

2.10 In November 2022, the Council adopted a new LDS covering the period 2022-2025. Prior to this, the LDS covered the period 2019-2022, and this LDS was adopted in February 2019.

2.11 The new LDS 2022-2025 sets out a new timetable comprising:

- Public consultation on the preparation of a local plan (Reg 18): November 2022 – January 2023
- Publication of a local plan (Reg 19): November 2023
- Consultation relating to a local plan (Reg 20): November 2023 – December 2023
- Submission of documents and information to the Secretary of State (Reg 22): February 2024
- Consideration of representations by an appointed person (Reg 23): March 2024 – August 2024
- Independent examination (Reg 24): May 2024 – June 2024
- Publication of recommendations of the appointed person (Reg 26): September 2024
- Adoption of a local plan (Reg 28): November 2024

2.12 A Regulation 18 consultation on 'Issues & Options' was undertaken in November 2019 in accordance with the timetable set out in the previous LDS.

2.13 A Regulation 18 consultation on the 'Eastbourne Growth Strategy' was undertaken between November 2022 and January 2023. The purpose of this consultation was to enable the local community to be part of the discussion regarding the level of housing and employment growth that could be accommodated in Eastbourne and where it might be located. The public consultation on the Growth Strategy received 644 direct responses and three petitions, generating around 4,000 individual comments.

2.14 Following the consultation, it became clear that there was a need for further evidence to help assess the suitability of some of the sites identified within the Growth Strategy. In addition, changes to Planning Practice Guidance on 'Flood Risk and Coastal Change' meant that evidence that been presented through the Strategic Flood Risk Assessment Level 1 could no longer be considered to be up to date, which is expected to delay the publication of the Regulation 19 publication of the local plan.

Duty to Co-operate

2.15 The Localism Act 2011 places a duty on local planning authorities and other prescribed bodies to co-operate with each other on strategic planning matters relevant to their areas. The National Planning Policy Framework (NPPF) reiterates this duty.

2.16 The duty to co-operate requires on-going constructive and active engagement on the preparation of development plan documents and other activities relating to sustainable development and the use of land. In particular it applies to strategic planning matters where they affect more than one local planning authority area.

2.17 Eastbourne has two neighbouring local planning authorities where there are direct strategic planning issues cross boundaries: Wealden District Council and the South Downs National Park Authority.

2.18 Eastbourne has many functional links with parts of southern Wealden District including Polegate, Willingdon, Stone Cross and Pevensey Bay, such as access employment, retail, leisure and education, whilst the area also shares environmental characteristics such as flood catchment and green infrastructure.

2.19 Eastbourne Borough Council have engaged regularly and on an on-going basis with neighbouring Wealden District Council, particularly in relation to potential unmet development needs. A Memorandum of Understanding that sets out the process for how the authorities will work together under the duty to co-operate in the future was agreed between Eastbourne Borough Council and Wealden District Council.

2.20 Eastbourne Borough Council have also worked on a number of joint evidence studies with Wealden District Council, including a joint Eastbourne and Wealden Economy Study, and an Eastbourne and South Wealden Strategic Flood Risk Assessment. The authorities have also jointly undertaken work relating to the updating of the Eastbourne and South Wealden Fluvial Flood Model. A Gypsy & Traveller Accommodation Assessment has also been completed with other authorities across East Sussex.

2.21 In addition, Eastbourne Borough Council has been working together with East Sussex County Council and the other local planning authorities in East Sussex on a Shared Transport Evidence Base that will provide evidence on the impacts and mitigation requirement for various development options for each authority on the transport network.

Neighbourhood Planning

2.22 The Localism Act 2011 introduced the provision of Neighbourhood Planning and the Neighbourhood Planning (General) and (Referendums) Regulations 2012 (as amended) made the preparation and making of Neighbourhood Development Orders, Community Right to Build Orders and Neighbourhood Development Plans possible.

The legislation empowers Parish/Town Councils or Neighbourhood Forums - as "Qualifying Bodies" - to initiate the process for making a Neighbourhood Development or Neighbourhood Plan. It also places a duty on Local Planning Authorities to make Orders or Plans within a specific timeframe if there is a referendum vote in favour of the Order or Plan.

2.23 With the exception of Community Right to Build Orders (which may be prepared by "community organisations"), Neighbourhood Plans or Orders must be prepared by a Neighbourhood Forum where a Parish/Town Council does not exist. There are specific criteria to which Neighbourhood Forums must meet in order to be designated by the Local Planning Authority.

2.24 Eastbourne is not a 'parished' area – there are no Parish or Town Councils currently operating within it. As such, there are not any areas which are commonly recognisable as potential Neighbourhood Areas.

2.25 To initiate the process for the preparation of a Neighbourhood Order or Plan, first a Neighbourhood Area must be designated by the Local Planning Authority. In Eastbourne, a body that could potentially become a Neighbourhood Forum would need to submit a relevant area designation application. The Council would consider the proposal and may decide it is appropriate or that subject to amendments to the boundaries, the area would be suitable for the purposes of Neighbourhood Planning (this is also applicable in applications for "Business Areas", areas wholly or predominantly business in nature).

2.26 During the monitoring year, no Neighbourhood Areas or Forums have been designated in Eastbourne as no relevant applications were submitted to the Council. Details of any adopted Neighbourhood Orders or Plans will be reportable in future AMRs in conformity with Regulation 34(4) of the 2012 Regulations.

2.27 Changes in legislation brought into force by the Neighbourhood Planning Act 2017 required the SCI to include a policy stating what advice and assistance Eastbourne Borough Council would provide in relation to groups engaged in Neighbourhood Planning. This update to the SCI was made in 2019 to ensure that requirements were met.

3. Community Infrastructure Levy (CIL)

3.1 Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. CIL is a planning-based charge, introduced by the Planning Act 2008 as a tool for local authorities to help deliver infrastructure to support development in their area.

3.2 The CIL Charging Schedule sets out the charge per square metre that applies to dwellings (C3 Use Class) excluding residential apartments and retail (A1-A5 Planning Class Uses). Table 1 summarises the Eastbourne CIL Charging Schedule.

Table 1 - Eastbourne CIL Charging Schedule

Type of Development (Use Class Order 1987 as amended)	CIL rate £/sq. m for net additional floorspace	
	Adopted Rate 2015	Indexed Rate 2023
Dwellings (C3) excluding residential apartments	50	68.27
Retail (A1 A5)	80	109.23
All other uses	0	0

3.3 During the monitoring year, a total of amount of CIL received was £55,138.58.

3.4 The governance arrangements for Eastbourne Borough Council involve the distribution of CIL receipts into three pots for spending. Different types of infrastructure are funded from two pots and the third pot covers the cost of administering CIL. Table 2 shows the total amount collected, the monies spent on projects and the available balance.

3.5 To-date, due to the limited amount of CIL collected, the Council has not opened the Neighbourhood and Strategic pot for spending. However, it is required under the CIL Regulations to spend the administrative pot. The administrative pot was applied to part of the maintenance cost for the CIL software, amounting to £2,757.92 in 2022/2023.

3.6 Further information on CIL and Section 106 contributions and spending is provided in the Eastbourne Infrastructure Funding Statement 2022/23

Table 2 - CIL Monies Collected and Retained

Pot	Total Collected to 8th November 2023	Projects Funded	Balance on 8th November 2023
CIL Admin Pot	£51,477.04	£51,477.04	£0
Neighbourhood CIL Pot	£153,595.77	£0	£153,595.77
Strategic CIL Pot	£824,467.94	£0	£824,467.94
Total	**£1,029,540.75**	**£51,477.04**	**£978,063.71**

4. Self-Build and Custom Housebuilding

What is the self-build register?

4.1 The Self-build and Custom Housebuilding Act 2015 places a duty on local authorities in England to keep a register of individuals and associations of individuals who are seeking to acquire a serviced plot of land in the area in order to self- or custom build homes which they will occupy as their main/sole residence. The Council is encouraged to publish headline data on the demand for self-build and custom housebuilding revealed by their register and other sources in the Authority Monitoring Report.

4.2 Since April 2016, Eastbourne Borough Council has kept a register for individuals and associations who are looking for a plot to self- or custom build their home. The register provides information about the level of demand for self-build and custom build plots in the local area and will be used as evidence of the identified need for self-build housing.

4.3 The Self-build and Custom Housebuilding Act 2015 (the Act) and planning practice guidance states that the Council can implement a local connection test. This would mean the register would consist of two separate parts:

- Part 1: entries with a local connection
- Part 2: entries with no local connection

4.4 The Act places a duty on the council to grant enough 'development permissions of serviced plots of land' to meet the demand shown in Part 1 of the Register (but not specifically for those on the register). The entries on Part 1 together with the entries on Part 2 give the council an indication of the overall interest in self-build.

The new register

4.5 In March 2021 EBC Cabinet adopted the introduction of a Local Connection Test on the Council's Self-build and Custom Housebuilding (SBCH) Register, this was decided after a public consultation on the subject.

4.6 After adoption the New SBCH Register was opened on the Council's consultation website and everyone on the 'old' register was invited to re-register. From the 15th April until the 15th August every re-registration was recognised with the date of the first registration. The New SBCH Register therefore shows entries from 2016 onwards.

4.7 After the 15th August the re-registration option closed, and from then on, all registrations are considered as new registrations. Of the 101 individuals registered on the old SBCH Register, 26 re-registered on the New SBCH Register. There are no associations registered on the New Register.

Number of entries on the Register

4.8 The Housing and Planning Act 2016 defines the base periods for the Register. The first base period is the date the register was first established (1st April 2016) to the day before the day on which section 10 of the Housing and Planning Act 2016 came into force (30th October 2016). Each subsequent base period is the 12 months beginning immediately after the end of the previous base period.

4.9 Within the most recent period (31st October 2022 to 30th October 2023), a total of 6 new individuals were subscribed to the SBCH Register. Table 3 shows that this is comparable to other years.

Table 3 - Number of entries on Part 1 and Part 2 over 8 base periods

Base period	Dates	Part 1	Part 2	Total
1	1st April 2016 – 30th October 2016	1	0	1
2	31st October 2016 – 30th October 2017	8	0	8
3	31st October 2017 – 30th October 2018	4	0	4
4	31st October 2018 – 30th October 2019	6	0	6
5	31st October 2019 – 30th October 2020	4	0	4
6	31st October 2020 – 30th October 2021	8	1	9
7	31st October 2021 – 30th October 2022	5	0	5
8	31st October 2022 – 30th October 2023	5	1	6
	TOTAL	**41**	**2**	**43**

The provision of Self-build plots

4.10 The timescale for the granting permission is three years from the end of the base period. EBC has therefore until 30th October 2026 to meet the demand arising from base period 8.

4.11 However, the accumulated demand from base period 1, 2, 3, 4 and 5, which should have been met by 30th October 2023 is 23.

Table 4 - Accumulated number of individuals registered on Part 1

	Number of individuals registered under Part 1	Due
Base period 1 - 4	19	30th October 2022
Base period 1 - 5	23	30th October 2023
Base period 1 - 6	31	30th October 2024
Base period 1 - 7	36	30th October 2025
Base period 1 – 8	41	30th October 2026

4.12 At the end of October 2023, a total of 14 Self-Builds are permitted since introduction of the Register. This is below the demand accumulated in base periods 1 – 5. Therefore, this date is marked red in Table 4.

4.13 Table 5 shows the provision of self-builds in all base periods. At the end of this base period, there have been a total of 14 Self-Builds since the register was introduced. In base period 8, a single self-build project was granted permission.

Table 5 - Provision of self-build plots

End of base period	Base Period	Self-build granted per base period	Accumulated self-build granted
30th October 2016	1	2	2
30th October 2017	2	1	3
30th October 2018	3	7	10
30th October 2019	4	1	11
30th October 2020	5	0	11
30th October 2021	6	1	12
30th October 2022	7	1	13
30th October 2023	8	1	14

Analysis of the demand for plots

4.14 For the analysis of the demand of plots we consider both Part 1 and Part 2. We present information on the preferences for the self-build project, ownership, type of build, and type of home.

4.15 The people who registered were asked why they are interested in self-build. People could give various reasons; a great majority stated they want to self-build because they want to live in a home with a very high environmental performance. There are 25 persons who mention their financial situation as a cause to opt for self-build (Table 6).

Table 6 - Reasons for interest in self-build

Why are people interested in Self-build?	Register Entries
I cannot afford a suitable property in the area.	25
I am retired/retiring and want a property suitable for my long-term needs.	10
I want a property that has been designed for my disability needs.	3
I want to live in a home with a very high environmental performance	38
I want to live close to my family	10
I am interested in being part of a community-led project	18
I have an ambition to self-build	9

Ownership

4.16 All people registered prefer to have freehold ownership over their plot, there are 6 persons who may opt for leasehold as well, and 6 who consider shared ownership. To finance their self-build project, 25 people will need a mortgage (Table 7 and Table 8).

Table 7 - Preferred type of ownership

Type of ownership	Register Entries
Freehold	43
Leasehold	6
Shared Ownership	6

Table 8 – Preferred method for financing self-build project

Finance options	Register Entries
With a mortgage	25
Outright without a mortgage	17
Unknown	1

Type of build project

4.17 To appreciate the type of self-build project that people are interested the register asked about the preference for the type of build, and for the level of the build project.

4.18 The majority prefers a self-build project on an individual plot, there are however 20 individuals who are interested in a community led project or co-housing where a group of people come together to design and develop housing in which they then live in. They may do some or all the build themselves or employ someone to build the homes for them. Additionally, there are 12 individuals who may opt for a plot where a developer provides a design and build service to purchasers enabling people to customise house designs. It is likely this will form part of a larger housing scheme.

4.19 Of the 43 persons registered, 36 prefer to self-build their home, there are only 4 individuals who state they want to custom house build only (Table 9 and Table 10).

Table 9 - Preferred type of build

Type of build	Register Entries
Individual plot	41
Community led, co-housing	20
Developer led build or customisation	12
Not sure	3
Other	2

Table 10 - Preferred level of build project

Level of build project	Register Entries
Self-build	36
Kit-build	27
Water-tight shell	13
Self-finish	15
Custom Build only	6
Not sure	8

Type of home

4.20 Most people on the register prefer a detached home with three or more bedrooms on a single plot with outside space (Figure 2, Figure 3 and Figure 4). People could choose as much options as they preferred, therefore it is interesting to note that apartments/flats and terraced houses are not very popular amongst the people who are opting for self/custom build their homes.

Figure 2 - Preference for type of home

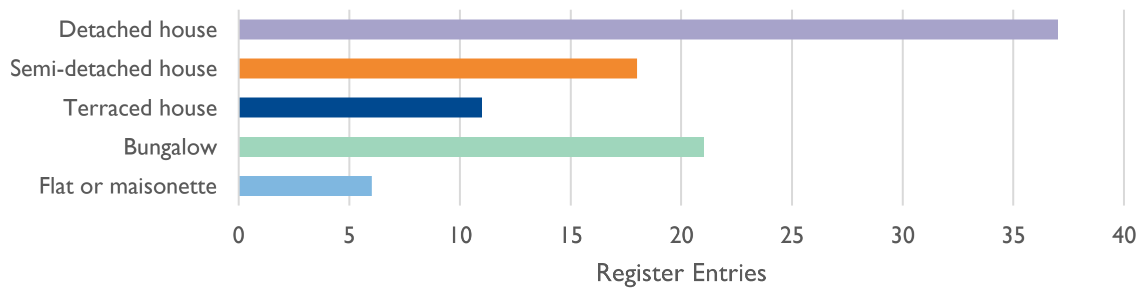


Figure 3 - Preference for number of bedrooms

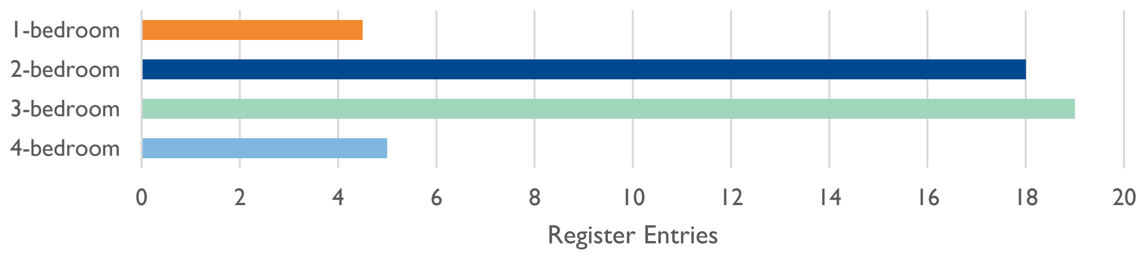
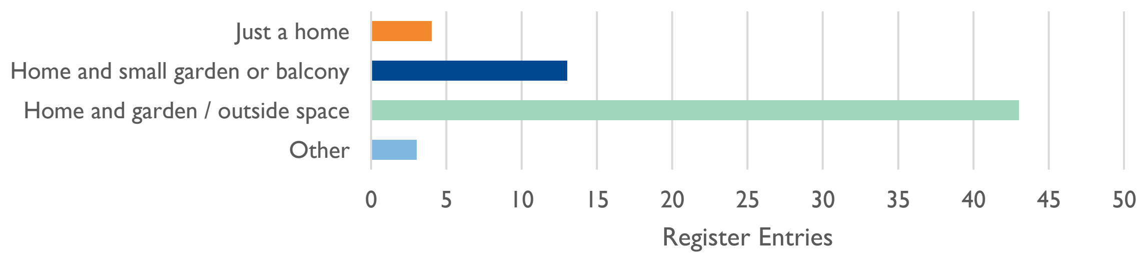


Figure 4 - Preference for plot size

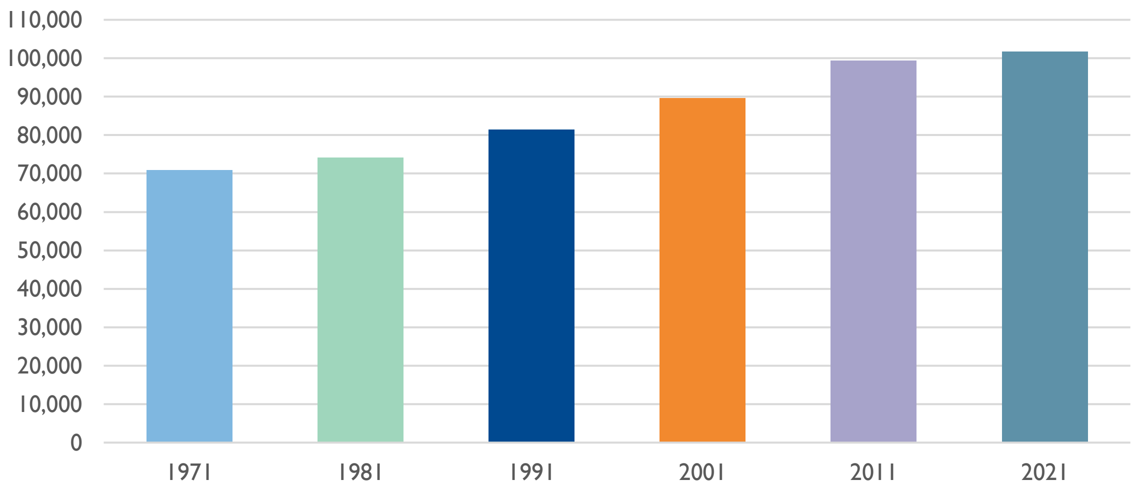


5. Population Overview

5.1 In Eastbourne, the 2021 census population size was 101,700 – an increase of 2.3% from around 99,400 in 2011. This is lower than the overall increase for England (6.6%), where the population grew by nearly 3.5 million to 56,489,800.

5.2 The growth of Eastbourne's population has slowed. Whilst the population increased by 2,300 between 2011 and 2021, this is a significantly lower level of growth compared to the previous 10-year period between 2001 and 2011 when the population increased by 9,700, likely due to significant development at Sovereign Harbour.

Figure 5 - Eastbourne population at census years



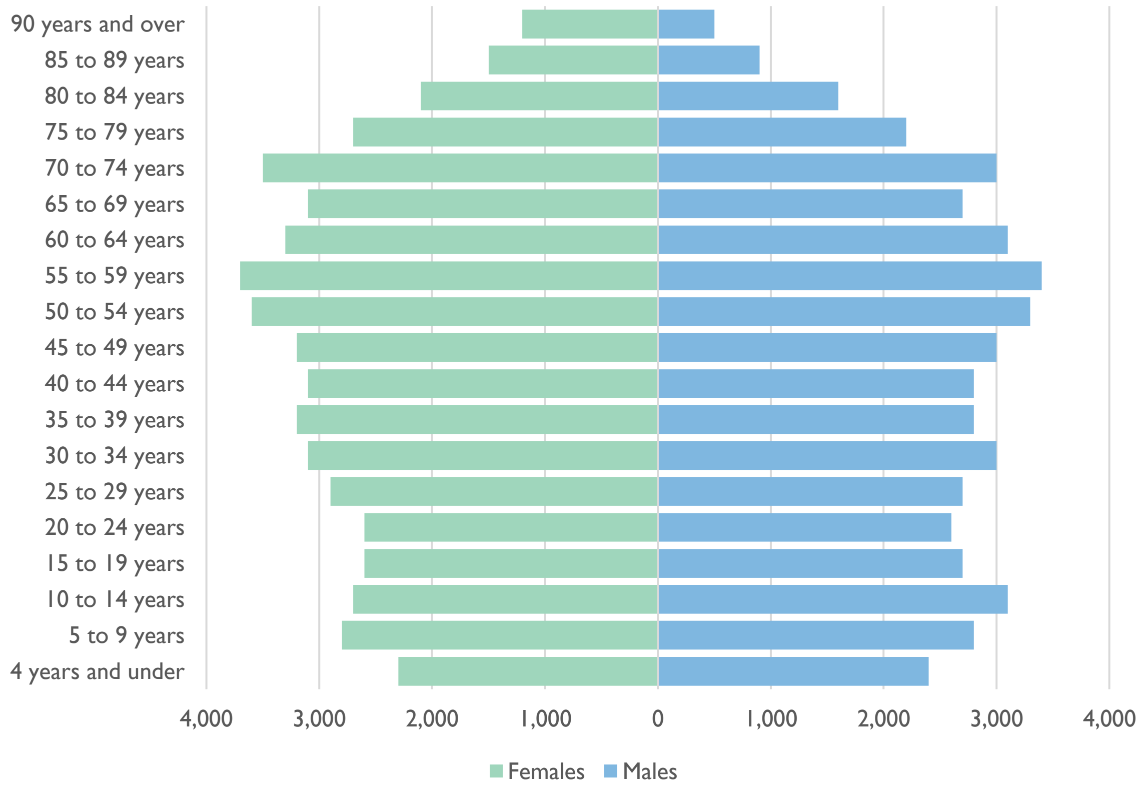
5.3 Eastbourne's population according to the 2021 census is also lower than the 2020 mid-year estimate of 103,324 published last year, suggesting that Eastbourne's population has not grown as significantly as predicted.

5.4 At 2.3%, Eastbourne's population increase is lower than the percentage increase for the South East (7.5%). This means that Eastbourne ranked 241st for total population out of 309 local authority areas in England, which is a fall of 12 places since 2011.

5.5 As of 2021, Eastbourne is the 13th most densely populated of the South East's 64 local authority areas, with 16.4 people living on each football pitch-sized area of land, compared with 16.1 in 2011.

5.6 The balance of men and women in the area in 2021 is broadly similar to the 2011 census. Eastbourne's population is 47.7% male and 52.3% female – the eighth highest proportion of females to males in the country.

Figure 6 - Population structure by age and sex



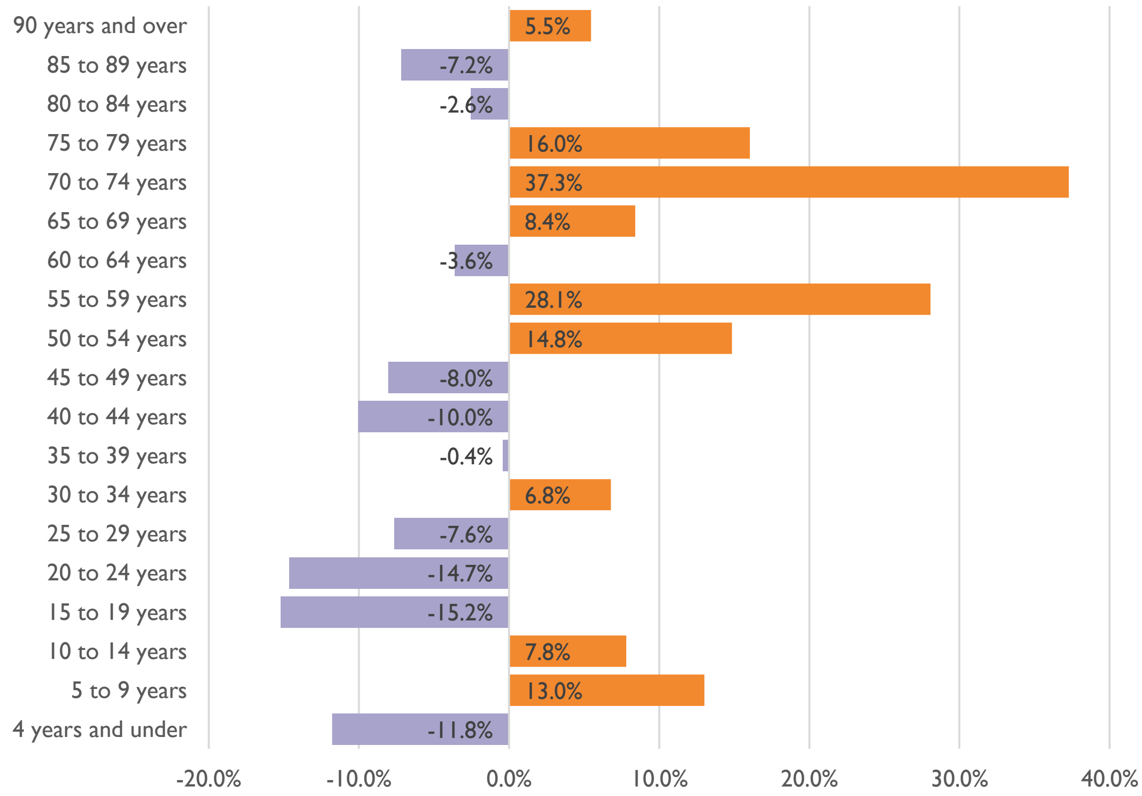
5.7 There is a national trend towards an ageing population that is reflected in Eastbourne. Across England, 18.4% of the population were aged 65 years and over on Census Day in 2021, whilst in Eastbourne the proportion is 24.6%, compared to 22.4% of the population in 2011.

5.8 Although there has been an increase of 12.1% in people aged 65 years and over since 2011, across England there has been an overall increase of 20.1% in people aged 65 years and over, which suggests that Eastbourne's population, although ageing, may not be ageing as quickly as other areas.

5.9 Since 2011, there has also been a decrease of 1.5% in people aged 15 to 64 years, but an increase of 2.7% in children aged under 15 years. The population aged under 30 represented 37.6% of the total in 2021, compared to 39.9% in 2011. The biggest increase in terms of five-year age bands is in the aged 70-74 years category.

5.10 Between the last two censuses, the average (median) age of Eastbourne increased by two years, from 43 to 45 years of age.

Figure 7 - Population change by age between 2011 and 2021



5.11 The 2021 census recorded an Economically Active population aged 16 and over in Eastbourne of 50.4%, down from 51.6% in 2011. Eastbourne saw the South East's second-largest percentage-point rise in the proportion of people who were economically inactive because they were looking after their family or home (from 3.2% in 2011 to 4.3% in 2021).

5.12 Although every local authority area across the South East saw a rise in the proportion of people (aged five years and over) providing between 20 and 49 hours of weekly unpaid care, Eastbourne saw the South East's joint largest percentage-point rise from 1.4% in 2011 to 2.1% in 2021.

5.13 In 2021, 45.0% of Eastbourne residents described their health as "very good", increasing from 44.1% in 2011. The proportion of Eastbourne residents describing their health as "very bad" was 1.3% (similar to 2011), while those describing their health as "bad" was 4.5% (similar to 2011).

5.14 83,700 Eastbourne residents said they were born in England, which represented 82.4% of the local population. Poland was the next most represented, with around 1,500 Eastbourne residents reporting this country of birth (1.5%). In 2021, 9.0% of Eastbourne residents did not identify with any national identity associated with the UK. This figure increased from 7.4% in 2011.

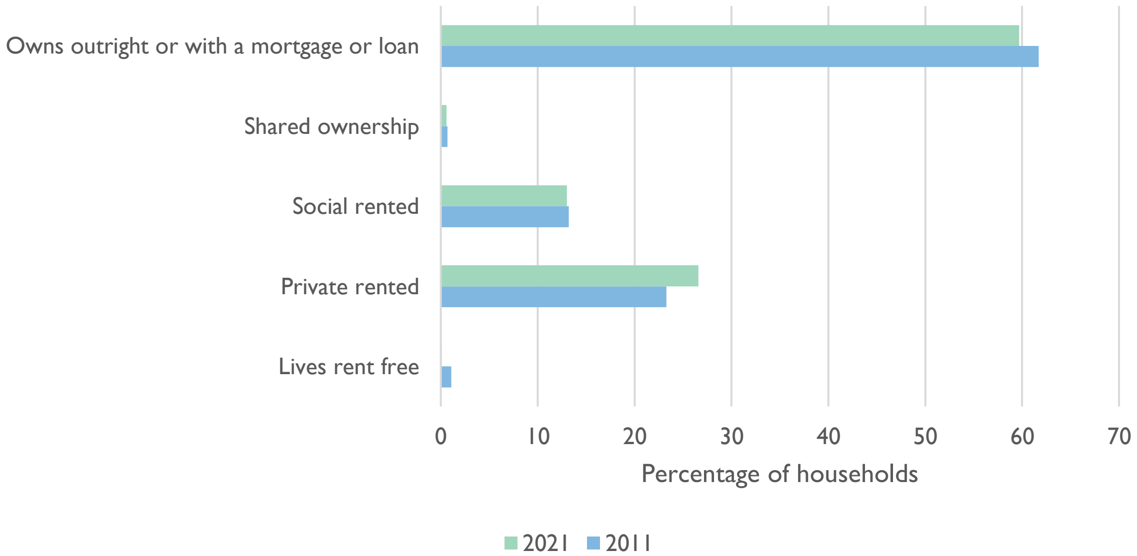
5.15 The proportion of One-person households over 65 in Eastbourne increased from 17.2% in 2011 to 17.8% in 2021, becoming the town’s most common household composition type. This is significantly higher than the regional and national average. The percentage of households that included a couple with dependent children remained at 15.6%, whilst the percentage of households that consisted of a Couple with no children decreased from 16.2% in 2011 to 15.2% in 2021.

5.16 In Eastbourne, the 2021 census recorded 45,600 households with at least one usual resident. The census data also records fewer households than the 47,453 households predicted for 2021 by the ONS 2018-based household projections. The census data suggests a slight increase in the average household size from 2.21 people per households in 2011, to 2.23 people per household in 2021.

5.17 The number of households in Eastbourne has increased by 600 households since 2011, despite approximately 1,900 new homes being built over the 10-year period between censuses. The estimate for the number of dwellings in Eastbourne was 49,310 dwellings as at September 2021[1], which indicates that just 92.4% of the homes in Eastbourne are occupied as primary residences, compared to a South East average of 94.6%. The primary occupancy rate in 2011 in Eastbourne was 94.7%.

5.18 Of Eastbourne households, 59.7% owned their home in 2021, down from 61.7% in 2011. In 2021, just over one in four households (26.6%) rented privately, compared with 23.3% in 2011. The percentage of Eastbourne households that lived in a socially rented property decreased from 13.2% to 13.0%.

Figure 8 - Change in housing tenure between 2011 and 2021



[1] Valuation Office Agency Table CTSOP3.0: Number of properties by Council Tax band, property type and region, county and local authority district as of September 2021

6. Housing

Housing Delivery

6.1 The Eastbourne Core Strategy Local Plan, which was adopted in 2013, seeks to provide 5,022 net additional homes between 2006 and 2027, at an average of 240 new homes per year.

6.2 In 2022/23, there were a total of 165 net additional homes delivered. This is a slight increase on the previous monitoring year when 127 new homes were delivered, although it is still lower than the average annual delivery over the plan period.

6.3 There were 36 individual sites that contributed to the delivery of housing in the monitoring year, which is slightly more than the 29 sites in the previous monitoring year. There were also two completed development sites that resulted in a net loss of dwellings. 70% of the sites provided a net addition of 5 or less dwellings, whilst 9 sites delivered more than 5 dwellings. 39% of the sites that delivered a dwelling net gain only provided one net additional unit.

Table 11 – Housing Delivery over Core Strategy plan period

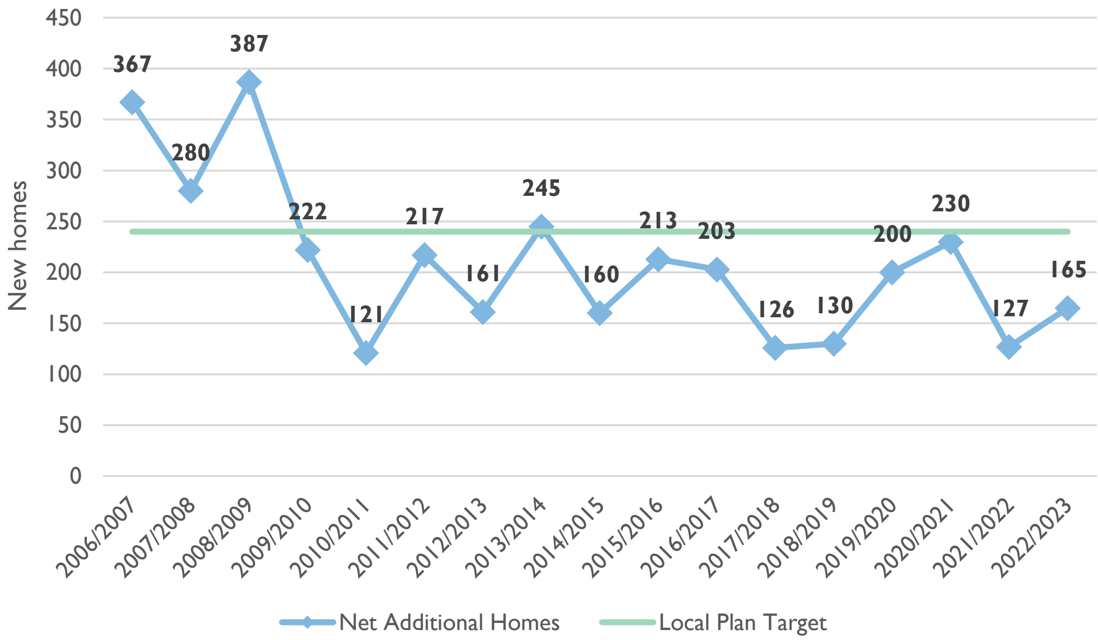
Year	Annual Delivery	Total Delivered	Cumulative Annual Target	Remaining
2006/2007	367	367	240	4,655
2007/2008	280	647	480	4,375
2008/2009	387	1,034	720	3,988
2009/2010	222	1,256	960	3,766
2010/2011	121	1,377	1,200	3,645
2011/2012	217	1,594	1,440	3,428
2012/2013	161	1,755	1,680	3,267
2013/2014	245	2,000	1,920	3,022
2014/2015	160	2,160	2,160	2,862
2015/2016	213	2,373	2,400	2,649
2016/2017	203	2,576	2,640	2,446
2017/2018	126	2,702	2,880	2,320
2018/2019	130	2,832	3,120	2,190
2019/2020	200	3,032	3,360	1,990
2020/2021	230	3,262	3,600	1,760
2021/2022	127	3,389	3,840	1,633
2022/2023	165	3,554	4,080	1,468

6.4 The single largest site contributed 29 dwellings (18% of the total net gain delivered). This was the redevelopment of a site at 54/56 Upperton Road in the Upperton neighbourhood. The next largest completion was the 23 net additional units delivered as part of a larger development at Site 7c in Sovereign Harbour. A full list of housing completions is provided in Appendix B.

6.5 Between 1st April 2006 and 31st March 2023, a total of 3,554 net additional homes were delivered in Eastbourne (Table 11). This is 526 dwellings fewer than the Core Strategy target trajectory for the end of 2022/23.

6.6 The delivery of 3,554 homes between 2006 and 2023 equates to an average of 209 new homes being delivered per year over the plan period. However, this record is influenced by high levels of delivery in the early years of the plan, particularly as a result of the completion of significant development sites at Sovereign Harbour, as illustrated in Figure 9.

Figure 9 - Net Additional Homes delivered against Local Plan target



6.7 The delivery of new homes reduced significantly as a result of the recession in around 2010, with a low of 121 net additional homes delivered in 2010/11. Since then, annual delivery has fluctuated, reaching a high of 245 new homes in 2013/14. In the last five years, 852 new homes have been built at an average of 170 homes per year. This is despite the Core Strategy reaching the fifth anniversary of adoption in 2018, resulting in the absence of a five-year housing land supply and the application of the NPPF's presumption in favour of sustainable development.

6.8 Housing delivery in Eastbourne has been reliant on small sites, with large sites being very limited in the borough. The 3,554 net additional homes since 2006 were delivered across 752 sites, with 582 sites (77%) delivering less than five units each. A further 99 sites accommodated between five and nine units, which means that 91% of development sites delivered less than 10 new homes. Just 71 sites delivered more than 10 homes, 55 of which were between 10 and 24 units. Just four were large sites that delivered in excess of 100 homes.

Housing Delivery by Type of Development

6.9 All development sites that have been completed since 2006 and that have delivered net additional dwellings have been categorised as being either:

- New Build – the development of an empty, vacant or unused previously developed site, or a greenfield site
- Redevelopment – the demolition of an existing building and provision of new development in its place
- Change of use – the change of a non-residential use to residential use within an existing building
- Conversion – a change in the number of residential units within an existing residential building (including the creation of new dwellings through upward or sideward extensions).

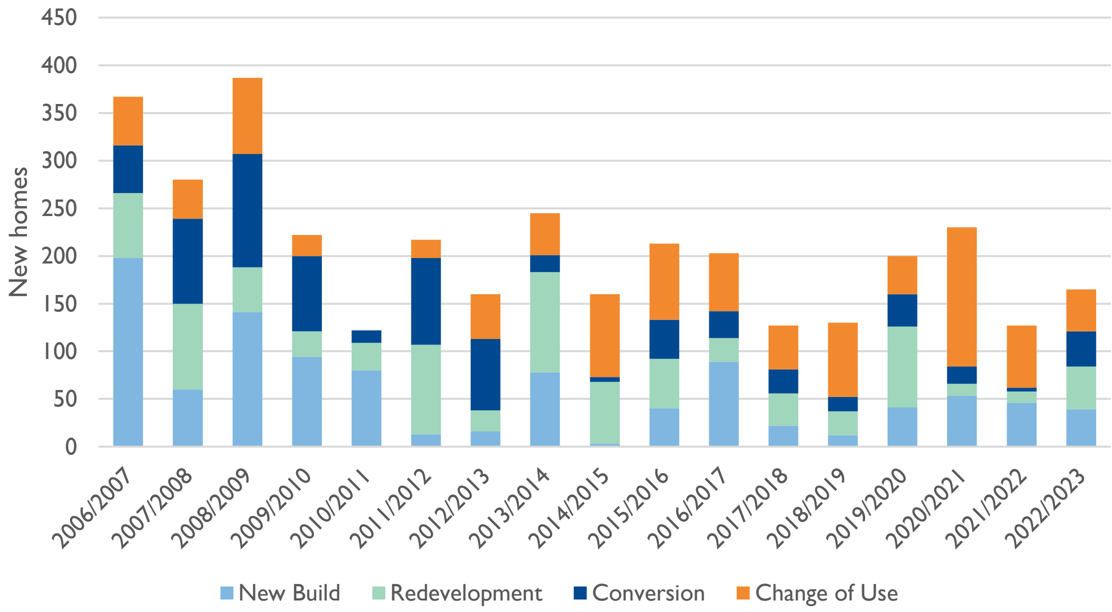
6.10 Within the 2022/2023 monitoring year, there were broadly similar proportions of homes delivered by New Build, Redevelopment, Change of Use and Conversion. 45 homes delivered through Redevelopments (27%), 44 homes were delivered through Changes of Use (27%), New Build delivered 39 homes (24%), and 37 new homes were achieved by Conversion (22%).

6.11 Over the plan period, New Build developments have contributed greatest proportion of new homes (29%). Changes of Use delivered 27% of new homes, whilst Redevelopments provided 23% and Conversions 20%. Figure 10 shows that the majority of the homes provided via New Build were delivered early in the plan period, particularly due to the completion of final phases of development at Sovereign Harbour.

6.12 Of the 752 sites that delivered net additional dwellings between 2006 and 2023, 17% were New Build development sites and 12% were Redevelopment sites, whilst 33% were Change of Use sites and 38% were Conversion sites. The percentage of sites that were Change of Use or Conversion (71%) is significantly higher than the proportion of homes delivered via these methods (47%), which indicates that on average, Change of Use and Conversion development sites generally have lower yields than New Build and Redevelopments.

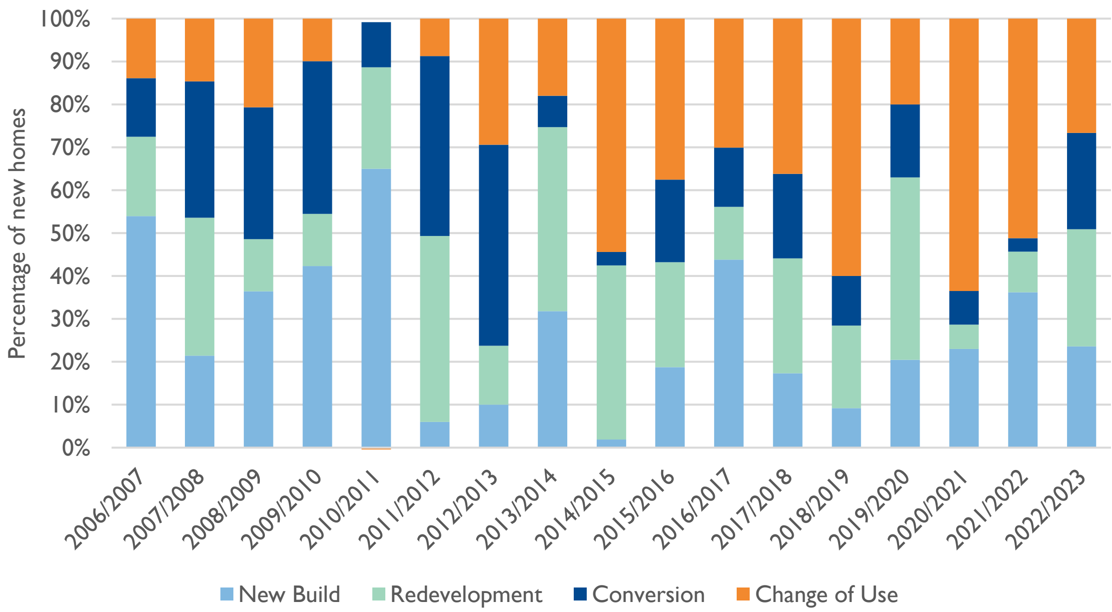
6.13 The number of homes delivered via New Build developments and Conversions has been on an overall downward trend over the period between 2006 and 2023, whilst the proportion of homes delivered as Changes of Use has been increasing.

Figure 10 – Number of Net Additional Dwellings by Development Type and Year



6.14 Figure 11 illustrates that over the last nine years since 2014 there has been a strong trend towards changes of use, which has delivered 44% of homes over this period at an average of 75 homes per year. This trend has been particularly influenced by the changes to Permitted Development rights that have allowed offices to be converted to residential without the need for planning permission.

Figure 11 - Proportion of Net Additional Dwellings by Development Type and Year



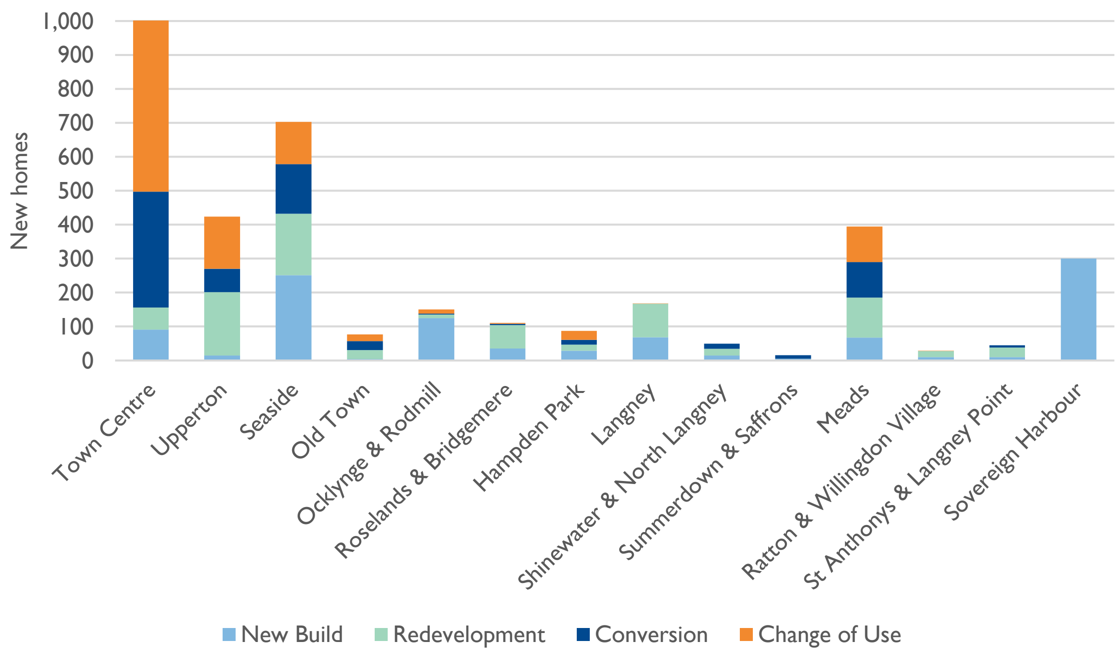
Housing Delivery by Neighbourhood

6.15 Housing completions since 2006 have been recorded by neighbourhood. 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. A map of the Neighbourhoods is provided in Appendix B.

6.16 In the monitoring year 2022/2023, there were 35 homes delivered in the Upperton neighbourhood and 29 homes delivered in the Town Centre. The next highest delivery was in Seaside (27 homes), Sovereign Harbour (23 homes) and Hampden Park (22 homes). Four of the 14 neighbourhoods saw no new housing delivered (Ocklynge & Rodmill, Roselands & Bridgemere, Summerdown & Saffrons and St Anthony's & Langney Point).

6.17 As shown in Figure 12, the Town Centre neighbourhood has delivered the highest number of new homes since 2006 (1,002 net additional units), with the majority of these (84%) coming through Changes of Use and Conversion. The Town Centre has delivered a consistent number of homes every year, with an average of 59 net additional dwellings per year between 2006 and 2023.

Figure 12 – Total Number of Net Additional Dwellings by Development Type and Neighbourhood between 2006 and 2023



6.18 After the Town Centre, Seaside has delivered the next highest number of homes with 703 net additional dwellings, but a greater proportion of New Build and Redevelopments compared to the Town Centre. Other neighbourhoods that have seen high rates of delivery include Upperton (424 homes); Meads (395 homes); and Sovereign Harbour (299 homes). All of the new homes delivered in Sovereign Harbour have been via New Build.

6.19 The Town Centre has also had the most individual development sites with 289 sites. 38% of the total number of sites across the town were in the Town Centre. Seaside and Upperton had the next most sites, with 128 sites (17%) and 80 sites (11%) respectively. The other 11 neighbourhoods contained 255 sites between them.

6.20 The Core Strategy identifies the level of housing growth expected within each neighbourhood between 2012 and 2027. Table 12 shows the housing delivery in the neighbourhoods in 2022/2023, and the performance against the overall target for each neighbourhood. It indicates that there is still a significant amount of housing to deliver in several of the neighbourhoods. However, the St Anthony's & Langney Point neighbourhood has already provided in excess of that anticipated in the Core Strategy.

Table 12 - Housing delivery by neighbourhood

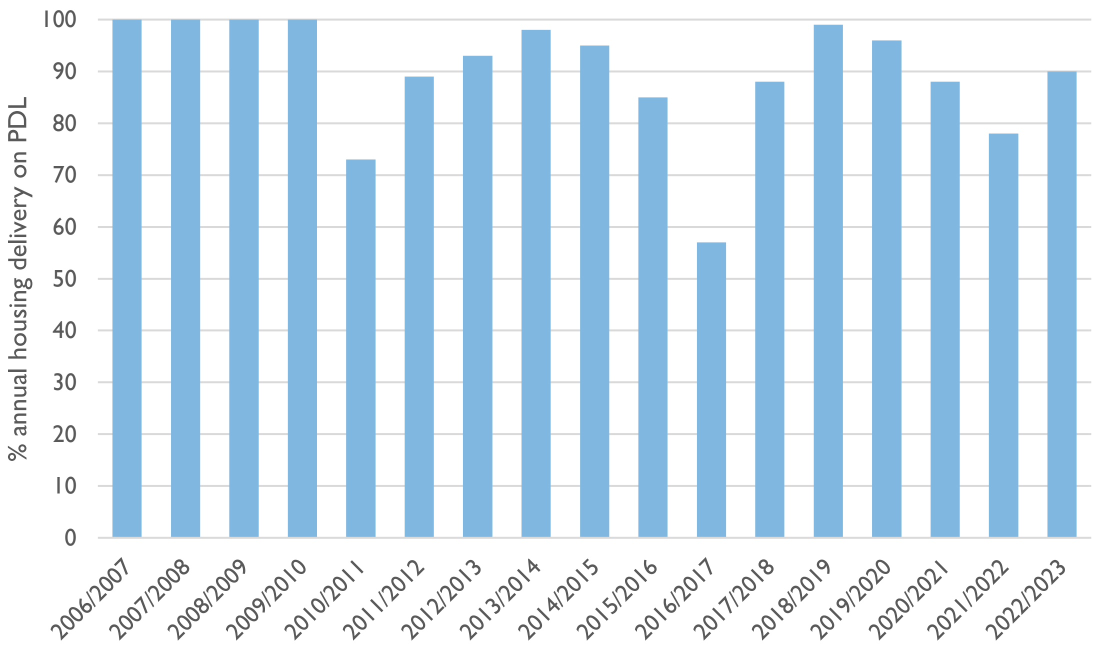
Neighbourhood	Net Delivery 2022/2023	Total Delivered 2012-2023	Overall Target 2012-2027	Remaining
Town Centre	29	609	1,190	581
Upperton	35	281	399	118
Seaside	27	363	448	85
Old Town	1	35	101	66
Ocklynge & Rodmill	0	141	258	117
Roselands & Bridgemere	0	51	116	65
Hampden Park	22	64	84	20
Langney	14	102	178	76
Shinewater & North Langney	1	29	69	40
Summerdown & Saffrons	0	5	40	35
Meads	12	159	358	199
Ratton & Willingdon Village	1	6	12	6
St Anthony's & Langney Point	0	32	25	-7
Sovereign Harbour	23	83	150	67
TOTAL	**165**	**1,960**	**3,428**	**1,468**

Previously Developed Land

6.21 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 developments 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.

6.22 In the 2022/2023 monitoring year, 149 homes units were delivered on previously developed land, whilst 16 units were delivered on greenfield sites. This means that 90% of new homes delivered since 2006 have been on previously developed land. Housing delivery of previously developed land by year is identified in Figure 13.

Figure 13 - Housing Delivery on Previously Developed Land



Affordable Housing

6.23 There were 6 affordable housing units delivered during the 2022/2023 monitoring year, which is fewer than previous monitoring year. These 6 affordable homes were delivered via an Eastbourne Borough Council development at Land off Brede Close.

6.24 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 188 affordable housing units have been delivered in the past ten years (as shown in Table 13), and the average annual delivery is 18.8 units.

6.25 Affordable housing contributions can only be required from developments that deliver 10 or more dwellings. An Affordable Housing Supplementary Planning Document (SPD) has been produced in order to update the guidance on securing affordable housing and any necessary commuted sums. This threshold means that the delivery of affordable housing on smaller sites is unlikely, and as the majority of the development sites in Eastbourne are on these smaller sites, it is impacting the delivery of affordable housing.

Table 13 - Affordable housing delivery

Monitoring Year	Affordable Housing Units Delivered
2013/2014	37
2014/2015	24
2015/2016	30
2016/2017	60
2017/2018	14
2018/2019	0
2019/2020	5
2020/2021	0
2021/2022	12
2022/2023	6
Total	**188**
Average	**18.8**

6.26 The standard method for calculating local housing need, which is outlined in Planning Practice Guidance, takes into account the affordability of the local area in the calculation of the number of homes that an area needs to provide.

6.27 Affordability in this context is to be measured via median affordability ratios: the workplace-based median house price-to-median earnings ratio from the most recent data available.

6.28 The most recent data available was published in March 2023[2], which is within our monitoring period. This identifies for Eastbourne, a median house price of £280,000 and median gross average workplace-based earnings of £29,285, giving an overall affordability ratio of 9.56. For comparison, the affordability ratio for the country is 8.28, whilst in the South East region it is 10.75. In East Sussex it is 11.52.

6.29 Home ownership is becoming more unaffordable. Since 1997 (the period over which data is available), the affordability ratio for Eastbourne has risen from 3.29 to 9.56. This is due to constant increases in median house prices and the stagnation of median earnings, as highlighted in Figure 14. East Sussex has gone against the trend in England and the South East of becoming slightly more affordable in the monitoring period.

6.30 Between 2014 and 2022, the mean monthly rent in Eastbourne[3], across all types of accommodation, increased by 32% from £625 to £825. Between 2014 and 2022 earnings only rose by 7%. In terms of rental values, the largest increase was in the monthly rent for studio flats, which has increased by 40% over the last nine years.

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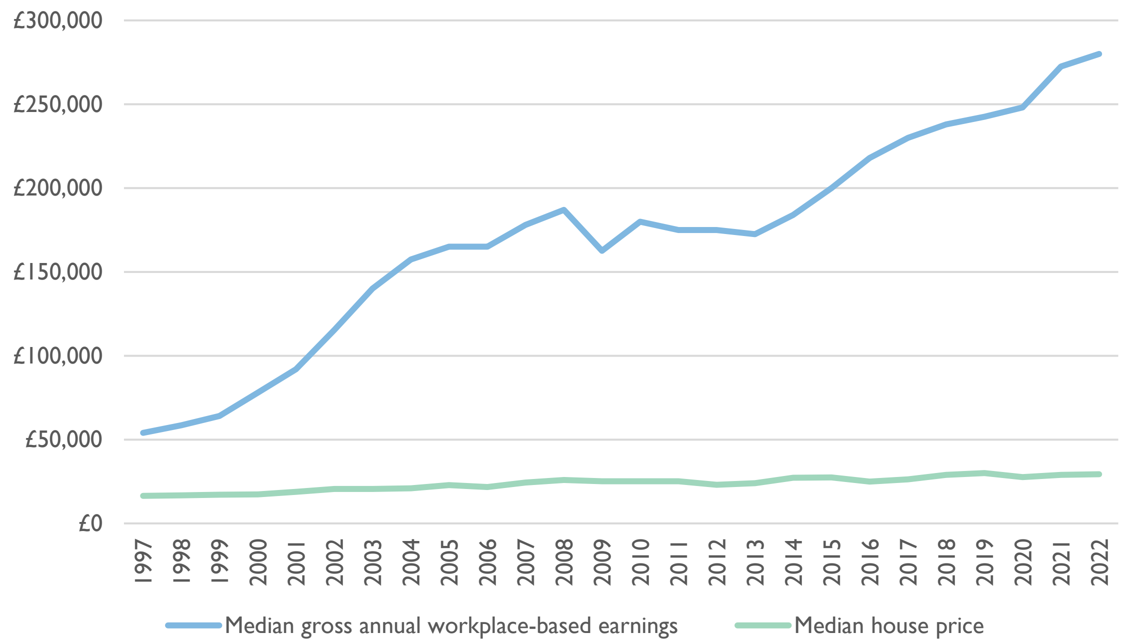
[2] Office for National Statistics - House price to workplace-based earnings ratio (March 2023)

[3] https://www.eastsussexinfigures.org.uk

Figure 14 - Median House Prices compared to Median Earnings



Gypsy & Traveller Pitches

6.31 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.

Housing Supply

6.32 Paragraph 74 of the National Planning Policy Framework [NPPF] (2023) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement.

6.33 Planning Practice Guidance [PPG] identifies that the purpose of the five-year housing land supply is to *provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next five years*.

6.34 This five-year housing land supply reflects the situation as of 1st October 2023, and therefore the five year land supply assessment covers the period from 1st October 2023 to 30th September 2028.

Housing Requirement

6.35 The Eastbourne Core Strategy Local Plan (the Core Strategy) was adopted on 20th February 2013. This sets out a housing requirement of 240 homes per year. The fifth anniversary of the adoption of the Core Strategy was in February 2018, which means that it is now more than five years old.

6.36 Paragraph 74 of the NPPF identifies that were strategic policies are more than five years old, the housing requirement should be based on local housing need, which is calculated using the 'standard method' that was introduced through the revisions to the NPPF in July 2018.

6.37 Using the standard method, Eastbourne's Local Housing Need is calculated as 751 homes per year. Therefore, five years' worth of the Local Housing Need requirement amounts to 3,755 homes.

<u>Buffer</u>

6.38 Paragraph 74 of the NPPF requires that the supply of specific deliverable sites should include a buffer to ensure choice and competition in the market for land. Where there has been a significant under delivery of housing over the previous three years, this buffer should be 20% of the housing requirement. Significant under delivery is measured by the Housing Delivery Test.

6.39 The Housing Delivery Test shows that delivery over the three-year period between 2018 and 2021 amounted to 560 homes, which equates to 32% of the number of homes required over that period. The NPPF identifies that a score of less than 85% represents significant under delivery (NPPF footnote 41) and as such, a 20% buffer should be applied to Eastbourne's five-year housing land supply.

6.40 The requirement for a 20% buffer equates to an additional year of Local Housing Need, which means that the five-year housing requirement including 20% buffer totals 4,506 homes.

Housing Land Supply

6.41 The Housing Land Supply consists of a supply of deliverable sites where homes will be completed within five years.

6.42 The Glossary of the NPPF confirmed that *"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years".*

6.43 It goes on to state that *"sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years".*

6.44 It also clarifies that *"where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in* *principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years"*.

6.45 PPG provides additional interpretation on what types of evidence demonstrate deliverability *(Paragraph: 007 Reference ID: 68-007-20190722)*. For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, evidence to demonstrate deliverability may include: current planning status; firm progress being made towards the submission of an application; firm progress with site assessment work; or clear relevant information about site viability, ownership constraints or infrastructure provision.

6.46 In order to ensure that the supply of sites is 'deliverable', careful consideration has been given to which sites to include within the five-year supply calculation. The following are included within the housing supply calculation:

- Sites with extant planning permission as at the 1st October 2023;
- Sites with a resolution to approve as of 1st October 2023; and
- A contribution from windfall sites.

6.47 The majority of the housing land supply is formed of commitments (i.e. sites with an extant detailed planning permission). There are 121 sites with an extant planning permission within the housing land supply, of which 43 sites are currently under construction. Sites that have permission but where development is yet to commence contribute 532 homes to the housing land supply, and sites that are under construction contribute 385 homes.

6.48 In addition, there are three sites that have a resolution to approve subject to the agreement of a Section 106 agreement that will contribute an additional 158 homes to the supply. The sites that make up the supply are identified in Appendix D.

Windfall

6.49 The NPPF (para 71) permits the inclusion of windfall sites as part of anticipated supply where there is compelling evidence that they will provide a reliable source of supply, having regard to the LAA, historic windfall delivery rates and expected future trends.

6.50 An assessment of windfall development as part of the Eastbourne Land Availability Assessment (2022) identifies a total annual windfall figure of 90 units per year through conversions and changes of use. This does not duplicate any previously identified sites, and is therefore a realistic estimate of a continuing source of future housing supply.

6.51 Within the housing land supply, no windfall allowance has been included in years 1-3 to avoid double counting with extant planning permissions. The total windfall figures have therefore been calculated as 90 per year for years 4 and 5. This means a total of 180 homes have been included in the housing land supply.

Land Supply

6.52 Eastbourne has a housing land supply of 1,075 homes. This consists of:

- 532 homes on sites with permission where development is yet to commence
- 385 homes on sites that are currently under construction
- 158 homes on sites where there is a resolution to grant
- 180 homes on windfall sites.

Five Year Housing Land Supply Calculation

6.53 Eastbourne currently has a 1.4 year housing land supply, which amounts to a five-year supply of 1,255 homes against a five year requirement of 4,506 homes.

6.54 Table 14 sets out the five-year housing land supply calculation as of 1st October 2023.

Table 14 - Five Year Housing Land Supply Calculations

Annual Housing Requirement	**751**
Total Five-Year Housing Requirement inc. 20% buffer	**4,506**
Housing Land Supply (units)	**1,255**
Housing Land Supply (%)	**27.9%**
Housing Land Supply (years)	**1.4 years**

7. Employment

7.1 In September 2020, there were significant changes made to the Use Classes. The main change is the amalgamation of existing separate Use Classes into another single Use Class. A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure) will come together as Use Class E – Commercial, Business and Service. This will allow for changes of use between the former Use Classes without planning permission being required, which limits the effectiveness of monitoring as some changes of use will not be recorded by the local planning authority.

Additional Employment Floorspace

7.2 Employment floorspace is defined by class Eg(i) (Office – Previously B1a), E(g)(ii) (Research & Development - Previously B1b), E(g)(iii) (Light Industry – Previously B1c), B2 (General Industry) and B8 (Storage & Distribution) uses. Due to the change in use class, some floorspace may not be counted as office space, that was previously counted as a separate use class.

7.3 The Employment Land Local Plan was adopted in November 2016. This sets a target of 48,750 sqm (Gross External Area) of employment floorspace (in the old Use Class order) to be delivered between 2012 and 2027 at specific locations:

- 20,000 sqm (GEA) of B1c/B2/B8 floorspace and 1,875 sqm (GEA) of B1a/B1b floorspace to be delivered in the designated Industrial Estates
- 3,750 sqm (GEA) of B1a/b floorspace to be delivered in the Town Centre
- 23,125 sqm (GEA) of B1 floorspace to be delivered at Sovereign Harbour

7.4 Overall in the monitoring period, there was a gross delivery of 558 sqm of employment floorspace; with an overall net loss was 11,219 sqm. There was a slight net gain of warehouse floorspace, but an overall net loss in office and industrial space.

7.5 In comparison to the previous monitoring year, 2022/23 saw a significantly increased loss of employment space. The overall net loss of employment space continues a trend from previous years. Figures for employment floorspace delivered over the monitoring year are outlined in Table 15.

7.6 There were 10 sites that involved a change in employment floorspace in the monitoring year. The largest development involved the demolition of existing B2 floorspace at 41 Brampton Road, although this is to enable the redevelopment of the site to provide new modern employment floorspace on one of the town's main industrial estates. A full list of all commercial development completions is provided in Appendix C.

Figure 15 - Employment Floorspace completions in 2022/23

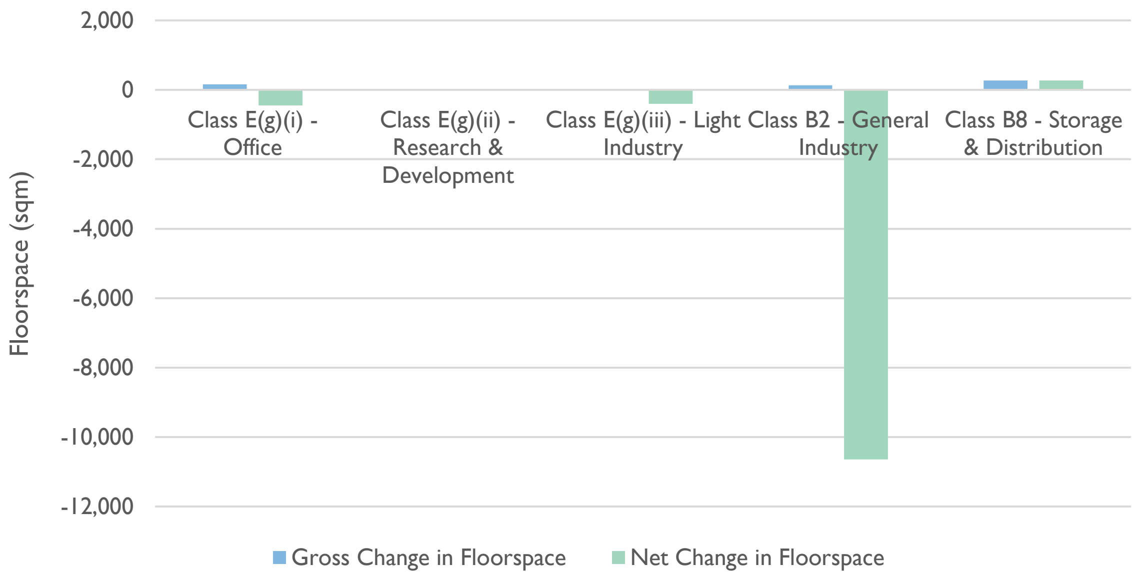


Table 15 - Additional Employment Floorspace in 2022/23

2022/2023	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
Gross Floorspace (m²)	160	0	0	128	270	0	**558**
Net Floorspace (m²)	-447	0	-402	-10,640	270	0	**-11,219**

7.7 The employment land requirement forecast made an allowance for windfall losses of existing employment floorspace, so the only development that counts towards the Employment Land Local Plan is delivery within the specified locations. Therefore, the first five years of the Plan the Town Centre shows there is zero change. The delivery against the Employment Land Local Plan targets is outlined in Table 16.

7.8 The monitoring year did not see any employment development delivered in Sovereign Harbour. There was net loss of 10,241 sqm of employment space within the Industrial Estates (due to demolition at 41 Brampton Road as identified above), and a slight net loss of 358 sqm of employment space within the Town Centre.

7.9 There has been a net loss of 1,467 sqm of employment floorspace delivered in 11 years of the Employment Land Local Plan period against a target of 48,750 sqm. It is expected that there will be a significant increase once the site at 41 Brampton Road has been redevelopment to provide new modern employment floorspace. This will continue to be monitored as part of future Authority Monitoring Reports.

Table 16 - Delivery against Employment Land Local Plan floorspace targets

Year	Industrial Estates	Town Centre	Sovereign Harbour	Total Delivered
2012/2013	2,654	0	0	2,654
2013/2014	-610	0	0	-610
2014/2015	4,997	0	0	4,997
2015/2016	-141	0	3,000	2,859
2016/2017	3,409	0	0	3,409
2017/2018	-905	79	0	-826
2018/2019	4,680	-1,460	0	3,221
2019/2020	-870	-270	0	-1140
2020/2021	37	-3,075	0	-2,942
2021/2022	-2,500	10	0	-2,490
2022/2023	-10,241	-358	0	-10,599
TOTAL	**510**	**-5,074**	**3,000**	**-1,467**

Previously Developed Land

7.10 Once again, all employment development in the monitoring period was built on previously developed land, as shown in Table 17. This is the same as the previous past years, where 100% of employment floorspace has been built on previously developed land.

Table 17 - Employment floorspace on Previously Developed Land in 2022/23

2022/2023	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
Gross Floorspace (m²)	160	0	0	128	270	0	**558**
% gross on PDL	100	n/a	100	n/a	100	n/a	**100**

Loss of Employment Land

7.11 There was a loss of employment uses to other non-employment uses during the monitoring year, which continues the trend from previous years. The total amount of land that was previously in employment use that has changed to a non-employment use class was 783 sqm. This can be seen in Table 18.

7.12 A total of 783 sqm of employment space was lost to residential use, the majority having been in office use (Eg(i) Use Class). Three applications that resulted in a loss of office space were via permitted development rights, which when compared to previous years, indicates that the rate of permitted development change of use from office to residential could be falling.

Table 18 - Loss of Employment Land in 2022/23

2022/2023	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
To Non-B uses	479	0	0	257	0	0	**783**
To Residential	479	0	0	257	0	0	**783**

Employment Land Available

7.13 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.

7.14 The Employment Land Local Plan allocates 3,750 sqm of B1a/B1b (under previous Use Class order) to the Development Opportunity Site 2 in the Town Centre, and 23,125 sqm of B1 space to Sovereign Harbour, to be delivered predominantly on Site 6 and Site 7a. Of the Sovereign Harbour allocation, 3,000 sqm has already been delivered.

Table 19 - Employment Land Committed through Planning Permissions in 2022/23

2022/2023	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
Gross Floorspace (m²)	892	0	0	0	100	10,372	**11,364**
Net Floorspace (m²)	-9,668	0	-2,101	-1,435	-7,562	10,147	**-10,619**

7.15 Table 19 shows the amount of employment land committed through approved planning applications. There is a gross total of 11,364 sqm of employment land committed, with the majority of this being a permission at 41 Brampton Road for the erection of 'Mixed B' sheds (ref: 210324) on a site where employment space has previously been demolished. However, when losses to other uses are taken into account, there is a net loss of 10,619 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.

8. Town Centre Uses

8.1 This monitors the amount of additional floorspace development for uses that are associated with town centres. The National Planning Policy Framework (NPPF) (2023) 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 E(a) (Shops Previously A1), E(b) (Restaurants & Cafés, previously A3), (g)(i) (offices, former B1a) the Sui Generis floorspace that is made up of public houses (Previously A4), C1 (Hotels) and E(d) (Assembly and Leisure, previously D2). This indicator monitors the delivery of these specific Use Classes within the designated Town Centre as well as across the Borough.

8.2 Table 20 shows the net change in floorspace for town centre uses over the monitoring year. There was a net loss of 2,466 sqm of Town Centre uses overall, but within designated town centres there was a net loss of 852 sqm of Town Centre uses.

Table 20 - Change in Town Centre uses floorspace in 2022/23

		Retail	Restaurants	Financial Services	Office	Recreation & Leisure	Hotels	Public Houses	Total
Town Centre	*Gross*	56	503	0	160	0	0	0	**719**
Town Centre	*Net*	-789	-107	0	44	0	0	0	**-852**
LPA Area	*Gross*	87	641	0	160	0	0	0	**888**
LPA Area	*Net*	-1,511	31	-348	-447	0	-191	0	**-2,466**

8.3 Overall, there was a net loss in retail space, with around half coming from designated town centres. There was a slight net gain in restaurant space due to changes of use, but all other Town Centre uses experience a net loss across the local planning authority area.

8.4 Within Town Centres, there was a slight net increase in office space, but a net loss in retail and restaurants. There was no change in the other town centre uses.

8.5 There were 30 developments that involved town centre uses, with 11 of these being located within designated town centres. The largest development involved the loss of restaurant floorspace to residential (330sqm) within the Town Centre.

8.6 Overall, 2,040 sqm of floorspace within town centre uses was lost to residential. This includes the loss of 772sqm of retail space to residential, 530sqm of restaurant space and 479sqm of office space.

Figure 16 - Net Changes in Town Centre uses in 2022/23

8.7 The overall vacancy rate of units within designated shopping centres across the town was 8.9%, which is a reduction from the previous year when there was a 9.4% vacancy rate across all designated shopping centres. The vacancy rates within the Town Centre shopping areas has decreased, particularly in the Secondary Retail Area where it was 9.2% in October 2022, compared with 4.1% in October 2023. However, the vacancy rate in District and Local Shopping Centres has increased quite significantly, with particular issues identified in the Crown Street District Centre, which now has a 24.1% vacancy rate, compared with 13.8% in 2022. The seven Neighbourhood Shopping Centres are well occupied and only had two vacant units between them.

Table 21 - Occupation of units in designated shopping centres

	Occupied Units	Vacant Units	Total Units	% Vacant
Town Centre Primary Retail Area	147	17	164	10.4%
Town Centre Secondary Retail Area	209	9	218	4.1%
District Shopping Centres	213	33	246	13.4%
Local Shopping Centres	30	4	34	11.8%
Neighbourhood Shopping Centres	67	2	69	2.9%
Total	**666**	**65**	**731**	**8.9%**

9. The Environment

Water and Flooding

9.1 Flood protection and water quality issues are of great importance in Eastbourne as large parts of the town are within tidal and fluvial flood zones, and the quality of water impacts biodiversity in Eastbourne Park and potentially also Pevensey Levels RAMSAR site.

Table 22 - Environment Agency objections to planning applications based on flood risk and water quality

Year	Flood Risk	Water Quality
2016/2017	3	0
2017/2018	9	0
2018/2019	9	0
2019/2020	12	0
2020/2021	4	0
2021/2022	2	0
2022/2023	9	0
Total	**39**	**0**

9.2 There were nine applications that were initially objected to by the Environment Agency within the monitoring year. However, these initial objections were subsequently withdrawn following submission of further information.

9.3 Overall, this means that two applications have been granted permissioned against Environment Agency advice since 2016.

Biodiversity & Natural Habitats

9.4 The Sussex Biodiversity Record Centre provides Eastbourne Borough Council with a Desktop Biodiversity Report for the monitoring period 2022/2023. 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. The information below is taken directly from the report provided by The Sussex Biodiversity Record Centre.

9.5 Out of 368 planning applications approved in 2022/23, there have been 11 planning applications that have been within or abutting designated sites or reserves. Three of these were abutting the National Park but did not infringe on the National Park within the Eastbourne Borough boundary[4]. There were five applications that abutted a Local Wildlife Site. One site was within an area with an Environmental Stewardship

[4] The planning function for the National Park is under the jurisdiction of the South Downs National Park Authority

Agreement. The amount of area under designation and how they were affected by planning applications is shown in Table 23.

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
Ramsar	0.00	0.00	0	0.00	0.00
Special Area of Conservation	0.00	0.00	0	0.00	0.00
Special Protection Area	0.00	0.00	0	0.00	0.00
Area of Outstanding Natural Beauty	0.00	0.00	0	0.00	0.00
National Nature Reserve	0.00	0.00	0	0.00	0.00
National Park	1,904.98	41.86	3	0.07	0.00
Site of Special Scientific Interest	371.43	8.16	1	0.00	0.00
Country Park	70.10	1.54	0	0.00	0.00
Local Geological Site	117.22	2.58	1	0.01	0.01
Local Nature Reserve	0.00	0.00	0	0.00	0.00
Local Wildlife Sites	396.82	8.72	5	0.00	0.00
Notable Road Verge	1.18	0.03	0	0.00	0.00
Environmental Stewardship Scheme	944.56	20.75	1	13.71	1.45
National Trust	0.22	0.00	0	0.00	0.00
RSPB Reserve	0	0.00	0	0.00	0.00
Sussex Wildlife Trust	0	0.00	0	0.00	0.00
Woodland Trust	0	0.00	0	0.00	0.00

9.6 The largest habitats in Eastbourne are coastal & floodplain grazing marsh (6.51% of Eastbourne), lowland calcareous grassland (6.53%) and deciduous woodland (4.56%). There were eight applications that were in proximity to identified habitats. This includes five applications abutted upon Deciduous Woodland, one application that abutted Ancient Woodland, and one application that abutted Coastal Vegetated Shingle. One application infringed on Coastal & floodplain grazing marsh. The impact of planning applications on habitats is shown in

9.7 Table 24.

Table 24 - Habitats affected by planning applications

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Ancient Woodland	21.86	0.48	1	0.00	0.00
Coastal & floodplain grazing marsh	296.18	6.51	1	0.27	0.09
Coastal saltmarsh	0.00	0.00	0	0.00	0.00
Coastal sand dunes	0.00	0.00	0	0.00	0.00
Coastal vegetated shingle	13.66	0.30	1	0.00	0.00
Deciduous woodland	207.66	4.56	5	0.00	0.00
Ghyll woodland	0.0	0.0	0	0.00	0.00
Intertidal chalk	60.09	1.32	0	0.00	0.00
Intertidal mudflat	7.29	0.16	0	0.00	0.00
Lowland calcareous grassland	297.19	6.53	0	0.00	0.00
Lowland fen	1.18	0.03	0	0.00	0.00
Lowland heathland	0.00	0.00	0	0.00	0.00
Lowland meadow	23.21	0.51	0	0.00	0.00
Maritime cliff and slope	25.86	0.57	0	0.00	0.00
Reedbed	11.58	0.25	0	0.00	0.00
Saline lagoon	0.00	0.00	0	0.00	0.00
Traditional orchard	0.05	0.00	0	0.00	0.00
Wood-pasture and parkland	0.00	0.00	0	0.00	0.00

9.8 In 2021/2022, 100% of applications were within a 200m buffer of a Section 41 species record. The number of applications within a 200m buffer of each notable or protected species is shown in

9.9 Table 25.

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	177	242	65.76
Wildlife & Countryside Act Species	650	339	92.12
Section 41 Species	16,504	368	100.00
Bats	155	242	65.76
Notable Birds	6,696	359	97.55
Rare species (excludes bat and birds)	3,023	308	83.70
Invasive non-native species	508	314	85.33
Ancient Tree Hunt	15	20	5.43
Tree Register	1	3	0.82
Black poplar	0	0	0.00

9.10 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 Downs 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 357.66 hectares.

9.11 Of the seven SSSI units, four are in 'Favourable' condition, including the 'Willingdon Downs SSSI'. Of the remaining units located in the 'Seaford to Beachy Head' SSSI, one is in 'Unfavourable Recovering' condition, whilst two units are in ‘Unfavourable declining’ condition. This is shown in Table 26.

9.12 This means that over the last year, there is one unit less in ‘Favourable’ condition, one unit less in ‘Unfavourable recovering’ condition, and two units newly in ‘Unfavourable declining’ condition.

Table 26 - SSSI Unit Condition

SSSI Condition	No. of Units	% of Units
Favourable	4	57.1
Unfavourable recovering	1	14.3
Unfavourable no change	0	0.0
Unfavourable declining	2	28.6
Part destroyed	0	0.0
Destroyed	0	0.0
Total	**7**	**100.0**

10. Monitoring of Local Plans

10.1 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 has been used, but in some cases there is a significant delay in the availability of data.

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

- ✓ = Performing well against target
- ~ = Performing adequately against target
- ✗ = Performing under target
- ? = Performance against target unknown
- ⇧ = Improvement on previous monitoring year
- ⇩ = Deterioration on previous monitoring year
- ⇔ = No change / no comparison to previous year

Core Strategy Monitoring Framework

10.3 Table 27 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 2022/2023	
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. To prioritise development for new dwellings in the Town Centre regeneration	a) Number of annual housing completions	a) 165 units	✗ ⇧
		b) Number of annual housing completions at the Town Centre	b) 29 units	✗ ⇩
		c) Number of annual housing completions in the Sovereign	c) 23 units	✓ ⇧

Policy	Targets	Indicators	Performance 2022/2023
	area, the Sovereign Harbour neighbourhood.	Harbour neighbourhood	
B2: Sustainable Neighbourhoods	To provide services and facilities locally within walking distance of local residents.	a) Increase in sustainability scores for individual neighbourhoods.	a) Information not 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; Improving and maintaining the effective balance between jobs and homes. Increase the amount of tourism, cultural and community facilities available in the neighbourhood Enhance Eastbourne's town centre as a shopping destination No conservation area consents should be approved contrary to the advice of English Heritage	a) Number of annual housing completions in the Town Centre compared against the annual average target for the neighbourhood	a) 29 units delivered, which is less than the annual target of 145 ✘ ⇩
		b) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	b) Net loss of 1,437 sqm / 29 units E(g) uses – net loss of 1,142 sqm B uses – net loss of 358 sqm Other – net gain of 63 sqm ✘ ⇔
		c) Net increase in tourist accommodation bed spaces in the Town Centre	c) No tourist bed spaces ✓ ⇔
		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) Information not available ? ⇔
C2: Upperton Neighbourhood Policy	To deliver 399 net units within Upperton before 2027 To increase the delivery of affordable	a) Number of annual housing completions in Upperton compared against the annual average target for the neighbourhood	a) 35 homes delivered, which is higher than the annual target of 29 ✓ ⇧

Policy	Targets	Indicators	Performance 2022/2023
	housing within Upperton No conservation area consents should be approved contrary to the advice of English Heritage Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood Provide new and improve access to community and sports facilities within Upperton	b) Proportion of affordable housing delivered against overall housing delivery in Upperton	b) 0% affordable as proportion of overall housing ✗ ⇔
		c) Number of additional community facilities provided within Upperton	c) None ✗ ⇔
		d) Increase in sustainability index for access to community facilities	d) Information not available ? ⇔
C3: Seaside Neighbourhood Policy	To deliver 448 net units within Seaside before 2027 Increase the amount of tourism and cultural facilities available in Eastbourne All new homes to achieve Code Level 4 Provision of safe walking and cycling routes across the neighbourhood	a) Number of annual housing completions in Seaside compared against the annual average target for the neighbourhood	a) 27 units delivered, which is more than the annual target of 21 ✓ ⇧
		b) Net increase in new tourism and leisure facilities provided	b) None ✗ ⇔
		c) Percentage of journeys to work undertaken by sustainable modes	c) 34.8% (2021 census) compared to 37.9% (2011 Census) ✓ ⇩
		d) Renewable energy capacity installation by type in Seaside	d) Information not available ? ⇔
C4: Old Town Neighbourhood Policy	To deliver 101 net units within Old Town before 2027 No conservation area consents should be approved contrary to the advice of English Heritage Maintain a sustainable network of local shopping facilities across Eastbourne Provision of safe walking and cycling	a) Number of annual housing completions in Old Town compared against the annual average target for the neighbourhood	a) 1 unit delivered, which is less than the annual target of 16 ✗ ⇧
		b) Proportion of vacant shops in all centres within Old Town	b) 13.3% (8 vacant units out of 60) ✗ ⇩
		c) Percentage of journeys to work undertaken by sustainable modes	c) 24.9% (2021 Census) compared to 27.5% (2011 Census) ✗ ⇩

Policy	Targets	Indicators	Performance 2022/2023
	routes across the neighbourhood		
C5: Ocklynge & Rodmill Neighbourhood Policy	To deliver 258 net units within Ocklynge & Rodmill before 2027 To increase the delivery of affordable housing within Ocklynge & Rodmill Provide new and improve access to community and sports facilities within Ocklynge & Rodmill Provision of safe walking and cycling routes across the neighbourhood All new homes to achieve Code Level 4	a) Number of annual housing completions in Ocklynge & Rodmill compared against the annual average target for the neighbourhood	a) 0 units delivered, which is less than the annual target of 29 units ✘ ⇔
		b) Proportion of affordable housing delivered against overall housing delivery in Ocklynge & Rodmill	b) 0% affordable as proportion of overall housing ✘ ⇔
		c) Net increase in local community and health facilities provided	c) None ✘ ⇔
		d) Percentage of journeys to work undertaken by sustainable modes	d) 29.0% (2021 Census) compared to 28.3% (2011 Census) ✓ ⇧
		e) Renewable energy capacity installation by type in Ocklynge & Rodmill	e) Information not available ? ⇔
C6: Roselands and Bridgemere Neighbourhood Policy	To deliver 116 net units within Roselands and Bridgemere before 2027 Improving and maintaining the effective balance between jobs and homes Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood All new homes to achieve Code Level 4	a) Number of annual housing completions in Roselands & Bridgemere compared against the annual average target for the neighbourhood	a) 0 units delivered, which is less than the annual target of 16 ✘ ⇔
		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) Information not available ? ⇔
		c) Renewable energy capacity installation by type in Roselands & Bridgemere	c) Information not available ? ⇔

Policy	Targets	Indicators	Performance 2022/2023
C7: Hampden Park Neighbourhood Policy	To deliver 84 net units within Hampden Park before 2027 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 Maintain a sustainable network of local shopping facilities across Eastbourne	a) Number of annual housing completions in Hampden Park compared against the annual average target for the neighbourhood	a) 22 unit delivered, which is higher than the annual target of 5 ✓ ⇧
		b) Percentage of journeys to work undertaken by sustainable modes	b) 21.8% (2021 census) compared to 27.4% (2011 Census) ✗ ⇩
		c) Proportion of vacant shops in all centres within Hampden Park	c) 4.0% (2 vacant unit of 50) ✓ ⇔
C8: Langney Neighbourhood Policy	To deliver 178 net units within Langney before 2027 To increase the delivery of affordable housing within Langney Provision of safe walking and cycling routes across the neighbourhood Improve retail and leisure offer within Langney Shopping Centre, as part of future extension and redevelopment of the area	a) Number of annual housing completions in Langney compared against the annual average target for the neighbourhood	a) 14 units delivered, which is less than the annual target of 18 ✗ ⇩
		b) Proportion of affordable housing delivered against overall housing delivery in Langney	b) 0% affordable as proportion of overall housing ✗ ⇔
		c) Percentage of journeys to work undertaken by sustainable modes	c) 19.0% (2021 Census) compared to 20.2% (2011 Census) ✗ ⇔
		d) Number of vacant uses and shops within Langney Shopping Centre	d) 29.3% (12 of 41 units) ✗ ⇔
C9: Shinewater & North Langney Neighbourhood Policy	To deliver 69 net units Shinewater & North Langney before 2027 Provide new and improve access to community and sports facilities within Shinewater & North Langney Provision of safe walking and cycling	a) Number of annual housing completions in Shinewater & North Langney compared against the annual average target for the neighbourhood	a) 1 unit delivered, which is less than the annual target of 19 ✗ ⇩
		b) Net increase in new community and leisure facilities provided	b) None ✗ ⇔

Policy	Targets	Indicators	Performance 2022/2023
	routes across the neighbourhood High quality and accessible open space provision throughout the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 17.3% (2021 Census) compared to 19.4% (2011 Census) ✘ ⇩
		d) The quality of open space, informed by regular reviews of all open space resources in the neighbourhood	d) Information not available ? ⇔
C10: Summerdown & Saffrons Neighbourhood Policy	To deliver 40 net units within Summerdown & Saffrons before 2027 To increase the delivery of affordable housing within Summerdown & Saffrons No conservation area consents should be approved contrary to the advice of English Heritage Provide improved access to community and sports facilities and open space within Summerdown & Saffrons Provision of safe walking and cycling routes across the neighbourhood	a) Number of annual housing completions in Summerdown & Saffrons compared against the annual average target for the neighbourhood	a) 0 units delivered, which is less than the annual target of 9 ✘ ⇔
		b) Proportion of affordable housing delivered against overall housing delivery in Summerdown & Saffrons	b) 0% affordable as proportion of overall housing ✘ ⇔
		c) Percentage of journeys to work undertaken by sustainable modes	c) 37.6% (2021 Census) compared to 30.8% (2011 Census) ✓ ⇧
C11: Meads Neighbourhood Policy	To deliver 358 net units within Meads before 2027 No conservation area consents should be approved contrary to the advice of English Heritage Provide new and improve access to community and sports facilities within Meads Provision of safe walking and cycling routes across the neighbourhood	a) Number of annual housing completions in Meads compared against the annual average target for the neighbourhood	a) 12 units delivered, which is less than the annual target of 50 ✘ ⇧
		b) Net increase in community facilities within the neighbourhood	b) None ✘ ⇔
		c) Percentage of journeys to work undertaken by sustainable modes	c) 32.3% (2021 Census) compared to 42.7% (2011 Census) ✓ ⇩
		d) Renewable energy capacity installation by type in Meads	d) Information not available ? ⇔

Policy	Targets	Indicators	Performance 2022/2023	
	All new homes to achieve Code Level 4			
C12: Ratton & Willingdon Village Neighbourhood Policy	To deliver 12 net units within Ratton & Willingdon Village before 2027 To increase the delivery of affordable housing within Ratton & Willingdon Village Provision of safe walking and cycling routes across the neighbourhood No conservation area consents should be approved contrary to the advice of English Heritage	a) Number of annual housing completions in Ratton & Willingdon Village compared against the annual average target for the neighbourhood	a) 1 unit delivered, which is less than the annual target of 1.5	✘ ⇩
		b) Proportion of affordable housing delivered against overall housing delivery in Ratton & Willingdon Village	b) 0 units	✘ ⇔
		c) Percentage of journeys to work undertaken by sustainable modes	c) 16.1% (2021 Census) compared to 19.9% (2011 Census)	✘ ⇩
C13: St Anthony's & Langney Point Neighbourhood Policy	To deliver 25 net units within St Anthony's & Langney Point before 2027 To increase the delivery of affordable housing within St Anthony's & Langney Point Improving and maintaining the effective balance between jobs and homes Provision of safe walking and cycling routes across the neighbourhood Provide new and improve access to community and sports facilities within St Anthony's & Langney Point	a) Number of annual housing completions in St Anthony's & Langney Point compared against the annual average target for the neighbourhood	a) 0 units delivered. The target has already been met.	✓ ⇔
		b) Proportion of affordable housing delivered against overall housing delivery in St Anthony's & Langney Point	b) 0 units	~ ⇔
		c) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	c) net gain of 270 sqm / 0 units E(g) uses – no change B uses – net gain of 270 sqm Other – 0 sqm	✘ ⇩
		d) Percentage of journeys to work undertaken by sustainable modes	d) 17.2% (Census 2021) compared to 18.9% (2011 Census)	✘ ⇩
		e) Net increase in leisure facilities	e) None	✘

Policy	Targets	Indicators	Performance 2022/2023
		within the neighbourhood	⇔
C14: Sovereign Harbour Neighbourhood Policy	To deliver up to a maximum of 150 net units within Sovereign Harbour before 2027 Provide new and improve access to community, health facilities and open space within Sovereign Harbour To increase the delivery of affordable housing within Sovereign Harbour Provision of safe walking and cycling routes across the neighbourhood All new homes to achieve Code Level 4 Improving and maintaining the effective balance between jobs and homes	a) Number of annual housing completions in Sovereign Harbour compared against the annual average target for the neighbourhood	a) 23 units delivered, which is more than the annual target of 17 ✓ ⇧
		b) Net increase in community, health facilities and accessible open space within the neighbourhood	b) A new Community Centre has been built ✓ ⇔
		c) Proportion of affordable housing delivered against overall housing delivery in Sovereign Harbour	c) None ✘ ⇔
		d) Percentage of journeys to work undertaken by sustainable modes	d) 27.0% (2021 Census) compared to 18.2% (2011 Census) ~ ⇧
		e) Renewable energy capacity installation by type in Sovereign Harbour	e) Information not available ? ⇔
		f) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	f) Net gain of 52 sqm / 23 units E(g) uses – No change B uses – No change Other – 52 sqm ~ ⇔
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) Information not available ? ⇔
D2: Economy	*Well paid jobs for local people with a workforce skilled to match employment opportunities* *Improving and maintaining the*	*a) Amount of land developed for employment by type*	*Core Strategy Policy D2: Economy was superseded by the Employment Land Local Plan, which was adopted in November 2016. Therefore, these indicators will no longer be monitored.*
		b) Amount of employment land lost to residential development	

Policy	Targets	Indicators	Performance 2022/2023
	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*	
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	a) Net loss of 9 bed spaces, due to change of use to HMO (App Ref: 210166) ✘ ⇩
		b) Net increase in hotels, bed and breakfasts and other visitor accommodation which have national quality accreditation	b) Information not available ? ⇔
		c) Net increase in new tourism and leisure facilities provided	c) None ✘ ⇩
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) 8.9% (65 out of 731 units) ~ ⇧
		b) Number of non-retail users (measured by number of units) on primary and secondary shopping frontages.	b) Primary frontage: Retail – 121 (73.7%) Non Retail – 43 (26.3%) ~ ⇧
			Secondary frontage: Retail – 119 (54.6%) Non Retail – 99 (45.4%) ~ ⇔
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) 6 completed affordable housing units ✘ ⇩
		b) The type and tenure of housing delivered as measured against needs indicated in the	b) 6 completed affordable housing units ✘ ⇩

Policy	Targets	Indicators	Performance 2022/2023	
		Strategic Housing Market Assessment		
		c) Number of affordable units secured	c) 6 affordable units were delivered	✘ ⇩
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) None	✘ ⇩
		b) Increase in sustainability index for access to community facilities	b) Information not available	? ⇔
D8: Sustainable Travel	Ensure that all new development is located within 400 metres of a bus stop. Ensure that all new development is located within 800 metres of local services	a) Percentage of new development located within 400 metres of a bus stop	a) 100% of the 36 residential developments completed in the monitoring year	✓ ⇔
		b) Percentage of new development located within 800 metres of district, local or neighbourhood centre (or equivalent outside of Borough)	b) 100% of the 36 residential developments completed in the monitoring year	✓ ⇔
		c) Percentage of journeys to work undertaken by sustainable modes	c) 27.0% (2021 Census) compared to 29.6% (2011 Census)	✘ ⇩
		d) Number of Travel Plans required as a condition of planning approval	d) Information not available	? ⇔
D9: Natural Environment	Preparation of a Green Network Plan High quality and easily accessible allotment provision throughout Eastbourne	a) Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	a) None	✓ ⇔

Policy	Targets	Indicators	Performance 2022/2023
	No net loss of areas of biodiversity importance	b) Number of planning permissions granted contrary to the advice of 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) Information not available ? ⇔
		d) Implementation of Green Network Plan	d) Although there is no ‘Green Network Plan’, there is a Local Nature Recovery Strategy by the Sussex Local Nature Partnership being planned ✗ ⇔
D10: Historic Environment	Reduction in percentage of Listed Buildings at risk No loss of Listed Buildings or Scheduled Monuments No conservation area consents should be approved contrary to the advice of English Heritage	a) Number of listed buildings and buildings at risk	a) 269 listed buildings, with 0 new buildings added in monitoring year ✓ ⇔
		b) Number and area of Conservation Area and Article 4 Directions	b) 12 Conservation Areas / 1 Article 4 Direction ~ ⇔
		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 Community Infrastructure Levy and*	*a) The amount and level of financial contributions received by 2027*	*This is now monitored in the Infrastructure Funding Statement which will be published on the Council’s website before the 31st December each year*
		b) Monitoring against financial levels set out in the Infrastructure	

Policy	Targets	Indicators	Performance 2022/2023
	other developer contributions.	*Delivery Plan by 2027*	

Town Centre Local Plan Monitoring Framework

10.4 Table 28 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 2022/2023
TC1 Character Areas	Improve identity and legibility of Town Centre, through the identification of 7 character areas Provide a complementary mix of uses in each area that support and strengthen its overall character of each area	a) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	a) Phase one of the Wayfaring Strategy is completed and has been used to inform the design of the Town Centre Improvement Scheme. ✓ ⇔
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) Eastbourne received £19.8 million pounds from the Government Levelling Up fund, which will be used on a variety of public spaces and schemes. ✓ ⇧
		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) The Beacon Centre and the first phase of the Town Centre Improvement Scheme have been completed. ✓ ⇔

Policy	Target	Indicators	Performance 2022/2023
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) The indicator is not specific enough to allow this monitoring to be undertaken ? ⇔
		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) The indicator is not specific enough to allow this monitoring to be undertaken ? ⇔
TC4 Primary Retail Area	Maintain dominance of A1 retail uses within the primary retail area, compared to A2, A3, A4 and other non-retail uses. 90% in Beacon (Arndale) Shopping Centre 75% in other Primary Shopping Areas No more than three consecutive units are in A2, A3, A4 or other non-retail use	a) Proportion of non-A1 retail (measured using frontage distance in metres) uses present in Primary Retail frontages, compared to policy requirement.	a) Overall – 75.5% in Retail use PRA1 (Beacon Centre) – 90.9% in Retail use PRA2 – 62.3% in Retail use PRA3 – 62.0% in Retail use PRA4 – 39.9% in Retail use PRA5 – 47.5% in Retail use ~ ⇔
		b) Number of instances where there are more than three consecutive uses in A2, A3 or A4 use, against a target of 0[5]	b) No instances of more than three consecutive non-Retail uses ✓ ⇔
TC5 Secondary Retail Areas	Maintain dominance of small and independent retail uses within the secondary retail areas Resist the amalgamation of single units into larger retail units	a) Proportion of non-retail (measured using frontage distance in metres) uses present in Secondary Retail frontages, compared to policy requirement	a) 53.3% in Retail use ✗ ⇔

[5] This does not include the 'Restaurant Area' on the first floor of the Beacon

Policy	Target	Indicators	Performance 2022/2023	
	Ensure at least 65% of frontages are within A1 retail use			
TC6 Residential Development in the Town Centre	Secure increase in well-designed new residential development that accord with the design criteria of the policy Provide a range of dwelling sizes (from 1 to 3 bedroom) and tenures within the Town Centre Deliver 1,190 net units in the Town Centre over the next 15 year period (2012-2027)	a) Annual delivery of net residential units, compared against Town Centre target	a) 29 units delivered, which is less than the annual target of 145	✘ ⇩
		b) Number of new dwellings negotiated and approved in accordance with TCLP design criteria	b) The indicator is not specific enough to allow this monitoring to be undertaken	? ⇔
TC7 Supporting the Evening and Night-time Economy	Increasing the diversity and offer of the evening economy through new A3 and A4 premises in key locations	a) Number of new A3 and A4 businesses approved in each of the evening economy key locations where an application for planning permission or change of use is approved	a) Changes to Use Classes and Permitted Development Rights means that this indicator is now not possible to monitor	~ ⇔
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) Funding for the Arts Trail was secured through the Levelling Up fund	✓ ⇧
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	b) The indicator is not specific enough to allow this monitoring to be undertaken	? ⇔

Policy	Target	Indicators	Performance 2022/2023
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. ✓ ⇔
		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 to TCLP policy criteria	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 ? ⇔
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) Work on the Town Centre Public Realm Scheme (Terminus Road, Cornfield Road and Gildredge Road) have been completed. ~ ⇔
		b) Track progress of the 10 schemes identified above on an annual basis	b) Several of these schemes were completed during the last monitoring period. There has been some artistic intervention since. ~ ⇧
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) The bus interchange redevelopment along with the development of Terminus Road has been completed. ~ ⇔
		b) Improvements to timetable efficiency monitored with bus operator (working closely with the bus operator)	b) Information not available ? ⇔
TC15 Parking in the Town Centre	Maximise utilisation of existing facilities to underpin attractiveness, vitality	a) Record level of car parking usage in existing car parking facilities across the Town Centre	a) Information not available ? ⇔

Policy	Target	Indicators	Performance 2022/2023	
	and viability of the Town Centre	b) Secure contributions towards Car Park Information System	b) None	✘ ⇔
		c) Track progress of establishing a Quality Parking Partnership as recommended in the Council's Parking Strategy	c) There has been no progress towards a Quality Parking 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) Terminus Road, Cornfield Road and Gildredge Road have been redeveloped.	~ ⇔
TC17 Strategic Approach to Town Centre Development Sites	Ensure that all major development proposals are implemented in accordance with an approved master plan 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.)	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) No new applications approved with a master plan on the Development Opportunity Sites	~ ⇔
		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) This site has been fully redeveloped in 2019 and 2020	✓ ⇔
TC19 Development Opportunity Site Two	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	✘ ⇔

Policy	Target	Indicators	Performance 2022/2023
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 was developed in 2014/15
TC23 Transition Areas	Secure an enhanced mix of uses Ensure there are not 3 consecutive A5 uses within Transition Area One. Ensure enhancements to the public realm and implementation of a wayfinding strategy Deliver net additional dwellings within the Transition Areas, particular above ground floor level	a) Amount of net additional floorspace and dwellings developed	a) 1 net additional dwelling and loss of 61 sqm of retail
		b) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	b) Phase 1 of the Town Centre signage has been implemented. Phase 2 has been commissioned
		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 master plan Widen the tourism, cultural and conference	a) Amount of net additional floorspace development and in the case of land at Langney Road and Pevensey Road number of dwellings developed	a) Net loss of 1 dwelling completed on Pevensey Road

Policy	Target	Indicators	Performance 2022/2023
	offer associated with Devonshire Park Complex Secure a mix of uses and support redevelopment of Langney Road and Pevensey Road area	b) Provision of additional tourism and culture offer in Devonshire Park with no net loss in floorspace	b) The Welcome Centre was previously completed in the Devonshire Park Complex with no net loss of floorspace ✓ ⇔
		c) Submission of planning application at the Devonshire Park complex	c) Submission of Full Planning Application (150903) and Listed Building Consent (150904) in August 2015 ✓ ⇔
		d) Monitor increase in mix of uses within Langney/ Pevensey Road	d) The indicator is not specific enough to allow this monitoring to be undertaken ? ⇔
		e) Submission of a planning application to widen the tourism, cultural and conference offer associated with the site.	e) Full Planning Application (150903) for building of new conference facility and major enhancement of Devonshire Park complex including Congress Theatre and Winter Garden submitted in August 2015 ✓ ⇔

Employment Land Local Plan Monitoring Framework

10.5 Table 29 outlines all the indicators that will be used to monitor the policies in the Employment Land Local Plan. Each policy has targets and indicators which provide the basis for the monitoring framework. Monitoring these policies should reveal whether the policies and proposals in the ELLP are being successfully implemented, and demonstrate the effectiveness of the ELLP and whether it needs to be reviewed at any point during its lifetime.

Table 29 - Employment Land Local Plan Monitoring Framework

Policy	Targets	Indicators	Performance 2022/2023
EL1: Employment Land Strategy	Meet the requirement for additional employment land	a) Total amount of employment floorspace provided against requirement	a) -1,467 sqm (net) ✗ ⇩

Policy	Targets	Indicators	Performance 2022/2023
	Increase the number of businesses in Eastbourne Increase the number of business start-ups Increase job creation for local people Increase job diversification Enhance the existing education and skills provision Ensure amount of office space lost does not exceed the allowance in the ELLP forecast Ensure amount of industrial space lost does not exceed the allowances in ELLP forecast Ensure amount of warehouse space lost does not exceed the allowances in ELLP forecast	b) Change in the number of businesses over the year	b) + 70 (2020 to 2021) – more recent data not available ✓ ⇩
		c) Change in the number of business start-ups over the year	c) - 190 (2020 to 2021) – more recent data not available ✗ ⇩
		d) Number of people employed via Local Employment and Training SPD	d) There were 10 active sites over the monitoring period with a Local Labour Agreement. In construction stage, these employed 948 Eastbourne residents and 2,071 residents of elsewhere in East Sussex. One site had operational employment during this period generating 36 new jobs, 17 of the 36 employed were resident in the Borough of Eastbourne. ✓ ⇧
		e) Change in numbers of people employed by sector over the year	e) Total (2020 to 2021) – more recent data not available +2,000 ✓ ⇧
			Agriculture, fishing, mining and utilities -150 ✗ ⇩
			Manufacturing 0 ~ ⇔
			Construction 0 ~ ⇔
			Wholesale and retail trade; repair of motor vehicles and motorcycles 0 ~ ⇔
			Transportation and storage +2,000 ✓ ⇧
			Accommodation and food service activities 0 ~ ⇔

Policy	Targets	Indicators	Performance 2022/2023	
			Information and communication 0	~ ⇔
			Financial, insurance and real estate 0	~ ⇔
			Professional, scientific and technical activities +250	✓ ⇧
			Administrative and support service activities +500	✓ ⇧
			Public administration, education and health -1000	✗ ⇩
			Arts, entertainment and recreation -100	✗ ⇩
			Other service activities 0	~ ⇔
		f) Change in participation and achievement rates in Further Education	f) Difference between 2017/18 and 2018/19 (most up to date available) • Participation - 420 • Achievement -170	? ⇔
		g) Total amount of office (Eg(i) and Eg(ii)) floorspace lost to non-B uses compared to allowances in ELLP forecast	g) Lost 2012-2023: 18,756 sqm *Allowance: 4,095 sqm*	✗ ⇩
		h) Total amount of industrial (class Eg(iii) and B2) floorspace lost to non-employment uses compared to allowances in ELLP forecast	h) Lost 2012-2023: 17,556 sqm *Allowance: 14,085 sqm*	✗ ⇩
		i) Total amount of warehouse (class B8) floorspace lost to non-employment uses compared to	i) Lost 2012-2023: 895 sqm *Allowance: 900 sqm*	✓ ⇔

Policy	Targets	Indicators	Performance 2022/2023
		allowances in ELLP forecast	
EL2: Industrial Estates	Delivery of 20,000 sqm of Industrial (Eg(iii) and B2) and Warehouse (class B8) floorspace and 1,875 sqm of Office (class Eg(i) and Eg(ii) floorspace in Industrial Estates Resist the loss of B floorspace within Industrial Estates	a) Total amount of net additional Employment floorspace completed in Industrial Estates in sqm	a) 2012-2023: 510 sqm
		b) Total amount of net additional office (Eg(i) and Eg(ii)) floorspace completed in Industrial Estates in sqm	b) 2012-2023: -981 sqm
		c) Total amount of net additional industrial (class Eg(iii) and B2) floorspace completed in Industrial Estates in sqm	c) 2012-2023: -14,465 sqm
		d) Total amount of warehouse (class B8) floorspace completed in Industrial Estates in sqm	d) 2012-2023: 10,688 sqm
		e) Amount of class B employment floorspace lost to non-employment uses in sqm within each industrial estate	e) 2012-2023: 8,568 sqm lost
EL3: Town Centre	Delivery of 3,750 sqm of office (class Eg(i) and Eg(ii)) floorspace in the Town Centre Resist the loss of office (class Eg(i) and Eg(ii)) floorspace to other uses	a) Total amount of office (class Eg(i) and Eg(ii)) floorspace completed in the Town Centre	a) 2012-2023: - 4,672 sqm
		b) Amount of office (class Eg(i) and Eg(ii)) floorspace lost to other uses in the Town Centre	b) 2012-2023: 16,761 sqm lost
		c) Amount of office (class Eg(i) and	c) 2012-2023: 15,617 sqm

Policy	Targets	Indicators	Performance 2022/2023
		Eg(ii)) floorspace lost to residential use in the Town Centre	⇔
		d) Amount of office (class Eg(i) and Eg(ii)) floorspace lost to residential through 'Permitted Development'.	d) 2012-2021: 11,115 sqm ✘ ⇩
EL4: Sovereign Harbour	Delivery of 23,125 sqm of Eg floorspace in Sovereign Harbour	a) Total amount of class Eg floorspace completed at Sovereign Harbour	a) 2012-2023: 3,000 sqm ~ ⇔

11. Appendices

Appendix A: Local Plan Policies

Appendix B: Neighbourhoods

Appendix C: Housing Delivery 2022/23

Appendix D: Employment Delivery 2022/23

Appendix E: Five Year Housing Land Supply

Appendix A: Local Plan Policies

The policies that no longer apply are highlighted by strikethrough, and these should no longer be used.

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
~~**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

Policy Ref	Policy Name
~~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~~
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~~

Policy Ref	Policy Name
~~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
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~~

Policy Ref	Policy Name
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~~
TO1	Tourist Accommodation Area
TO2	Retention of Tourist Accommodation
TO3	Tourist Accommodation Outside the Designated Area
TO4	Improvements to Existing Accommodation
TO5	New Tourist Accommodation
~~TO6~~	~~Camping and Caravanning~~
TO7	Preferred Areas for Tourist Attractions and Facilities
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

Policy Ref	Policy Name
~~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
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

Policy Ref	Policy Name
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
D11	Eastbourne Park
E1	Infrastructure Delivery

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

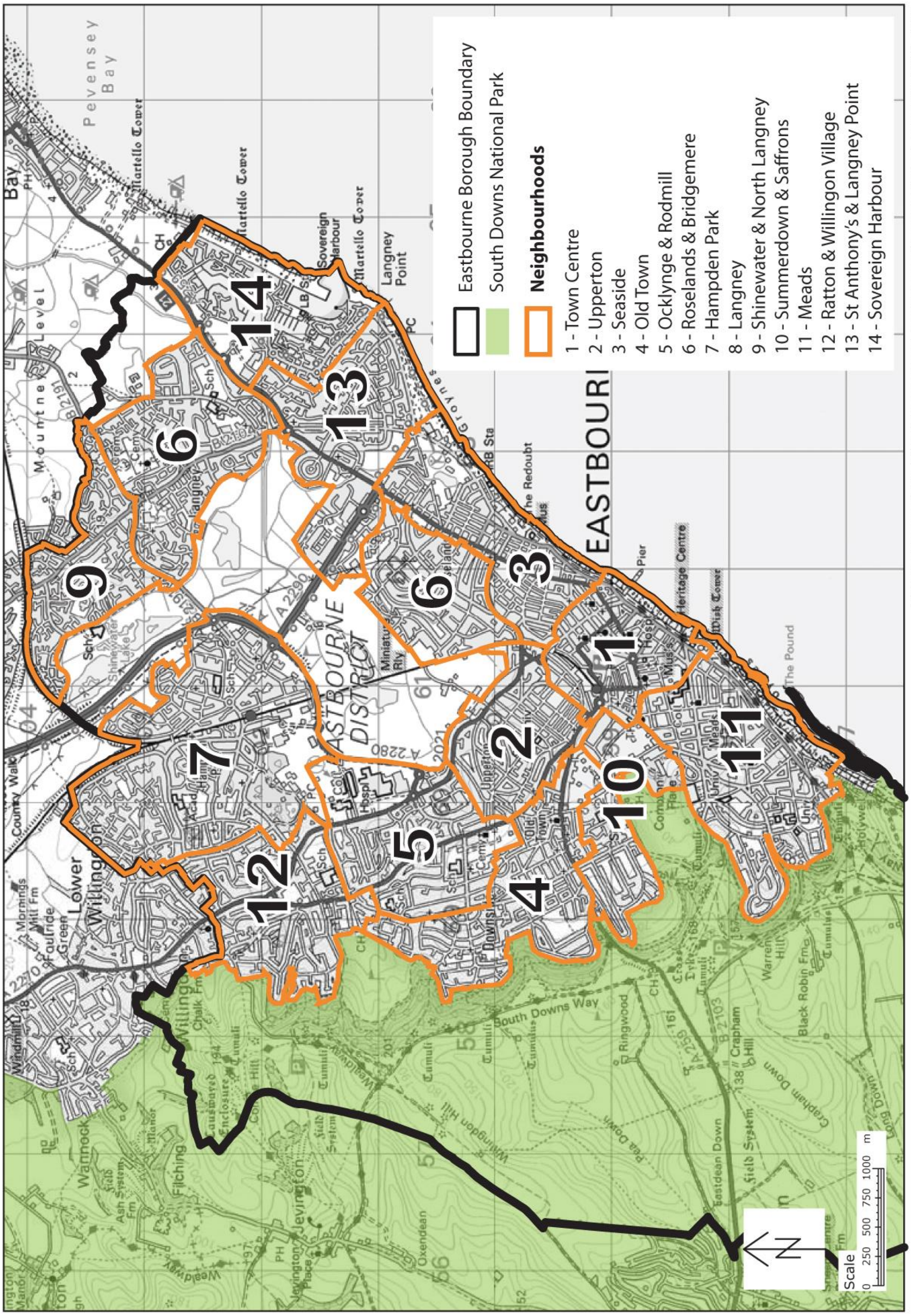
Policy Ref	Policy Name
TC1	Character Areas
TC2	Town Centre Structure
TC3	Mixed Use Development
TC4	Primary Retail Areas

Policy Ref	Policy Name
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

Eastbourne Employment Land Local Plan 2012-2027 (Adopted 2016)

Policy Ref	Policy Name
EL1	Economy & Employment Land
EL2	Industrial Estates
EL3	Town Centre
EL4	Sovereign Harbour

Appendix B: Neighbourhoods



Appendix C: Housing Delivery 2022/23

Site Ref	Site Name	Neighbourhood	Ward	Gross homes	Net homes
131002	Sovereign Harbour	Sovereign Harbour	Sovereign	24	23
170087	15 Beamsley Road	Seaside	Devonshire	2	1
170786	Pisces House 3 Cornfield Terrace	Town Centre	Meads	1	1
180289	43a Grove Road	Town Centre	Meads	3	2
180438	Land off Brede Close	Seaside	Devonshire	6	6
180538	74 Beach Road	Seaside	Devonshire	8	8
181147	34 Church Street	Old Town	Old Town	1	1
181152	68 Seaside Road	Town Centre	Devonshire	1	1
190037	Selwyn Park Court, 33 Selwyn Road	Upperton	Upperton	4	2
190304	8 Prideaux Road	Upperton	Upperton	1	-1
180913	Brassey Parade	Hampden Park	Hampden Pk	22	22
190655	243-245 Terminus Road	Town Centre	Devonshire	7	7
200108	213 Seaside	Seaside	Devonshire	2	2
200076	235 - 237 Seaside	Seaside	Devonshire	3	3
190824	Glebe Cottage	Meads	Meads	11	10
200409	Chantry House, 22 Upperton Road	Upperton	Upperton	3	3
200489	1 The Avenue	Town Centre	Upperton	7	7
200423	110a Langney Road	Seaside	Devonshire	4	4
200995	110 Cavendish Place	Town Centre	Devonshire	2	2
200861	4 Dean Wood Close	Shinewater & N. Lang	Langney	1	1
210053	405 Seaside	Seaside	Devonshire	1	1
200993	53 South Street	Town Centre	Meads	3	3
210277	31 Park Lane	Ratton & Will. Village	Ratton	1	1
190626	54 and 56 Upperton Road	Upperton	Upperton	29	29
210279	Meads House, 26 Denton Road	Meads	Meads	1	1
210166	Sainvia Guest House 19 Ceylon Place	Town Centre	Devonshire	1	1
210485	Woods Cottages, Swanley Close	Langney	Langney	14	14
210572	16 Silverdale Road	Meads	Meads	1	1
210944	Bonchurch, 32 Ceylon Place	Town Centre	Devonshire	1	1
220023	20 Pevensey Road	Town Centre	Devonshire	1	1
220279	8 Elms Avenue	Town Centre	Devonshire	1	1
220135	4 Cornfield Terrace	Town Centre	Meads	0	-1

Site Ref	Site Name	Neighbourhood	Ward	Gross homes	Net homes
220168	36 Terminus Road	Town Centre	Devonshire	2	2
220465	299 Seaside	Seaside	Devonshire	2	2
220496	Flat 2 27 Grove Road	Town Centre	Upperton	2	1
220655	1 Upperton Gardens	Upperton	Upperton	2	2

Appendix D: Employment Delivery 2022/23

Site Ref	Site name	Neighbourhood	Ward	Gross Flrsp (sqm)	Net Flrsp (sqm)
220655	1 Upperton Gardens	Upperton	Upperton	0	-200
200995	110 Cavendish Place	Town Centre	Devonshire	0	-46
200423	110a Langney Road	Seaside	Devonshire	0	-304
220163	13-15 Carlisle Road	Town Centre	Meads	280	0
190302	16 Langney Road	Town Centre	Devonshire	138	0
200071	194 Seaside	Seaside	Devonshire	0	-45
220023	20 Pevensey Road	Town Centre	Devonshire	0	-65
200108	213 Seaside	Seaside	Devonshire	0	-68
200076	235 - 237 Seaside	Seaside	Devonshire	0	-189
190655	243-245 Terminus Road	Town Centre	Devonshire	0	-330
210612	268 Seaside	Seaside	St Anthonys	0	-14
211020	28 Arlington Road	Summerdown & Saff	Upperton	32	32
220465	299 Seaside	Seaside	Devonshire	18	-91
181147	34 Church Street	Old Town	Old Town	0	-71
220168	36 Terminus Road	Town Centre	Devonshire	0	-116
220135	4 Cornfield Terrace	Town Centre	Meads	160	80
210053	405 Seaside	Seaside	Devonshire	0	-31
210684	41 Brampton Road	Hampden Park	Hampden Pk	0	-10511
211053	49 Terminus Road	Town Centre	Devonshire	253	0
220169	5 The Hydneye	Hampden Park	Hampden Pk	70	0
200993	53 South Street	Town Centre	Meads	0	-200
181152	68 Seaside Road	Town Centre	Devonshire	0	-63
210620	7 Brassey Avenue	Hampden Park	Hampden Pk	67	0
180538	74 Beach Road	Seaside	Devonshire	0	-399
211056	79 Terminus Road	Town Centre	Devonshire	230	0
220140	9 Langney Road	Town Centre	Devonshire	50	0
220777	9 Lismore Road	Town Centre	Meads	56	0
180913	Brassey Parade	Hampden Park	Hampden Pk	0	-163
200409	Chantry House, 22 Upperton Road	Upperton	Upperton	0	-132
220599	Ex Tennis Kiosk Fisherman's Green	Seaside	Devonshire	13	0

Site Ref	Site name	Neighbourhood	Ward	Gross Flrsp (sqm)	Net Flrsp (sqm)
190812	Land adjacent to Broadwater Way	Hampden Park	Hampden Pk	4047	4047
210279	Meads House, 26 Denton Road	Meads	Meads	0	-556
170786	Pisces House 3 Cornfield Terrace	Town Centre	Meads	0	-104
210166	Sainvia Guest House 19 Ceylon Place	Town Centre	Devonshire	0	-191
181113	The Haven School	Sovereign Harbour	St Anthonys	52	52
200936	Unit 4, Hammonds Drive	St Anthonys & Langney Point	St Anthonys	270	270
171062	Unit 4-5, Park View	St Anthonys & Langney Point	St Anthonys	128	0
190439	Vincents Yard, 65 Susans Road	Town Centre	Devonshire	0	-402

Appendix E: Five Year Housing Land Supply

As of 1st October 2023

Site Ref	Site name	Status	5 Yr Supply
210701	15a Mountfield Road	Under Construction	1
210797	23 Cedar Close	Not Started	1
220410	15a Mountfield Road	Under Construction	2
220818	77 Croxden Way	Not Started	1
220863	3-5 Elm Grove	Under Construction	5
220982	2 Nevill Avenue	Not Started	1
230246	Land adjacent to 1/1a The Hydneye	Not Started	1
EB/2012/0576	83-85 The Rising	Under Construction	2
220563	74 Great Cliffe Road	Not Started	1
230079	Land adj 37 and 40 Swanley Close	Not Started	1
230247	Land adjacent 199 Sevenoaks Road	Under Construction	2
230392	1 Constable Road	Not Started	1
220453	Land off Biddenden Close	Under Construction	5
160456	Alexandra Hotel, King Edwards Parade	Under Construction	1
160770	The Meads Club 75 Meads Road	Under Construction	3
200376	71 Carlisle Road	Not Started	5
220012	Park View Hotel 8 Wilmington Gardens	Not Started	1
220429	Flat 3 24 Denton Road	Not Started	1
220014	Former Moira House School Upper Carlisle Road	Not Started	52
230115	The Links Lodge 71 Meads Road	Not Started	1
190968	51 Willingdon Road	Not Started	1
210850	2 Glendale Avenue	Not Started	1
200855	Ocklynge Chalk Pit	Not Started	18
150889	1 Crown Street	Under Construction	3
200593	Seaforth Court, 91-93 Victoria Drive	Under Construction	4
210108	36 Broomfield Street	Not Started	7
210411	Land at 57 - 63 Cavalry Crescent	Under Construction	20
200598	38a Motcombe Road	Not Started	5
200765	Land at Shortdean Place	Not Started	2
181178	282 Kings Drive	Under Construction	47
171072	4 Churchdale Road (SeaScrew)	Not Started	1

Site Ref	Site name	Status	5 Yr Supply
200742	Gate Court Dairy, Waterworks Road	Not Started	60
180006	2-4 Moy Avenue	Not Started	72
220409	13 Roselands Avenue	Not Started	1
161394	259 Seaside	Under Construction	1
171121	2a Cavendish Avenue	Under Construction	5
170548	16 Seabeach Lane	Not Started	1
171130	150-152 Seaside	Under Construction	1
190135	150-152 Seaside	Under Construction	4
190158	36 - 38 Seaside	Under Construction	2
190992	291 Seaside	Not Started	1
190888	74 Seaside	Not Started	5
200319	166 Seaside	Not Started	3
200958	136 - 138 Seaside	Not Started	2
210405	6 Cambridge Road	Not Started	1
210682	Bella Vista Hotel, 30 Redoubt Road	Not Started	4
220113	214-216 Seaside	Not Started	8
220172	Marshalls Yard	Not Started	8
220316	267 Seaside	Not Started	1
220525	Rear of 291 Seaside	Not Started	1
220727	1a Myrtle Road	Not Started	6
230006	350 Seaside	Not Started	1
220339	Lion Works Sidley Road	Not Started	6
180196	Land Adjacent to 5 Elmwood Gardens	Under Construction	1
200845	7 Friday Street	Not Started	2
210627	Mon-Abri, Old Drove	Under Construction	2
150796	Sovereign Harbour Site 7c	Under Construction	3
151056	Sovereign Harbour Site 1	Under Construction	0
220852	Site 7a Pacific Drive	Awaiting S106	36
220850	Site 7a Pacific Drive	Awaiting S106	57
191029	26 - 28 Lottbridge Drove	Not Started	3
230068	30 Beatty Road	Not Started	1
220045	59 Summerdown Road	Not Started	4
210688	Park View 3 Compton Place Road	Not Started	2
220025	61-63 Summerdown Road	Not Started	6
150598	Map House 36-38 St Leonards Road	Under Construction	10

Site Ref	Site name	Status	5 Yr Supply
151201	Map House 34-36 St Leonards Road	Under Construction	6
160056	Regent Hotel 3 Cavendish Place	Under Construction	4
160337	St Annes House 2 St Annes Road	Not Started	35
161138	1 Gildredge Road	Not Started	1
171149	Cavendish Business Centre 86a Cavendish Place	Under Construction	5
170156	St Andrews United Reformed Church, Cornfield Ln	Under Construction	0
180567	Greencoat House 32 St Leonards Road	Not Started	9
180476	Albany Lions Hotel, 41-43 Grand Parade	Under Construction	10
190246	20 Cornfield Terrace	Under Construction	2
190437	8 Chiswick Place	Under Construction	1
200822	110a Longstone Road	Under Construction	6
200260	The Cottage, 2 Wharf Road	Not Started	8
200280	15-21 Hartington Place	Not Started	21
200721	5 Wish Road	Not Started	1
181196	102a Tideswell Road	Not Started	5
210589	31a Cornfield Road	Under Construction	7
200565	Esperance Private Hospital	Under Construction	45
210149	56a Seaside Road	Not Started	2
210318	78 Terminus Road	Not Started	1
210406	27 Grove Road	Not Started	1
210683	63 - 67 Terminus Road	Under Construction	18
210134	4 College Road	Not Started	1
210964	87 - 91 Terminus Road	Not Started	3
210919	Hadleigh Hotel, 14-22 Burlington Place	Not Started	7
220129	27 Gildredge Road	Under Construction	5
220229	2-4 Langney Road	Not Started	6
220298	22 Grove Road	Not Started	1
220361	45 South Street	Under Construction	2
220288	Land to rear of 3-5 Susans Road	Under Construction	6
220320	Flat A 47 South Street	Under Construction	1
220494	27 Grove Road	Not Started	1
220648	94-96 Pevensey Road	Not Started	6
220711	Land at 21 Susans Road	Under Construction	1
220895	19 Bourne Street	Not Started	1
220579	Hadleigh Hotel 14-22 Burlington Place	Not Started	16

Site Ref	Site name	Status	5 Yr Supply
220476	Hardwick House 6 Hardwick Road	Not Started	6
220771	124 Seaside Road	Not Started	2
220952	26 Seaside Road	Not Started	1
230029	22-24 Susans Road	Not Started	4
210973	Land to rear of 48 St Leonards Road	Not Started	17
220924	Arden Hotel 17 Burlington Place	Not Started	5
230145	42a Susans Road	Not Started	4
230306	105 Cavendish Place	Not Started	1
220378	Belmead, 52 Ceylon Place	Not Started	5
230168	2a-2b Pevensey Road	Not Started	9
230385	Avenue House, 1a The Avenue	Not Started	8
220633	TJ Hughes 177-187 Terminus Road	Awaiting S106	65
130907	Bedfordwell Road Depot	Under Construction	102
170964	20 Upperton Road	Under Construction	0
200178	Chantry House, 22 Upperton Road	Not Started	18
210499	4 Willingdon Road	Not Started	1
210184	1 Laleham Close	Not Started	1
210490	19 Hartfield Road	Not Started	6
210412	Land at 28-30 Bedfordwell Road	Under Construction	37
220651	Sunflower House 39-41 Upperton Road	Under Construction	1
230049	The Shires 12-13 Gorringe Road	Not Started	3
210339	Sedgemoor, 2 Mill Road	Not Started	14
230381	24 Hurst Road	Under Construction	2
		Sites Total	**1,075**
		+ Windfall Allowance	**180**
		TOTAL FIVE YEAR SUPPLY	**1,255**