

Eastbourne AUTHORITY MONITORING REPORT 2015 - 2016



December 2016

EASTBOURNE
Borough Council



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EASTBOURNE AUTHORITY MONITORING REPORT 2015/2016

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Executive Summary

Introduction

Background

In December 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. The requirements for the AMR are set out in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This monitoring report covers the period 1st April 2015 – 31st March 2016. It provides information on how successful Eastbourne Borough Council has been in producing Local Plans in line with its up-to-date Local Development Scheme (LDS). It also assesses land supply issues in terms of housing and employment land provision, along with more specific issues such as affordable housing.

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

Progress on Local Development Documents

The Community infrastructure Levy (CIL) Charging Schedule was adopted on 1st April 2015. This is now the Council's main mechanism for collecting developer contributions towards strategic infrastructure.

Following the publication of a Revised Proposed Submission version in December 2015, the Employment Land Local Plan was submitted for examination in February 2016 with the examination hearing taking place in May and June 2016. The Employment Land Local Plan was adopted by the Council in November 2016. In addition, the Local Employment & Training SPD was consulted upon and adopted alongside the Employment Land Local Plan in November 2016.

Consultation on the Seafront Local Plan was conducted between July and October 2015. The response to the consultation highlighted a lack of planning issues and the decision was made that continuing the Seafront Local Plan would not be necessary. Consultation was also carried out on a Tourist Accommodation Retention Supplementary Planning Document (SPD) in September to November 2016. Work is continuing on the production of the Tourist Accommodation Retention SPD.

Key Performance Indicators

Housing Development

The Core Strategy sets out a target for the delivery of 5,022 new houses between 2006 and 2027, which gives an annual target of 228 new homes per annum. A total of 2,160 new homes were delivered prior to the start of the 2015/2016 monitoring year.

Eastbourne delivered a total of 213 net additional dwellings over the monitoring year, which is under the annual target, although an improvement on 2014/2015. Housing was delivered across 59 sites, however only 11 sites delivered more than five units. For the first time, since the beginning of the plan period in 2006, housing delivery is slightly below the cumulative annual target over that period.

The number of units delivered on windfall sites continued to be greater than on identified sites. Housing began to be completed at Kings Drive, Cross Levels Way during the monitoring year, and further units from Kings Drive are likely to be completed during the next monitoring year. However housing completions in the first 2 quarters of 2016/17 suggest that housing delivery will again be below target in the next monitoring year.

Three of the neighbourhoods exceeded their annual housing target during the monitoring year: Seaside, Old Town and Ocklynge & Rodmill. Seaside neighbourhood is now close to having delivered half the overall housing target to the end of the plan period in 2027. Comparing all the neighbourhoods, the Town Centre again delivered the largest number (75) of new dwellings although this was below the annual target.

The assessment of the five year housing land supply indicates that the Council will not be able to identify an adequate five year supply. The current assessment shows Eastbourne has 3.47 years of housing land supply. This increases the importance of producing a new Local Plan, and work has also commenced on an updated Strategic Housing & Employment Land Availability Assessment (SHELAA) to identify new sites.

Commercial development

The Employment Land Local Plan, adopted in November 2016, set a revised target of 48,750 sqm for employment floorspace. In the first four years of the plan period since 2012, 9,900 sqm of employment floorspace was delivered. During the monitoring year 2015/2016, there was a loss of 3,286 sqm to non-employment uses although this was an improvement compared to 2014/15 when there was a loss to other uses of 17,581 sqm. There continued to be a loss of office space to residential in the town centre, with a loss of 2,449 sqm in the monitoring year.

Environment

During the monitoring year, there were no applications approved that had an objection from the Environment Agency on water quality or flood risk grounds. There were 18 planning applications within or abutting designated sites or reserves, and 16 applications within or abutting identified habitats. However infringement as a result of development was negligible on designated sites or reserves.

Monitoring of Local Plans

Overall the performance of the Core Strategy and Town Centre Local Plan has been mixed during the monitoring year. There was good performance on some of the indicators, with three neighbourhoods exceeding their annual housing delivery target, a significant reduction in the loss of employment floorspace compared to the previous year and continued high levels of retail use within the Arndale Centre. However there was poor performance against many of the indicators, along with some indicators not being able to be monitored due to information being unavailable. As has been previously noted, improved performance on many of these indicators is only likely to be seen with the completion of the major redevelopment schemes identified in the Local Plans.

Conclusion and Recommendations

Housing delivery improved during the monitoring year in comparison to 2014/2015 although still fell short of the annual target. Delivery continues to fluctuate year to year and is likely to decrease in 2016/2017. This is reflected in the five year housing land supply showing 3.47 years of supply. According to the National Planning Policy Framework (NPPF), the lack of a five year housing land supply means that the Council's adopted planning policy cannot be considered up to date, which has implications in the determination of planning applications. This increases the importance of producing a new Eastbourne Local Plan to address these issues. This work has commenced with the commissioning of new Strategic Housing Market Assessment (SHMA) and Strategic Housing & Economic Land Availability Assessment (SHELAA).

Significant progress was made during the monitoring year with the submission and approval of a planning application for Devonshire Park and the commencement of works on site in 2016. In the coming year the development of Devonshire Park and continued progress on the Arndale Centre redevelopment, will help to bring forward some of the objectives in the Core Strategy and the Town Centre Local Plan.

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1.0 Introduction

Background

- 1.1 In December each year, Eastbourne Borough Council publishes its 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. Through the AMR, local authorities are also required to report on the progress they have made on preparing planning policy documents in line with the published Local Development Scheme (LDS).
- 1.2 Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the information that a local planning authority's monitoring report should contain.
- 1.3 Following the publication of the Localism Act (2011), local planning authorities are no longer required to submit a monitoring report to the Secretary of State. However, local planning authorities are still required to make any up-to-date information, which they have collected for monitoring purposes, available in accordance with regulation 35 of the Planning and Compulsory Purchase Act (2004).
- 1.4 The Council is also now required to monitor all monies collected, allocated and spent on infrastructure as part of its Community Infrastructure Levy (CIL) regime. The Council adopted its CIL Charging schedule on 1 April 2015 and this AMR will become the main mechanism for presenting this information.
- 1.5 This monitoring report covers the period 1st April 2015 – 31st March 2016. It provides information on how successful Eastbourne Borough Council has been in producing Local Plans in line with its up-to-date LDS. It also assesses land supply issues in terms of housing and employment land provision, along with more specific issues such as affordable housing.

Role of Monitoring

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

What is Monitored?

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

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

2.0 Progress of Local Development Documents

- 2.1 This section of the monitoring report provides a progress report against the timetable and milestones for the preparation of documents set out in the Local Development Scheme (LDS).
- 2.2 The LDS sets out a timeline for all the delivery dates for Local Development Documents. The first LDS for Eastbourne was approved in January 2005, and was subsequently updated in 2006, 2007, 2008, 2010, 2011, 2013, 2014 and 2015. The LDS was revised during the monitoring year in February 2016 in order to reflect a revised timetable for the examination of the Employment Land Local Plan.
- 2.3 The current LDS (2016-2019) concentrated on the adoption of the Employment Land Local Plan and the commencement of the preparation of a new Local Plan.

Progress April 2015 – March 2016

- 2.4 During the monitoring year, the Council adopted the Community Infrastructure Levy Charging Schedule, and submitted the Employment Land Local Plan for Examination, as well as consulting on a Seafront Local Plan.
- 2.5 The CIL Charging Schedule was formally adopted by the Council on the 1 April 2015, following Examination through written representations in December 2014.
- 2.6 The Council published a Revised Proposed Submission version of the Employment Land Local Plan for receipt of representations on issues of 'soundness' for a six week period between 11 December 2015 and 22 January 2016. The Employment Land Local Plan was submitted to the Secretary of State for Examination on 23 February 2016.
- 2.7 A Local Employment & Training Supplementary Planning Document (SPD) was drafted and published for a 12 week consultation in March 2016.
- 2.8 The Seafront Local Plan: Issues and Options Report was published for consultation with the community and other stakeholders for a 12 week period between 17 July and 9 October 2015. The consultation period was subsequently extended for an additional two weeks to 23 October 2015 following concerns that there was not sufficient awareness of the consultation amongst residents and businesses along the Seafront.
- 2.9 The feedback from the Seafront Local Plan Issues & Options consultation indicated that there was no enthusiasm for large scale changes to the

Seafront. Therefore the production of the Seafront Local Plan was terminated in December 2015, as given the lack of 'planning' issues raised during the consultation, it was considered that progressing a Seafront Local Plan would not be necessary or a good use of resources.

- 2.10 A revised Local Development Scheme was published in February 2016, in support of the submission of the Employment Land Local Plan.

Progress April 2016 – December 2016

- 2.11 The Examination hearings on the Employment Land Local Plan took place in May and June 2016. Following a consultation on proposed main modifications, the Inspectors Report was received on 23 October 2016, which concluded that the Eastbourne Employment Land Local Plan provides an appropriate basis for the planning of employment land provisions in the Borough, provided that a number of modifications are made to it, and that with the recommended modifications the Eastbourne Employment Land Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework. The Employment Land Local Plan was subsequently formally adopted by the Council on 16 November 2016.
- 2.12 In addition, the Local Employment & Training SPD was consulted upon and adopted alongside the Employment Land Local Plan in November 2016.
- 2.13 In order to address issues arising as a result of significant changes in the tourism market, and particularly shifts in the behaviours and attitudes of tourists to the types of holiday, the destinations they visit and the type of accommodation that they want stay in, a Tourist Accommodation Retention SPD has been prepared. This SPD was published for consultation with the local community and stakeholders between 23 September and 4 November 2016.
- 2.14 Work on the new Local Plan commenced with the commissioning of new evidence in the form of a Strategic Housing Market Assessment (SHMA), a Strategic Housing & Employment Land Availability Assessment (SHELAA) and a Strategic Flood Risk Assessment (SFRA).

Progress against Local Development Scheme

- 2.15 The AMR should monitor the progress of the production of Local Plans against the timetable specified in the Local Development Scheme (LDS).

2.16 The LDS was revised during the start of the monitoring year in order to provide an update on the anticipated examination of the Employment Land Local Plan. The revised LDS was published in February 2015. For the purposes of the AMR, progress will be measured against the current LDS that was adopted in February 2016.

Employment Land Local Plan

Timetable specified in the LDS	<ul style="list-style-type: none"> Representation Period on Revised Proposed Submission Version: Dec 2015 – January 2016 Submission to Secretary of State: February 2016 Public Examination: May 2016 Adoption and Publication: October 2016
Current stage in preparation	The Employment Land Local Plan was adopted in November 2016, following receipt of the Inspectors Report in October 2016.
Explanations	Following submission of the Employment Land Local Plan in February 2016, the Examination hearings took place in May, with an additional hearing in June to examine additional evidence and to discuss proposed modifications. The proposed main modifications were consulted upon between July and September, with the Inspectors Report being received by the Council in October. This led to formal adoption of the Employment Land Local Plan by Full Council on 16 November 2016.

Core Strategy Policy Review – Affordable Housing

Timetable specified in the LDS	<ul style="list-style-type: none"> Pre-production engagement and evidence gathering: March 2016 – June 2016 Consultation on Issues and Options: June – July 2016 Publication of Proposed Submission version: August 2016 Representation Period on Proposed Submission version: September – October 2016 Submission to Secretary of State: November 2016 Public Examination: January 2017 Adoption and Publication: April 2017
Current stage in preparation	Not being progressed
Explanations	<p>The previous LDS identified the production of a Core Strategy Policy Review on Affordable Housing. The reason for including this in the previous LDS was due to changes in national policy on affordable housing requirements that were not consistent with the adopted Core Strategy policy position on affordable housing.</p> <p>During the evidence gathering stage in April 2016, it was decided that the issues relating to the Affordable Housing policy could be adequately addressed through the preparation of a Supplementary Planning Document. The reason for this change in direction was to enable more resources to be directed to the Examination of the Employment Land Local Plan, and the future preparation of the new Local Plan.</p>

Eastbourne Local Plan

Timetable specified in the LDS	<ul style="list-style-type: none"> • Pre-production engagement and evidence gathering: March 2016 – April 2017 • Consultation on Issues and Options: May 2017 – July 2017 • Publication of Proposed Submission version: May 2018 • Representation Period on Proposed Submission version: June 2018 – August 2018 • Submission to Secretary of State: October 2018 • Public Examination: January 2019 • Adoption and Publication: June 2019
Current stage in preparation	Work on the new Local Plan has commenced with the commissioning of evidence studies to inform its preparation. These include a Strategic Housing Market Assessment, a Strategic Housing & Employment Land Availability Assessment.
Explanations	<p>Pre-production engagement and evidence gathering is on-going; however it is now considered that the consultation on Issues and Options will not be able to take place until Autumn 2017. The main reasons for this are difficulties commissioning suitably qualified consultants to produce important evidence studies, and continued difficulties in recruiting a full-time Strategy & Commissioning Officer. The position was successfully filled in September 2016, taking the staff resource working on the Local Plan up to 3.5 FTE.</p> <p>The delay in the Issues and Options consultation will have a knock-on effect on the other stages, although the slippage is only anticipated to be in the region of around 3 months.</p>

Adopted Local Plans and Supplementary Planning Documents

2.17 The AMR should specify any Local Plan or Supplementary Planning Document that was adopted during the monitoring year and the date of adoption. The only document that was adopted during the monitoring year was the Community Infrastructure Levy Charging Schedule, which was adopted on 1 April 2015. However, since the end of the monitoring year, the Employment Land Local Plan and Local Employment & Training SPD have been adopted.

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

Table 1 - Adopted Local Plans and SPDs

Adopted Local Plans and SPDs	Date of Adoption
Core Strategy Local Plan	20/02/2013
Sovereign Harbour SPD	20/02/2013
Sustainable Building Design SPD	20/02/2013

Adopted Local Plans and SPDs	Date of Adoption
Eastbourne Park SPD	20/02/2013
Town Centre Local Plan	20/11/2013
CIL Charging Schedule	01/04/2015
Employment Land Local Plan	16/11/2016
Local Employment & Training SPD	16/11/2016

Local Plan Policies that are no longer being implemented

- 2.19 The AMR should identify Local Plan policies that are no longer being implemented and state why it is not being implemented.
- 2.20 A number of policies from the Eastbourne Borough Plan 2001-2011 were 'deleted' following adoption of the Core Strategy and the Town Centre Local Plan. Additional policies were 'deleted' as a result of the adoption of the Employment Land Local Plan.
- 2.21 Table 2 provides an explanation of why certain policies are no longer being implemented on adoption of the Employment Land Local Plan. A full list of policies that are no longer being implemented is provided in Appendix 1.

Table 2 - Policies deleted on adoption of the Employment Land Local Plan

Policy	Explanation
Borough Plan Policy BI2: Designated Industrial Areas	Policy EL2 of the Employment Land Local Plan modifies the boundaries of the Designated Industrial Estates, and therefore Borough Plan Policy BI2: Designated Industrial Areas should no longer be implemented.
Borough Plan Policy BI4: Retention of Employment Commitments	The Employment commitments identified in the Borough Plan have been superseded by the allocations with the Employment Land Local Plan.
Core Strategy Policy D2: Economy	The Employment Land Local Plan was produced in order to address deficiencies with the evidence supporting Core Strategy Policy D2. The Employment Land Local Plan therefore supersedes Core Strategy Policy D2, which should no longer be implemented.

Co-operation with neighbouring authorities

- 2.22 The Council has co-operated with its neighbouring planning authorities and statutory stakeholders throughout the preparation of its Local Plans. The County-wide East Sussex Strategic Planning Members Group provided an opportunity to discuss, resolve and mediate planning issues of strategic

importance. These meetings are held as and when necessary to discuss Duty to Co-operate issues.

2.23 During the Examination into the Employment Land Local Plan, the Council provided evidence of how it met the requirements of the Duty to Co-operate. In the Employment Land Local Plan Inspectors Report, the Inspector concluded that *'the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met'*.

2.24 Since the end of the monitoring year (31 March 2016), the Council has continued its commitment to cooperation on the production of Local Plans, through:

- Maintaining the duty to cooperate as a standing item on the internal Eastbourne Local Plan Steering Group to ensure Local Plans are prepared proactively and in line with the duty;
- Providing representation at the East Sussex Strategic Planning Members Group to discuss strategic planning issues of importance to the duty to cooperate;
- Continuing to work collaboratively and developing a protocol with East Sussex County Council and other infrastructure providers on the dissemination of information on Section 106 agreements, infrastructure delivery and costs;
- Providing consultation responses and engaging with neighbouring authorities on cross-boundary strategic planning and infrastructure issues, including the Wealden District Council Local Plan Review;
- Jointly commissioning a Strategic Flood Risk Assessment with Wealden District Council.

Community Infrastructure Levy

2.25 Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. Therefore this is the first time that CIL has been reported on in the AMR. 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). The table below is the Eastbourne CIL Charging Schedule.

Table 3 - Eastbourne Charging Schedule

Type of Development (Use Class Order 1987 as amended)	CIL Rate £/sqm for net additional floorspace
Dwellings (C3) excluding apartments	50
Retail (A1-A5) (100sqm or greater)	80
All other uses	0

CIL Liability Notices (Potential CIL Income)

- 2.26 A CIL liability is created at the grant of planning permission at which point a Liability Notice is issued. A Liability Notice sets out what the charge will be upon commencement of the planning permission. There were no Liability Notices, with a value greater than £0, issued during the monitoring year 1st April 2015 to 31st March 2016.
- 2.27 However CIL Liability Notices have been issued since 31st March 2016. As of 4th July 2016, these Liability Notices had a total value of £68,949.41. This value is best considered as CIL potential – money will only become due once development is commenced. Furthermore it is possible for an applicant to apply for relief from the levy up until commencement of development. If relief is granted a revised Liability Notice is issued showing the relief and the new liability, even if 100% relief is granted the Notice will still be issued with a £0 liability.
- 2.28 The planning applications where a Liability Notice > £0 was issued were all for residential development (excluding apartments). There were no retail CIL liabilities. This is for the period including the monitoring year and up to 4th July 2016.

CIL Governance

- 2.29 The following table shows the potential CIL income (£68,949.41) broken down into the different governance pots.

Table 4 - Potential CIL Income as at 4 July 2016

CIL Pot	Amount £
CIL Admin Pot	3,447.47
Neighbourhood CIL Pot	10,342.41
County CIL Pot	55,159.52

CIL Demand Notices (CIL Income Collected or Due)

2.30 The following table shows the planning permissions where development has commenced (the permission has been implemented) and a Demand Notice has been sent. The CIL Demand Notice is the request for payment and can be considered in the same way as an invoice. Payment is due 60 days from commencement. As can be seen from the table below, only one development has commenced and a CIL payment was due by 5th August 2016.

Table 5 - CIL Demand Notices send as at 4 July 2016

App No	Site Address	Demand Ref	DN Date	Demand Amount	LN Ref	LN Date	Payment Due
150070	Land to the rear of 2 to 8, Queens Crescent	CIL00021-LP00039	07/06/2016	11,450.00	LN00000016	20/05/2016	05/08/2016

2.31 The CIL amount in the above table can be considered actual CIL income as this money is now 'guaranteed' due to development having commenced on site i.e. the planning permission has been implemented.

2.32 The actual CIL income is broken down into the CIL governance pots as shown in the table below. This income relates to one application only and the income is due on 5th August 2016 – this will be the first CIL money banked for Eastbourne Borough Council.

Table 6 - Actual CIL Income 4 July 2016

CIL Pot	Amount £
CIL Admin Pot	572.50
Neighbourhood CIL Pot	1,717.50
County CIL Pot	9,160.00

CIL Relief Notices (Exemption from the Levy)

2.33 There are a variety of conditions where relief maybe applied for, for example for social housing, for self-build, for charitable purposes, for extension and annexes. The following table shows the relief we have granted to date, which is for social housing. The scheme shown below in the table is an application from Eastbourne Homes Ltd for 100% social housing.

Table 7 - CIL relief granted as at 4 July 2016

App No	Site Address	Gross Liability	Relief Type	Amount	Percent	Date Granted
151382	Land At Rodmill Drive, Rodmill Drive, Eastbourne, East Sussex	23,261.54	Social Housing Relief (Mandatory)	23,261.54	100.00	02/06/2016

2.34 It is worth noting that relief can be applied for anytime up until a development is commenced and so it is possible for relief to be granted for developments that currently form part of the CIL potential.

2.35 In summary, no CIL income was received during the monitoring year 2015/2016. However in 2016 Eastbourne Borough Council received the first payments that were due for CIL. These will be reflected in next year's monitoring report.

3.0 Key Performance Indicators

Housing Development

Total Housing Delivery

- 3.1 Eastbourne Borough Council continues to plan for the total housing target set out in the South East Plan of 240 new homes per year to 2026. The Plan period has been extended to 2027 and an annual target of 222 new homes was allocated to the final year (2026/2027). This is a slightly reduced annual requirement because of higher levels of housing provision in earlier years of the plan period from 2006. This means that the overall housing target for the Borough is 5,022 net residential units for the period 2006-2027.
- 3.2 Eastbourne has delivered a total of 213 net additional dwellings over the 2015/2016 monitoring year. This is an improved delivery compared to the previous year, but is still below the annual target. Housing delivery over the monitoring year is outlined in Table 8.

Table 8 - Housing Delivery by Quarter

2015/16	Q1	Q2	Q3	Q4	Total
Gross Additional Dwellings	83	49	27	98	257
Net Additional Dwellings	64	39	23	87	213

- 3.3 There were 59 individual sites that contributed to the delivery of housing in the monitoring year. Many of the sites provided one or two additional units, with only 11 sites delivering more than 5 units. The highest delivery was at Kings Drive, Cross Levels Way, with 32 dwellings completed as part of the ongoing construction of this new build site. A full list of housing completions is provided in Appendix B.
- 3.4 In 2015/2016, the total number of dwellings delivered dropped below the cumulative annual target for the first time since the beginning of the plan period as shown in Table 9 below. In 10 years, a total of 2,273 net additional dwellings have been delivered in Eastbourne, against a cumulative annual target of 2,400 over this period (10 x 240). Therefore as at 2015/2016 housing delivery is 27 dwellings below target.

Table 9 - Housing delivery against target

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
Total	2,373	-	-	2,649

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

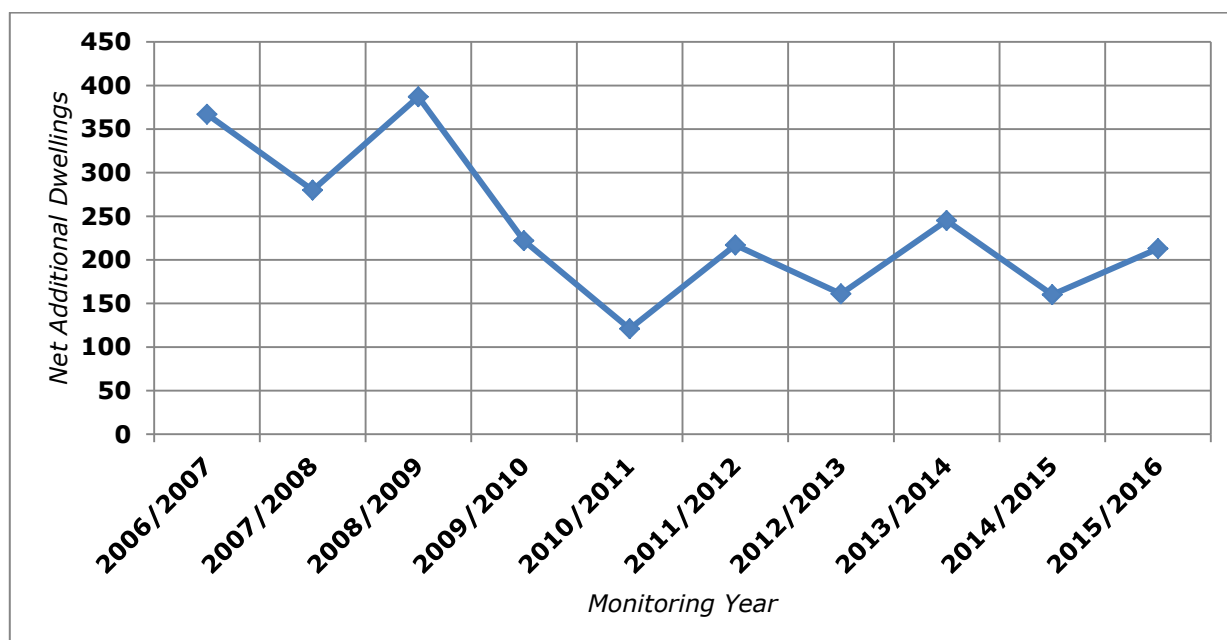


Figure 1 - Housing delivery since 2006

3.6 Table 10 provides more detail on the residential completions for the last five years, providing a breakdown of identified sites and windfall sites. An identified site is one which was either formally allocated for residential development under Policy HO4 of the Eastbourne Borough Plan (2001-2011)

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

Table 10 - Housing delivery over previous five years

Year	Identified Sites (net units)	Windfall Sites (net units)	Total net additional dwellings
2011/2012	194	23	217
2012/2013	130	31	161
2013/2014	207	38	245
2014/2015	24	136	160
2015/2016	71	142	213
Total	626	370	996
Average	125.2	74	199.2

3.7 Table 10 shows that the number of units delivered on identified sites had been increasing prior to the 2014/2015 monitoring year, when for the first time since 2011/2012 new windfall sites became more prevalent. In the 2015/2016 monitoring year there was again more housing delivered on windfall sites, although identified sites also saw increased delivery in comparison with 2014/2015. In only one of the previous 5 years has the housing delivery exceeded the annual target.

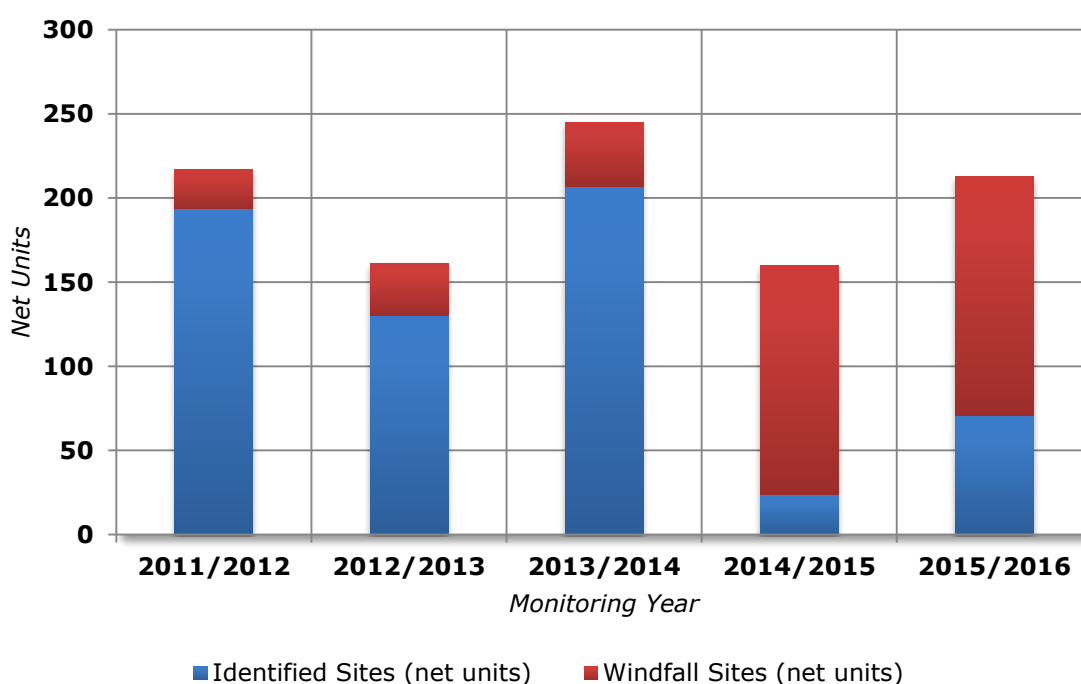


Figure 2 - Housing delivery over previous five years

3.8 Housing delivery in the first two quarters of 2016/2017 has resulted in 78 net additional dwellings so far (see Table 11 below).

Table 11 - Housing delivery in first two quarters of 2016/2017

2016/2017	Q1	Q2	Total so far
Gross Additional Dwellings	42	40	82
Net Additional Dwellings	40	38	78

Housing Delivery by neighbourhood

3.9 The Core Strategy identified a neighbourhood approach to housing provision, and sets out an expected level of housing growth for each neighbourhood. This includes delivery on identified sites and from windfall sites. Figure 3 shows the delivery of housing by neighbourhood over the monitoring period 2015/2016.

3.10 In 2015/2016, the Town Centre again saw the highest housing delivery of the 14 neighbourhoods with an additional 75 units, although this was below the annual average target of 83.8 for that neighbourhood. Three neighbourhoods exceeded their annual average target (Seaside, Old Town and Ocklynge & Rodmill). There were no additional net units delivered within Shinewater & North Langney, St Anthony's & Langney Point and Sovereign Harbour neighbourhoods in the 2015/16 monitoring year.

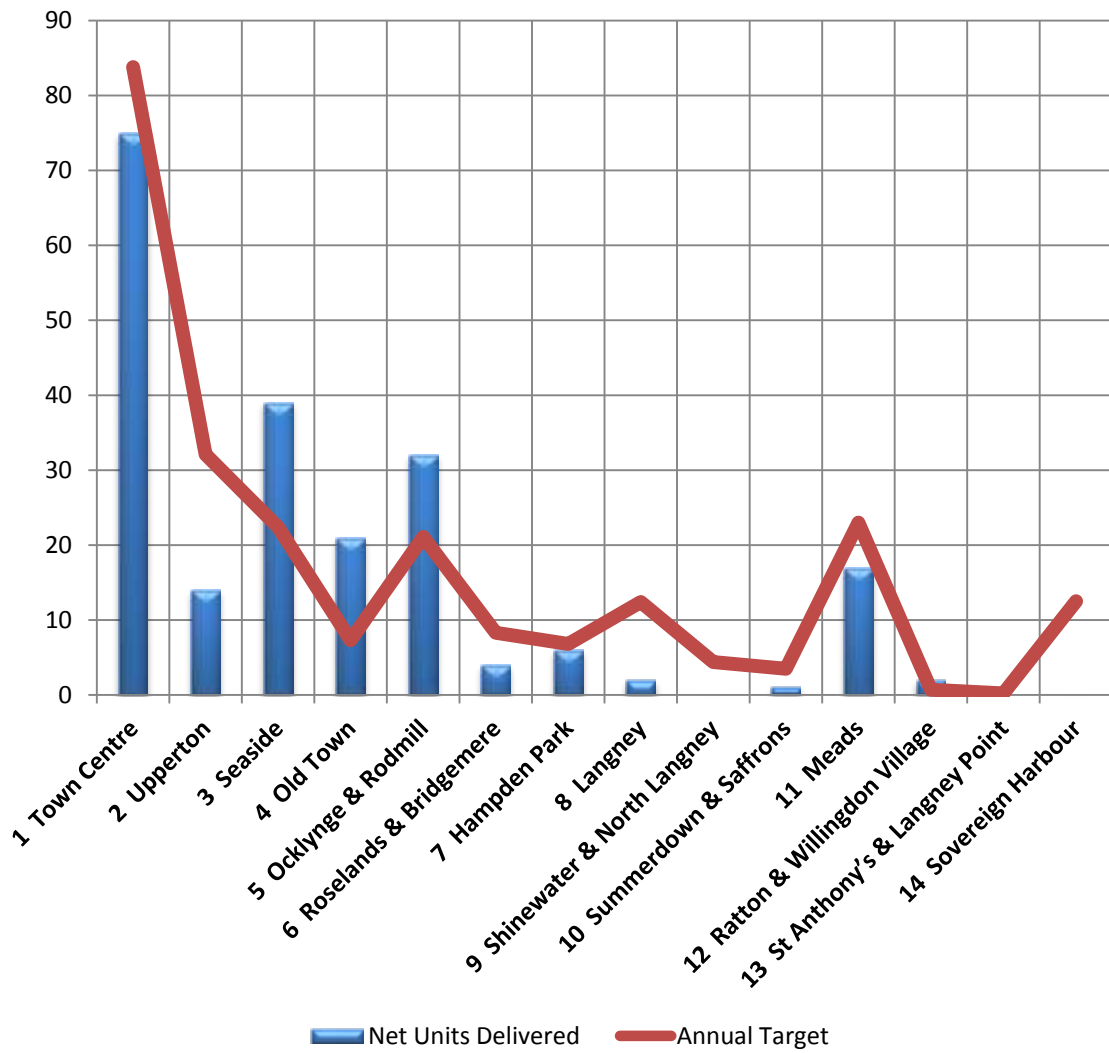


Figure 3 - Housing delivery by neighbourhood

3.11 Table 12 shows the housing delivery in the neighbourhoods by quarter, and 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 in Seaside, almost half of the housing to meet the target by the end of the plan period in 2027 has been delivered.

Table 12 - Housing delivery by neighbourhood

Neighbourhood	Net Housing Delivery 2015/2016					Annual Average Target	Overall Target ¹	Total Delivered	Remaining ²
	Q1	Q2	Q3	Q4	Total				
1 Town Centre	30	3	11	31	75	83.8	1,190	259	931
2 Upperton	5	0	1	8	14	32.1	399	28	371
3 Seaside	31	8	0	0	39	22.4	448	218	230
4 Old Town	0	4	2	15	21	7.3	101	35	66
5 Ocklynge & Rodmill	0	0	0	32	32	21.1	258	37	221
6 Roselands & Bridgemere	0	4	0	0	4	8.3	116	21	95
7 Hampden Park	0	5	0	1	6	6.8	84	9	75
8 Langney	0	0	2	0	2	12.4	178	31	147
9 Shinewater & North Langney	0	0	0	0	0	4.4	69	16	53
10 Summerdown & Saffrons	0	0	1	0	1	3.5	40	-1	41
11 Meads	-2	15	4	0	17	23.0	358	99	259
12 Ratton & Willingdon Village	0	0	2	0	2	0.7	12	6	6
13 St Anthony's & Langney Point	0	0	0	0	0	0.2	25	23	2
14 Sovereign Harbour	0	0	0	0	0	12.5	150	0	150
Total	64	39	23	87	213	238.5	3,428	781	2,647

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

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

Previously Developed Land

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

3.13 85.0% (181 units) of the housing delivered in the 2015/2016 monitoring year was delivered on previously developed land. Since 2006, an average of 93.5% of housing has been delivered on previously developed land, and the percentage over any single monitoring year has not dropped below the target. Housing delivery of previously developed land is identified in Table 13.

Table 13 - Housing Delivery on Previous Developed Land

Year	% PDL
2006/2007	100%
2007/2008	100%
2008/2009	100%
2009/2010	100%
2010/2011	73.4%
2011/2012	89.2%
2012/2013	93.2%
2013/2014	98.8%
2014/2015	95.6%
2015/2016	85.0%
Average	93.5%

Affordable Housing

3.14 There were 30 net affordable housing units delivered during the 2015/2016 monitoring year, which is a small increase from the 24 net units delivered in the 2014/2015 year. Affordable housing was delivered on 5 separate sites as identified in Table 14.

Table 14 - Affordable Housing Completions

Site	Gross Affordable Completed	Net Affordable Completed
51 Seaside Road	1	1
1 Glynde Avenue	10	10
Land within curtilage of 1 Glynde Avenue	1	1
437 Seaside	23	23
Farnol House, 62 Upperton Road	2	1
Total	37	30

3.15 All of the affordable housing units delivered in 2015/2016 were for affordable rent as outlined in Table 15 below.

Table 15 - Affordable Housing Completions by type

Type of Affordable Housing	Net Completions 2015/2016
Affordable rent	30
Shared Ownership	0
Shared Equity	0
Discounted Sale	0
Intermediate Rent	0
Other (e.g. tenure unknown)	0
Total	30

3.16 Affordable housing delivery over recent years has been reliant on large sites (10 or more units) as these are the only development where affordable housing can be secured. A total of 185 affordable housing units have been delivered in the past five years, and the average annual delivery is 37 units.

Table 16 - Affordable housing delivery over previous five years

Monitoring Year	Affordable Housing
2011/2012	94
2012/2013	0
2013/2014	37
2014/2015	24
2015/2016	30
Total	185
Average	37

3.17 In the 2014 Autumn Statement the Government announced that affordable housing can only be secured on developments of over 10 units. However affordable housing continued to be delivered on smaller sites in 2015/2016 where planning permission was granted prior to Autumn 2014. In future monitoring years the delivery of housing on smaller sites is likely to reduce. Therefore Eastbourne will become increasingly reliant on developments of over 10 units to secure further affordable housing. An Affordable Housing Supplementary Planning Document (SPD) is being produced to assist with the delivery of affordable housing.

Gypsy & Traveller Pitches

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

Future Housing Delivery

3.19 The Council is required to monitor the expected delivery of housing sites over the next 5 years of the plan period. For the purposes of this Authority Monitoring Report this covers the period 1 October 2016 to 30 September 2021, providing the most up-to-date information as possible.

3.20 It is important to ensure sites are available for development and deliverable to enable local housing targets to be met. Eastbourne's 5 year housing supply takes account of: existing housing commitments and new commitments that were approved for planning permission for residential development in the 2015/2016 monitoring year. It is important to ensure that there is a realistic expectation that sites will come forward for development, therefore the 5 year housing supply does not include SHLAA sites (without permission) where

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

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

3.22 The anticipated delivery rates are summarised in Table 17 and Figure 4 below, and site details are provided in Appendix D.

Table 17 - Eastbourne 5 Year Housing Land Supply Summary

Year	2016/17 (From 1 Oct)	2017/18	2018/19	2019/20	2020/21 (Up to 30 Sep)	Total
Delivery (Net Units)	121*	290	95	278	200	849
Adjusted Target (Net Units)	245.0	245.0	261.7	259.8	305.0	-

* Note that 78 dwellings have already been delivered in the first half of 2016/2017 meaning total delivery for the year is forecast to be 199 dwellings.

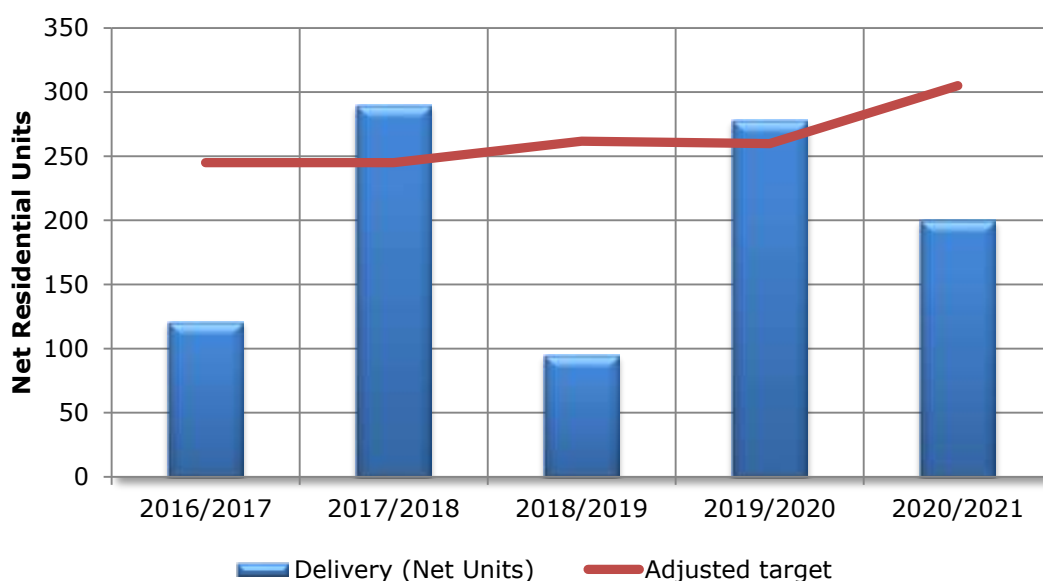


Figure 4 - Eastbourne Five Year Housing Land Supply Summary

- 3.23 Table 17 shows the net housing delivery (net units) expected of the next 5 year period. The adjusted target figure for each year demonstrates the revised target for each year if the level of housing development is delivered as expected in each of the 5 years.
- 3.24 The National Planning Policy Framework now requires an additional 5% buffer on top of the 5 year supply local target to be identified. It is recommended that this includes residential sites moved forward from later in the plan period to ensure choice and competition in the market for land. Only where there has been a record of persistent under delivery of housing should this buffer be increased to 20%. The Council may be in a position in subsequent years to have to consider a 20% buffer as housing delivery numbers are decreasing, and as such annual housing targets are increasing year on year. The delivery of larger residential sites has a major impact on delivery levels and the Council will need to ensure these types of site come forward within the plan period.

Table 18 - Eastbourne 5 Year Housing Land Supply Calculation and Targets

	Net Units
Total Housing Completions (1 April 2006 – 30 September 2016)	2,264
Residual Housing Requirement (until end of Planning Period)	2,571 over 10.5 years
Annual Delivery Target	245
5 Year Housing Land Supply – Base Target	1,225
5 Year Housing Land Supply Target (+5% buffer)	1,286
5 Year Housing Land Supply Target (+ 20% buffer)	1,470
Eastbourne 5 Year Housing Land Supply Total	849

- 3.25 Table 18 above demonstrates that the Council cannot meet its 5 Year Housing land supply target of 1,286 dwellings in isolation (without including windfall development). The identified 5 year housing land supply in Eastbourne is 76% of the base requirement, equating to around a 3.47 years supply. Identification of sites included in the Council's 5 Year housing land supply is provided in Appendix D of this report. The Council is committed to ensuring that sites identified for development within the next 5 years come forward for development. The Council continue to work closely with our neighbouring planning authority Wealden District Council in determining an appropriate housing land supply target for the wider housing Market area and have commenced work on a new SHLAA (to also include employment sites). This study is due to be completed by Summer 2017 and will assist in identifying new sites for development.

Commercial Development

Additional Employment Floorspace

3.26 Employment floorspace is defined by class B1a (Office), B1b (Research & Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage & Distribution) uses.

3.27 The Employment Land Local Plan was adopted in November 2016. This sets a target of 48,750 sqm (Gross External Area) of employment floorspace 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

3.28 Overall in the monitoring period, there was a gross delivery of 4,146 sqm of employment floorspace, however this equated to a net loss of just 22 sqm. Despite a significant gross addition of Office use (B1a), there was only a small net increase in the overall amount, due to continued conversion of office space to residential through permitted development. There was an overall net increase in the amount of General Industry uses (Class B2), but the year saw a loss of Light Industrial uses (B1c), Storage and Distribution uses (Class B8) and 'Mixed B' uses.

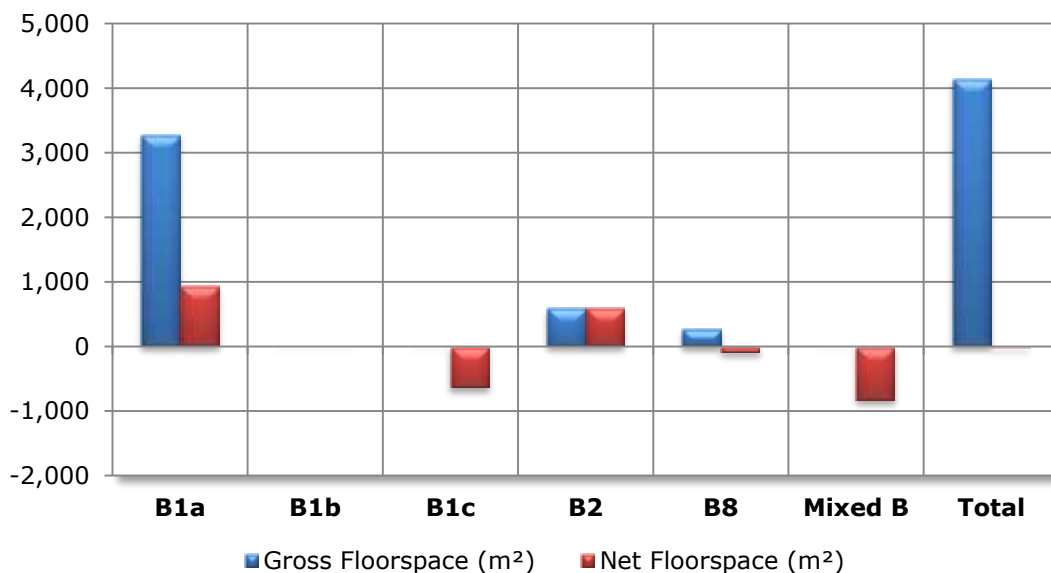


Figure 5 - Employment Floorspace completions

3.29 In comparison to the previous monitoring year, 2015/16 saw a lower gross delivery of employment space, but also the rate of losses of employment space decreased, particularly office space. However the trend for an overall net loss of employment space continues from previous years. Figures for

employment floorspace delivered over the monitoring year are outlined in Table 19.

Table 19 - Additional Employment Floorspace

2015/2016	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m²)	3,283	0	0	593	270	0	4,146
Net Floorspace (m²)	940	0	-636	593	-92	-827	-22

3.30 There were 20 sites that involved a change in employment floorspace in the monitoring year. This includes two sites where there was a significant change in floorspace. The completion of Pacific House at Sovereign Harbour resulted in the provision of 3,000 sqm (GEA) of additional B1a floorspace, whilst the completion of the change of use of 68 Grove Road from office to residential saw the loss of 1,244 sqm of office floorspace. A full list of all commercial development completions is provided in Appendix C.

3.31 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. The delivery against the Employment Land Local Plan targets is outlined in Table 20.

Table 20 – 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
TOTAL	6,900	0	3,000	9,900

3.32 There has been a total of 9,900 sqm of employment floorspace delivered in the first four years of the plan period against a target of 48,750 sqm. This will continue to be monitored as part of future Authority Monitoring Reports.

Previously Developed Land

3.35 All employment development in the monitoring period was built on previously developed land, as shown in Table 21. This is the same as the previous five

years, where 100% of employment floorspace has been built on previously developed land.

Table 21 - Employment floorspace on Previously Developed Land

2015/2016	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	2,633	0	0	593	270	0	3,496
% gross on PDL	100	n/a	100	n/a	100	n/a	100

Loss of Employment Land

3.36 There was loss of employment uses to other non B-class uses during the monitoring year, although it was not as significant as the previous year. The total amount of land that was previously in employment use (class B uses) that has changed to a non-business use class was 3,286 sqm (Table 22), down from 17,581 sqm in 2014/15.

3.37 A total of 2,449 sqm of employment space was lost to residential use, with 1,813 sqm (74%) previously being office use. A significant amount of the office to residential change of use was implemented under permitted development rights, although there has been a downward trend in the amount of office to residential permitted development in the last two years.

Table 22 - Loss of Employment Land

2015/2016	B1a	B1b	B1c	B2	B8	Mixed B	Total
To Non-B uses	2,343	0	636	0	0	307	3,286
To Residential	1,813	0	636	0	0	0	2,449

Employment Land Available

3.38 Employment land available consists of land allocated for employment use and sites that have been granted planning permission for employment uses but have not yet been completed.

3.39 The Employment Land Local Plan allocates 3,750 sqm of B1a/B1b 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 23 - Employment Land Committed through Planning Permissions

2015/2016	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	301	0	0	566	6,737	0	7,604
Net Floorspace (m ²)	-4,179	0	-5,086	566	2,428	-40	-6,271

3.40 Table 23 shows the amount of employment land committed through approved planning applications. There is a gross total of 7,604 sqm of employment land committed, however when losses to other uses are taken into account, there is a net loss of 6,271 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. If the allocations were added to this, there is a total of 17,604 sqm of employment land currently available.

Town Centre Uses

3.41 This monitors the amount of additional floorspace development for uses that are associated with town centres. The National Planning Policy Framework (NPPF) (2012) identifies 'Main Town Centre Uses' as *retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)*. It is considered that these 'main town centre uses' are uses within Use Class Orders A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants & Cafés), A4 (Public Houses), B1a (Offices), C1 (Hotels) and D2 (Assembly and Leisure). This indicator monitors the delivery of these specific Use Classes within the designated Town Centre as well as across the Borough.

3.42 Table 24 shows the additional floorspace for town centre uses over the monitoring year. Within the Town Centre, there has been a net decrease of 1,459 sqm of 'town centre uses'.

3.43 Within the Town Centre, there was a net increase in classes A2 (Financial & Professional Services), A3 (Restaurants) and D2 (Assembly & Leisure) uses, but a decrease in classes A1 (Retail) and B1a (Offices).

3.44 There were three developments that resulted in an increase in A1 floorspace, but eight developments that resulted in a loss of A1 floorspace. There were four developments where there was a significant loss of office floorspace,

mainly as a result of permitted development rights to allow change of use from office to residential.

3.45 There was an overall net increase in the amount of 'Town Centre uses' across the whole town, mainly down to the increase in class B1a (office) from completion of Pacific House at Sovereign Harbour. There was only one new A1 retail space provided outside of the town centre, but there were two losses of A1 retail totalling 388 sqm, both to residential. There was an increase in the amount of class D2 (Assembly & Leisure) floorspace due to two separate developments.

Table 24 - Additional Town Centre uses floorspace

2015/2016		A1	A2	A3	A4	B1a	C1	D2	Total
Town Centre	Gross Floorspace	483	63	96	0	218	0	409	1,269
	Net Floorspace	-105	63	96	0	-1673	0	160	-1,459
LA Area	Gross Floorspace	580	63	96	31	3,283	0	777	4,830
	Net Floorspace	-459	63	96	-167	940	-300	254	427

3.46 Figure 6 shows that the majority of the change, and particularly change in classes B1a (office), took place in the Town Centre.

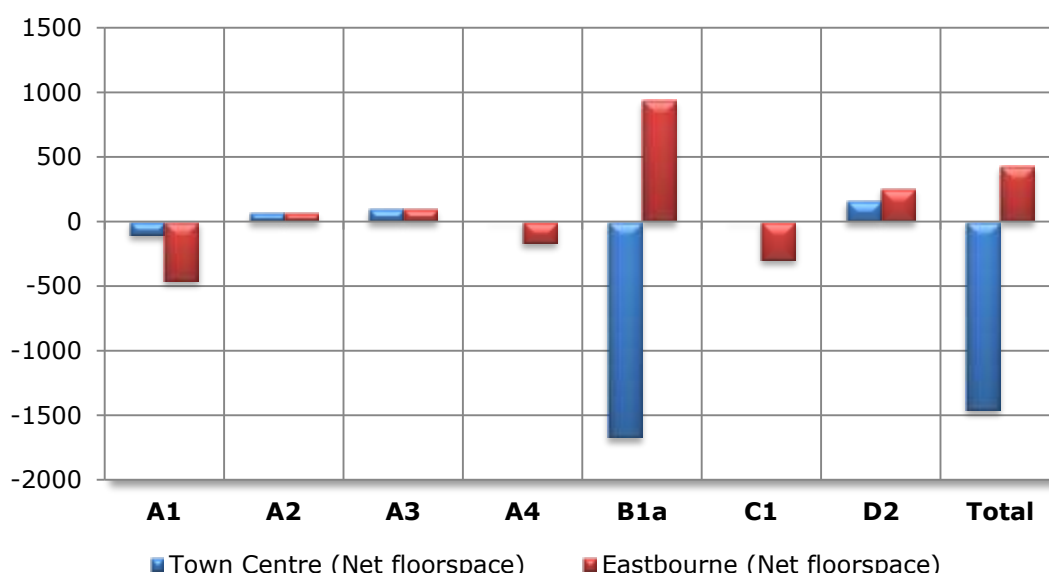


Figure 6 - Additional Town Centre uses

Environment

Water and Flooding

3.47 Flood protection and water quality issues are of great importance in Eastbourne. In 2007, Eastbourne Borough Council and Wealden District Council jointly commissioned consultants to prepare a Strategic Flood Risk Assessment (SFRA). Under the provisions of the National Planning Policy Framework (NPPF), local authorities are required to undertake SFRA in order to provide a detailed and robust assessment of the extent and nature of the risk of flooding. A new version of the Level 1 and Level 2 reports for the Strategic Flood Risk Assessment are currently being produced.

Table 25 - Planning applications approved with objections from the Environment Agency

Year	Flood Risk	Water Quality
2008/2009	0	0
2009/2010	0	0
2010/2011	0	0
2011/2012	0	0
2012/2013	0	0
2013/2014	0	0
2014/2015	0	0
2015/2016	0	0
Total	0	0

3.48 The Environment Agency did not object to any planning applications in Eastbourne during the 2015/2016 monitoring year on flood risk or water quality grounds, and therefore there were no planning applications approved contrary to Environment Agency advice on these issues. There have been no applications approved contrary to Environment Agency advice on flood risk or water quality grounds for the last 8 years. This is shown in Table 25.

Biodiversity & Natural Habitats

3.49 The Sussex Biodiversity Record Centre provides Eastbourne Borough Council with a Desktop Biodiversity Report for the monitoring period 2015/2016. This gives statistical breakdowns of planning applications in areas of biodiversity importance and how they have been affected, which allows the change in areas of biodiversity importance to be monitored.

3.50 There have been 18 planning applications that have been within or abutting designated sites or reserves. Seven of these were abutting the National Park,

but did not infringe on the National Park within the Eastbourne Borough boundary³. Planning applications abutting other designated sites and reserves were 3 for Local Wildlife Sites, 2 for Sites of Special Scientific Interest and 1 for Local Geological Sites. Five applications abutted areas under the Environmental Stewardship Scheme although only 0.1 hectares was infringed out of a total of 1,785.8 hectares. This was the only recorded area infringed for all designated sites and reserves. Therefore infringement on designated sites and reserves was negligible during the monitoring year.

Table 26 - Designated sites and reserves affected by planning applications

Designated sites and reserves		Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
International	Ramsar	0.0	0.0	0	0.0	0.0
	Special Area of Conservation	0.0	0.0	0	0.0	0.0
	Special Protection Area	0.0	0.0	0	0.0	0.0
National	Area of Outstanding Natural Beauty	0.0	0.0	0	0.0	0.0
	National Nature Reserve	0.0	0.0	0	0.0	0.0
	National Park	1905.0	41.9	7	0.0	0.0
	Site of Special Scientific Interest	371.4	8.2	2	0.0	0.0
Local	Country Park	70.1	1.5	0	0.0	0.0
	Local Geological Site	114.4	2.5	1	0.0	0.0
	Local Nature Reserve	0.0	0.0	0	0.0	0.0
	Notable Road Verge	0.9	0.02	0	0.0	0.0
	Local Wildlife Sites (formerly SNCI)	78.0	1.7	3	0.0	0.0
Reserve / Property	Environmental Stewardship Scheme	1785.8	39.2	5	0.1	0.0
	National Trust	0.1	0.0	0	0.0	0.0
	RSPB Reserve	0.0	0.0	0	0.0	0.0
	Sussex Wildlife Trust	0.0	0.0	0	0.0	0.0

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

Designated sites and reserves	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Woodland Trust	0.0	0.0	0	0.0	0.0

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

3.52 There were 16 applications that infringed upon identified habitats. This includes 8 on deciduous woodland, 2 on coastal & floodplain grazing marsh, 2 on lowland calcareous grassland, and 2 on coastal vegetated shingle. The significant impact was on Traditional orchard where one planning application infringed upon 75% (or 0.03ha) of this habitat within Eastbourne Borough.

Table 27 - Habitats affected by planning applications

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Ancient Woodland	21.9	0.5	1	0.0	0.0
Coastal & floodplain grazing marsh	296.2	6.5	2	0.1	0.03
Coastal saltmarsh	0.0	0.0	0	0.0	0.0
Coastal sand dunes	0.0	0.0	0	0.0	0.0
Coastal vegetated shingle	15.3	0.3	2	0.1	0.7
Deciduous woodland	201.9	4.4	8	0.1	0.05
Ghyll woodland	0.0	0.0	0	0.0	0.0
Intertidal chalk	60.1	1.3	0	0.0	0.0
Intertidal mudflat	7.3	0.2	0	0.0	0.0
Lowland calcareous grassland	297.2	6.5	2	0.01	0.0
Lowland fen	1.2	0.03	0	0.0	0.0
Lowland heathland	0.0	0.0	0	0.0	0.0
Lowland meadow	23.2	0.5	0	0.0	0.0
Maritime cliff and slope	25.8	0.6	0	0.0	0.0
Reedbed	11.6	0.3	0	0.0	0.0
Saline lagoon	0.0	0.0	0	0.0	0.0
Traditional orchard	0.04	0.0	1	0.03	75.0
Wood-pasture and parkland	0.0	0.0	0	0.0	0.0

3.53 In Eastbourne, 4,659 species data have been recorded. In 2015/2016, there were 217 applications within a 200m buffer of a rare species record, which equates to 48.5% of all applications.

3.54 Wildlife & Countryside Act Species and Rare species (excludes bats and birds) all had a significant number of applications within a 200m buffer of the species record and had the highest percentage of planning applications within 200m of that species record.

Table 28 - 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	124	140	31.3
Wildlife & Countryside Act Species	364	190	42.5
Bats	107	138	30.9
Notable Birds	1545	81	18.1
Section 41 Species	812	165	36.9
Rare species (excludes bat and birds)	1441	217	48.5
Invasive alien species	251	163	36.5
Ancient Tree Hunt	14	29	6.5
Tree Register	1	3	0.7
Black poplar	0	0	0.0








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

3.56 Of the seven SSSI units, five are in 'Favourable' condition, including the 'Willingdon Down SSSI'. The remaining two units, located in the 'Seaford to Beachy Head' SSSI, are in 'Unfavourable Recovering' condition. The condition of all seven SSSI units has remained the same in 2015/2016 as in the previous monitoring year.

Table 29 - SSSI Unit Condition

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















4.0 Monitoring of Local Plans















- 4.1 The Monitoring Frameworks of Local Plans will be used for policy and performance monitoring to see how effective the Local Plans are. Each policy within the Local Plans has a number of indicators which will help to monitor each objective. The most up to date data have been used, but in some cases there is a significant delay in the availability of data.
- 4.2 The performance during the monitoring year will be classified in the following ways:
-  = Performing well against target
 -  = Performing adequately against target
 -  = Performing poorly against target
 -  = Performance against target unknown
 -  = Improvement on previous monitoring year
 -  = Deterioration on previous year
 -  = No change / no comparison to previous year



















Core Strategy Monitoring Framework















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

Table 30 - Core Strategy Monitoring Framework

Policy	Targets	Indicators	Performance 2015/2016
B1: Spatial Distribution	To provide 240 dwellings per annum across the Borough and achieve a total of 5,022 net additional dwellings between 2006- 2027.	a) Number of annual housing completions	a) 213 units  
	To prioritise development for new dwellings in the Town Centre regeneration area, the Sovereign Harbour neighbourhood.	b) Number of annual housing completions at the Town Centre	b) 75 units  
		c) Number of annual housing completions in the Sovereign Harbour neighbourhood	c) 0 units  
B2:Sustainable Neighbourhoods	To provide services and facilities locally within walking distance of local residents.	a) Increase in sustainability scores for individual neighbourhoods.	a) The resources required to review the Sustainable Neighbourhood Assessment have not been available  
C1: Town Centre Neighbourhood Policy	To prioritise the delivery of 1,190 net dwellings before 2027 to assist in the regeneration of the Town Centre;	a) Number of annual housing completions in the Town Centre compared against the annual average target for the neighbourhood	a) 75 units delivered, which is 8.8 units lower than the annual target of 83.8  
	Improving and maintaining the effective balance between jobs and homes.	b) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	b) -1,122 sqm / 75 units A uses - +54 sqm B uses - -1,793 sqm D uses - +412sqm Other - +205 sqm  
	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	c) Net increase in tourist accommodation bed spaces in the Town Centre	c) No change. No development or loss of tourist accommodation bed space during the year  

Policy	Targets	Indicators	Performance 2015/2016
	advice of English Heritage		
		d) Net increase in hotels, bed and breakfasts and other visitor accommodation within the Town Centre which have national quality accreditation	d) Information not available  
		e) Increase in sustainability index for access to community facilities	e) The resources required to review the Sustainable Neighbourhood Assessment have not been available  
C2: Upperton Neighbourhood Policy	To deliver 399 net units within Upperton before 2027	a) Number of annual housing completions in Upperton compared against the annual average target for the neighbourhood	a) 14 units delivered, which is 18.1 units less than the annual target of 32.1  
	To increase the delivery of affordable housing within Upperton		
	No conservation area consents should be approved contrary to the advice of English Heritage	b) Proportion of affordable housing delivered against overall housing delivery in Upperton	b) 7.1% affordable as proportion of overall housing (1 affordable unit of 14 overall housing units)  
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood	c) Number of additional community facilities provided within Upperton	c) None  
	Provide new and improve access to community and sports facilities within Upperton	d) Increase in sustainability index for access to community facilities	d) The resources required to review the Sustainable Neighbourhood Assessment have not been available  
C3: Seaside Neighbourhood Policy	To deliver 448 net units within Seaside before 2027	a) Number of annual housing completions in Seaside compared against the annual average target for the neighbourhood	a) 39 units delivered, which is 16.6 units more than the annual target of 22.4  
	Increase the amount of tourism and cultural facilities available in		

Policy	Targets	Indicators	Performance 2015/2016
	Eastbourne	b) Net increase in new tourism and leisure facilities provided	b) None  
	All new homes to achieve Code Level 4	c) Percentage of journeys to work undertaken by sustainable modes	c) 37.9% (2011 Census data)  
	Provision of safe walking and cycling routes across the neighbourhood	d) Renewable energy capacity installation by type in Seaside	d) The resources required to monitor renewable energy capacity have not been available  
C4: Old Town Neighbourhood Policy	To deliver 101 net units within Old Town before 2027	a) Number of annual housing completions in Old Town compared against the annual average target for the neighbourhood	a) 21 units delivered, which is 14.3 units more than the annual target of 6.7  
	No conservation area consents should be approved contrary to the advice of English Heritage	b) Proportion of vacant shops in all centres within Old Town	b) 4.76% (3 of 63 units)  
	Maintain a sustainable network of local shopping facilities across Eastbourne	c) Percentage of journeys to work undertaken by sustainable modes	c) 27.5% (2011 Census data)  
C5: Ocklynge & Rodmill Neighbourhood Policy	Provision of safe walking and cycling routes across the neighbourhood	a) Number of annual housing completions in Ocklynge & Rodmill compared against the annual average target for the neighbourhood	a) 32 units delivered, which is 10.8 units more than the annual target of 21.2  
	To deliver 258 net units within Ocklynge & Rodmill before 2027	b) Proportion of affordable housing delivered against overall housing delivery in Ocklynge & Rodmill	b) 0 units  
	To increase the delivery of affordable housing within Ocklynge & Rodmill	c) Net increase in local community and health facilities provided	c) None  
	Provide new and improve access to community and sports facilities within Ocklynge & Rodmill		

Policy	Targets	Indicators	Performance 2015/2016
	All new homes to achieve Code Level 4	d) Percentage of journeys to work undertaken by sustainable modes	d) 28.3% (2011 Census data)  
		e) Renewable energy capacity installation by type in Ocklynge & Rodmill	e) The resources required to monitor renewable energy capacity have not been available  
C6: Roselands and Bridgemere Neighbourhood Policy	To deliver 116 net units within Roselands and Bridgemere before 2027	a) Number of annual housing completions in Roselands & Bridgemere compared against the annual average target for the neighbourhood	a) 4 units delivered, which is 4.3 units less than the annual target of 8.3  
	Improving and maintaining the effective balance between jobs and homes	b) The amount of net open space which is created by new development. This will be informed by regular reviews of all open space resources in Eastbourne.	b) The resources required to review the Open Space Assessment have not been available  
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood		
	All new homes to achieve Code Level 4	c) Renewable energy capacity installation by type in Roselands & Bridgemere	c) The resources required to monitor renewable energy capacity have not been available  
C7: Hampden Park Neighbourhood Policy	To deliver 84 net units within Hampden Park before 2027	a) Number of annual housing completions in Hampden Park compared against the annual average target for the neighbourhood	a) 6 units delivered, which is 0.8 units less than the annual target of 6.8  
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood		
	Provision of safe walking and cycling routes across the neighbourhood	b) Percentage of journeys to work undertaken by sustainable modes	b) 27.4% (2011 Census data)  

















Policy	Targets	Indicators	Performance 2015/2016
	Maintain a sustainable network of local shopping facilities across Eastbourne	c) Proportion of vacant shops in all centres within Hampden Park	c) 18% (9 of 50 units) ✘ ↓
C8: Langney Neighbourhood Policy	To deliver 178 net units within Langney before 2027	a) Number of annual housing completions in Langney compared against the annual average target for the neighbourhood	a) 2 units delivered, which is 10.4 units less than the annual target of 12.4 ✘ ↓
	To increase the delivery of affordable housing within Langney	b) Proportion of affordable housing delivered against overall housing delivery in Langney	b) 0 ✘ ↓
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 20.2% (2011 Census data) ✘ ↔
	Improve retail and leisure offer within Langney Shopping Centre, as part of future extension and redevelopment of the area	d) Number of vacant uses and shops within Langney Shopping Centre	d) 8.8% (3 of 34 units) ✘ ↓
C9: Shinewater & North Langney Neighbourhood Policy	To deliver 69 net units Shinewater & North Langney before 2027	a) Number of annual housing completions in Shinewater & North Langney compared against the annual average target for the neighbourhood	a) 0 units delivered, which 4.4 units less than the annual target of 4.4 ✘ ↓
	Provide new and improve access to community and sports facilities within Shinewater & North Langney	b) Net increase in new community and leisure facilities provided	b) None ✘ ↔
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.4% (2011 Census data) ✘ ↔
	High quality and accessible open space provision throughout the neighbourhood	d) The quality of open space, informed by regular reviews of all open space resources in the neighbourhood	d) The resources required to review the Open Space Assessment have not been available ? ↔













Policy	Targets	Indicators	Performance 2015/2016
C10: Summerdown & Saffrons Neighbourhood Policy	To deliver 40 net units within Summerdown & Saffrons before 2027	a) Number of annual housing completions in Summerdown & Saffrons compared against the annual average target for the neighbourhood	a) 1 unit delivered, which is 2.5 units less than the annual target of 3.5 net additional dwellings ✘ ↑
	To increase the delivery of affordable housing within Summerdown & Saffrons	b) Proportion of affordable housing delivered against overall housing delivery in Summerdown & Saffrons	b) 0 units ✘ ↔
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Percentage of journeys to work undertaken by sustainable modes	c) 30.8% (2011 Census data) ✓ ↔
	Provide improved access to community and sports facilities and open space within Summerdown & Saffrons		
	Provision of safe walking and cycling routes across the neighbourhood		
C11: Meads Neighbourhood Policy	To deliver 358 net units within Meads before 2027	a) Number of annual housing completions in Meads compared against the annual average target for the neighbourhood	a) 17 units delivered, which is 6 units less than the annual target of 23.0 ✘ ↑
	No conservation area consents should be approved contrary to the advice of English Heritage	b) Net increase in community facilities within the neighbourhood	b) None ✘ ↔
	Provide new and improve access to community and sports facilities within Meads	c) Percentage of journeys to work undertaken by sustainable modes	c) 42.7% (2011 Census data) ✓ ↔
	Provision of safe walking and cycling routes across the neighbourhood	d) Renewable energy capacity installation by type in Meads	d) The resources required to monitor renewable energy capacity have not been available ? ↔
	All new homes to achieve Code Level 4		
C12: Ratton & Willingdon Village	To deliver 12 net units within Ratton & Willingdon Village before 2027	a) Number of annual housing completions in Ratton &	a) 2 units delivered, which is 1.3 units more than the annual target of 0.7 ✓ ↑



















Policy	Targets	Indicators	Performance 2015/2016
Neighbourhood Policy	To increase the delivery of affordable housing within Ratton & Willingdon Village	Willingdon Village compared against the annual average target for the neighbourhood	
	Provision of safe walking and cycling routes across the neighbourhood	b) Proportion of affordable housing delivered against overall housing delivery in Ratton & Willingdon Village	b) 0 units ✘ ↔
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.9% (2011 Census data) ✘ ↔
C13: St Anthony's & Langney Point Neighbourhood Policy	To deliver 25 net units within St Anthony's & Langney Point before 2027	a) Number of annual housing completions in St Anthony's & Langney Point compared against the annual average target for the neighbourhood	a) 0 units delivered compared to annual target of 0.2 ✘ ↓
	To increase the delivery of affordable housing within St Anthony's & Langney Point	b) Proportion of affordable housing delivered against overall housing delivery in St Anthony's & Langney Point	b) 0 ~ ↔
	Improving and maintaining the effective balance between jobs and homes		
	Provision of safe walking and cycling routes across the neighbourhood	c) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	c) 526 sqm / 0 units A use - 0 sqm B use - +166 sqm D use - 0 sqm Other - +360 sqm ✘ ↓
	Provide new and improve access to community and sports facilities within St Anthony's & Langney Point	d) Percentage of journeys to work undertaken by sustainable modes	d) 18.9% (2011 Census data) ✘ ↔
	e) Net increase in leisure facilities within the neighbourhood	e) None ✘ ↓	



Policy	Targets	Indicators	Performance 2015/2016
C14: Sovereign Harbour Neighbourhood Policy	To deliver up to a maximum of 150 net units within Sovereign Harbour before 2027	a) Number of annual housing completions in Sovereign Harbour compared against the annual average target for the neighbourhood	a) No units delivered compared to annual target of 12.5 ✘ ↔
	Provide new and improve access to community, health facilities and open space within Sovereign Harbour	b) Net increase in community, health facilities and accessible open space within the neighbourhood	b) None ✘ ↔
	To increase the delivery of affordable housing within Sovereign Harbour	c) Proportion of affordable housing delivered against overall housing delivery in Sovereign Harbour	c) None ✘ ↔
	Provision of safe walking and cycling routes across the neighbourhood	d) Percentage of journeys to work undertaken by sustainable modes	d) 18.2% (2011 Census data) ✘ ↔
	All new homes to achieve Code Level 4	e) Renewable energy capacity installation by type in Sovereign Harbour	e) The resources required to monitor renewable energy capacity have not been available ? ↔
	Improving and maintaining the effective balance between jobs and homes	f) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	f) 3,000 sqm / 0 units A use – 0 sqm B use – +3,000 sqm D use - -60 sqm Other – +60 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) The resources required to monitor renewable energy capacity have not been available ? ↔
D2: Economy	Well paid jobs for local people with a workforce skilled to match employment opportunities	a) Amount of land developed for employment by type	a) B1a – +940 sqm B1b – 0 sqm B1c – -636 sqm ✘ ↑

Policy	Targets	Indicators	Performance 2015/2016
	Improving and maintaining the effective balance between jobs and homes.		B2 – +593 sqm B8 – -92 sqm Mix B – -827 sqm Total – -22 sqm
		b) Amount of employment land lost to residential development	a) B1a – 1,813 sqm B1b – 0 sqm B1c – 636 sqm B2 – 0 sqm B8 – 0 sqm Mix B – 0 sqm Total – 2,449 sqm ✗ ↑
		c) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	b) 1,224 sqm / 213 units A use – -467 sqm B use – -22 sqm C use – -1,133 sqm D use – +2,119 sqm Other – +727 sqm ~ ↓
D3: Tourism and Culture	Increase the total number and quality of tourist bed spaces	a) Net increase in tourist accommodation bed spaces in Eastbourne	a) Net loss of 13 beds • Camelot Lodge -13 beds ✗ ↓
	Increase the amount of tourism and cultural facilities available in Eastbourne. Increase the number of leisure facilities available in Eastbourne	b) Net increase in hotels, bed and breakfasts and other visitor accommodation which have national quality accreditation	b) Information not available ? ↔

Policy	Targets	Indicators	Performance 2015/2016
		c) Net increase in new tourism and leisure facilities provided	c) 125 sqm of D2 use (Gym)  
D4: Shopping	Enhance Eastbourne town centre's role as a shopping destination Maintain a sustainable network of local shopping facilities across Eastbourne	a) Proportion of vacant shops in all centres	a) 9.6% (69 out of 717 units)  
		b) Number of non-retail users (measured by number of units) on primary and secondary shopping frontages	b) Primary frontage: A1 – 121 (80.7%)   Non A1 – 29 (19.3%) Secondary frontage: A1 – 126 (57.5%)   Non A1 – 93 (42.5%)
D5: Housing	Deliver at least 30% affordable housing in low market areas and 40% affordable housing in high market areas	a) Affordable housing will be monitored on an annual basis in terms of permissions, commitments and completions	a) Completions were higher than the last monitoring year at 30 units.  
		b) The type and tenure of housing delivered as measured against needs indicated in the Strategic Housing Market Assessment	b) Of the 30 units delivered, all were for affordable rent. This tenure was negotiated as at the time they were submitted, and they generally match the requirements of the SHMA.  
		c) Number of affordable units secured	c) 30 affordable housing units through extension and subdivision to existing properties, creation of new build unit and a conversion of a retail unit.  
D6: Gypsies, Travellers and	Provide a level of gypsy, traveller and travelling showpeople's	a) Number of additional gypsy, traveller and travelling	a) None  

Policy	Targets	Indicators	Performance 2015/2016
Travelling Showpeople	residential and transit pitches in accordance with need assessments and contributing to the need for transit pitches in East Sussex	showpeople's residential and transit pitches permitted and delivered.	
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) 10 new facilities provided, including extensions to existing facilities or change of use (additional space for Nursery, change of use to Nursery, two Extensions to Schools, Extension to Nursing Home, change of use to Community Lounge, Extension to Community Building, New Church, change of use to Gym and Extension of Gym)  
		b) Increase in sustainability index for access to community facilities	b) The resources required to review the Sustainable Neighbourhood Assessment have not been available  
D8: Sustainable Travel	Ensure that all new development is located within 400 metres of a bus stop.	a) Percentage of new development located within 400 metres of a bus stop	a) 100.0% of the 59 residential developments completed in the monitoring year  
	Ensure that all new development is located within 800 metres of local services	b) Percentage of new development located within 800 metres of district, local or neighbourhood centre	b) 94.9% of the 59 residential developments completed in the monitoring year  
		c) Percentage of journeys to work undertaken by sustainable modes	c) 29.6% (2011 Census data)  
		d) Number of Travel Plans required as a condition of planning approval	d) None  

Policy	Targets	Indicators	Performance 2015/2016
D9: Natural Environment	Preparation of a Green Network Plan	a) Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	a) None  
	High quality and easily accessible allotment provision throughout Eastbourne	b) Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds	b) None  
	No net loss of areas of biodiversity importance	c) The amount of net open space which is created by new development. This will be informed by regular reviews of all open space resources in Eastbourne.	c) The resources required to review the Open Space Assessment have not been available  
		d) Implementation of Green Network Plan	d) Not implemented  
D10: Historic Environment	Reduction in percentage of Listed Buildings at risk	a) Number of listed buildings and buildings at risk	a) 269 listed buildings, with 0 new buildings added in monitoring year  
	No loss of Listed Buildings or Scheduled Monuments	b) Number and area of Conservation Area and Article 4 Directions	b) 12 Conservation Areas / 1 Article 4 Direction  
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Number of Scheduled Monuments damaged as result of development	c) None  
D11: Eastbourne Park	Enhancement of Eastbourne Park as an ecological, archaeological and leisure resource	a) Creation of nature reserve	a) Not implemented  
		b) Creation of wetland centre	b) Not implemented  

Policy	Targets	Indicators	Performance 2015/2016
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 other developer contributions.	a) The amount and level of financial contributions received by 2027	a) There were no CIL cases this monitoring year or since 1 April 2015 where development has commenced, therefore no money has been received by the Council, and none has been allocated or spent 
		b) Monitoring against financial levels set out in the Infrastructure Delivery Plan by 2027	b) Will continue to be monitored annually once CIL monies start to be received. 

Commentary









- 4.4 There continued to be a mixed performance of the Core Strategy policies as reflected by the above indicators during the 2015/2016 monitoring year. Compared to the previous monitoring year, 2014/2015, there was an improvement on 21 indicators and 17 decreased in performance. There were 34 indicators that did not change and information was unavailable for 18 indicators. In relation to targets for each indicator, 19 indicators met the target, with 42 indicators not meeting the target. However looking at the 42 indicators in more detail, 10 of these indicators showed an improvement on the previous year, 12 had decreased against the target and 20 had shown no change.
- 4.5 Headline performance for housing delivery shows an increase on the previous year, from 160 new dwellings in 2014/2015 to 213 in 2015/2016. Some of the neighbourhoods continued to deliver significantly towards their long term target with Seaside, Old Town and Ocklynge & Rodmill all delivering above their annual target. However no housing was delivered in three of the neighbourhoods, Shinewater & North Langney, St Anthony’s & Langney Point and Sovereign Harbour. Overall 9 of the 14 neighbourhoods saw an improvement in housing delivery during the year in comparison to 2014/2015. Looking at housing tenure, there was a small improvement in the number of affordable dwellings delivered in 2015/2016 compared to the previous monitoring year. There were 30 new affordable dwellings, all classed as social rent, delivered across the town. Although this was an improvement, this was below the target level of delivery set for affordable dwellings.











- 4.6 There continued to be good performance for sustainable development with the indicators showing 100% of the 59 new housing developments delivered during the monitoring year were within 400m of a bus stop and 94.9% of the 59 new developments were within 800m of a district, neighbourhood or local centre.
- 4.7 Retail policy appeared to be performing consistently during 2015/2016 as compared with the previous year. There was a small increase in the proportion of vacant units within the town centre and all district, neighbourhood and local centres. The overall proportion of vacant units was 9.6%, and being less than 10% of all retail units, this is considered an acceptable retail vacancy rate.
- 4.8 Indicators on employment land development showed an improvement from 2014/2015, although this reflected in a reduction in the loss of employment land rather than an overall net increase. Overall there was a small net loss of 22 sqm of employment floorspace. However this is a significant change to 2014/2015, when there was a net loss of employment floorspace of 14,577 sqm.
- 4.9 In the tourism sector there was no change in the amount of bed spaces provided within the town centre with no new developments or loss of existing bed spaces. Within the town as a whole there was one change of use development at Camelot Lodge in Upperton neighbourhood, with a bed and breakfast being redeveloped into a nursery, resulting in the loss of 13 bed spaces.

Town Centre Local Plan Monitoring Framework















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













Table 31 - Town Centre Local Plan Monitoring Framework















Policy	Target	Indicators	Performance 2015/2016
TC1 Character Areas	<p>Improve identity and legibility of Town Centre, through the identification of 7 character areas</p> <p>Provide a complementary mix of uses in each area that support and strengthen its overall character of each area</p>	a) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	<p>a) There has been no progress towards a Wayfinding Strategy so far</p> <p> </p>
TC2 Town Centre Structure	<p>Secure investment for key approaches, gateways, streets and public spaces</p> <p>Ensure key approaches gateways, streets and public spaces within or in close proximity to Development Opportunity Sites are included in development proposals</p>	a) Amount of financial contributions received from town centre schemes towards approaches, gateways, streets and public spaces	<p>a) None in monitoring year (Upon commencement of the Arndale Extension scheme, PRLP are required to make a financial contribution to the £3.25m planned improvements to the pedestrian environment in Terminus Road)</p> <p> </p>
		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	<p>b) None in monitoring year.</p> <p> </p>
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	<p>a) None in monitoring year.</p> <p> </p>













Policy	Target	Indicators	Performance 2015/2016
		b) Amount of new retail, residential and employment approved and implemented on development and redevelopment sites, compared against local targets in the Eastbourne Core Strategy Local Plan	b) No progress on the Development Opportunity Sites within the monitoring year.  
TC4 Primary Retail Area	Maintain dominance of A1 retail uses within the primary retail area, compared to A2, A3, A4 and other non-retail uses. 90% in 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 – 80.5% in A1 use Arndale Centre – 96.7% in A1 use Other – 67.6% in A1 use  
		b) Number of instances where there are more than three consecutive uses in A2, A3 or A4 use, against a target of 0	b) No instances of more than three consecutive non-A1 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 Ensure at least 65% of frontages are within A1 retail use	a) Proportion of non-A1 retail (measured using frontage distance in metres) uses present in Secondary Retail frontages, compared to policy requirement	a) 56.7% in A1 use  
TC6 Residential Development in	Secure increase in well designed new residential development that accord with the design criteria of	a) Annual delivery of net residential units, compared against Town Centre target	a) 75 units delivered, which is less than the annual target of 83.8  

Policy	Target	Indicators	Performance 2015/2016
the Town Centre	<p>the policy</p> <p>Provide a range of dwelling sizes (from 1 to 3 bedroom) and tenures within the Town Centre</p> <p>Deliver 1190 net units in the Town Centre over the next 15 year period (2012-2027)</p>	<p>b) Number of new dwellings negotiated and approved in accordance with TCLP design criteria.</p>	<p>b) Not possible to monitor currently</p> <p>? ↔</p>
TC7 Supporting the Evening and Night-time Economy	<p>Increasing the diversity and offer of the evening economy through new A3 and A4 premises in key locations</p>	<p>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</p>	<p>a) None</p> <p>~ ↔</p>
TC8 Arts Trail	<p>Enhance legibility and presence of the Arts District and improve awareness of independent retailing through design and implementation of an Arts Trail</p>	<p>a) Tracking performance against Implementation of an arts trail within the next 5 years</p>	<p>a) There has been no progress towards an Arts Trail so far</p> <p>x ↔</p>
TC9 Development Quality	<p>Enhance the design quality of new buildings and development proposals</p> <p>Ensure key historic buildings and areas of historic value are respected</p>	<p>a) Assessed having regard to the appraisals within the delegated/committee report</p>	<p>a) The indicator is not specific enough to allow this monitoring to be undertaken</p> <p>? ↔</p>
TC10 Building Frontages and Elevations	<p>Ensure that the design of building elevations in the Town Centre have clearly defined structure in accordance with the policy</p>	<p>a) Assessed having regard to the appraisals within the delegated/committee report</p>	<p>a) The indicator is not specific enough to allow this monitoring to be undertaken</p> <p>? ↔</p>

Policy	Target	Indicators	Performance 2015/2016
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) None  
		b) Track progress of the 10 schemes identified above on an annual basis	b) No progress  
TC14 Public Transport Interchange	Enhancing the environmental quality and operational efficiency of the bus interchange to underpin attractiveness, vitality and viability of the Town Centre	a) Tracking performance against Implementation of enhancements to bus interchange facilities within the next 5 years	a) No progress within the monitoring year.  
		b) Improvements to timetable efficiency monitored with bus operator (working closely with the bus operator)	b) Information not available  

Policy	Target	Indicators	Performance 2015/2016
TC15 Parking in the Town Centre	Maximise utilisation of existing facilities to underpin attractiveness, vitality and viability of the Town Centre	a) Record level of car parking usage in existing car parking facilities across the Town Centre	a) It is now evident that it is not possible to monitor the level of car parking usage across the Town Centre due to commercial sensitivities. Therefore this indicator will not be monitored in future years.  
		b) Secure contributions towards Car Park Information System	b) None  
		c) Track progress of establishing a Quality Parking Partnership as 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) None  
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) None within monitoring year.  
		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  

Policy	Target	Indicators	Performance 2015/2016
TC18 Development Opportunity Site One	Secure mixed use development in accordance with the approved master plan	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None  
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  
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. (Demolition on this site commenced in 2016).  
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	a) Amount of net additional floorspace and dwellings developed	a) None  
	Ensure there are not 3 consecutive A5 uses within Transition Area One. Ensure enhancements to the public realm and implementation of a	b) Tracking performance against Implementation of a wayfinding	b) There has been no progress towards a Wayfinding Strategy so  

Policy	Target	Indicators	Performance 2015/2016
	wayfinding strategy	strategy within the next 5 years	far
	Deliver net additional dwellings within the Transition Areas, particular above ground floor level	c) Number of instances where there are three consecutive uses in A5 use	c) No instances of three consecutive A5 uses within Transition Area  
TC24 Potential Areas of Change	Give specific guidance to potential future development proposals in accordance with an approved master plan	a) Amount of net additional floorspace development and in the case of land at Langney Road and Pevensey Road number of dwellings developed	a) None  
	Widen the tourism, cultural and conference offer associated with Devonshire Park Complex	b) Provision of additional tourism and culture offer in Devonshire Park with no net loss in floorspace	b) None in the monitoring year. (Work commenced on first phase of Devonshire Park in 2016).  
	Secure a mix of uses and support redevelopment of Langney Road and Pevensey Road area	c) Submission of planning application at the Devonshire Park complex	c) 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) No change  
		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  















Commentary























- 4.11 The overall performance of the indicators for the Town Centre Local Plan remained poor with only 4 indicators showing a good performance and 24 indicators showing a poor performance. There were also 7 indicators that it was not possible to monitor during the year.
- 4.12 This level of performance reflected that the main redevelopment schemes in the Town Centre Local Plan had yet to begin construction in the monitoring year 2015/2016. The main change was the submission of the planning application for the redevelopment of Devonshire Park with proposed changes to the international lawn tennis facility, the Congress Theatre, Winter Garden and the provision of a new conference and welcome building along with enhancements to the public realm. Construction on site at Devonshire Park began in November 2016 and the improvements will be seen in future year's monitoring reports.
- 4.13 Retail indicators showed a mixed performance with the proportion of retail A1 frontage remaining at a high level within the Arndale Centre although there was a small decrease in primary retail frontages outside the Arndale Centre. In secondary retail frontages there was a very small increase in the proportion of retail A1 frontage. The performance of the retail area will continue to be monitored in future years as the Arndale Centre redevelopment moves into its next phase.
- 4.14 The town centre continued to deliver the highest number of housing units of all the neighbourhoods within Eastbourne although the figure was below target in 2015/2016. The use of permitted development for conversion from office to residential continued with one development on St Leonards Road converting an existing office building to 24 residential units. The use of permitted development for office to residential conversion within the Town Centre will continue to be monitored.
- 4.15 The indicators for the key Development Opportunity Sites within the town centre will see a change in either next year or subsequent year's monitoring reports as the first phase of construction began later in 2016 on the redevelopment of the Arndale Centre. The combined redevelopment of the Arndale Centre and Devonshire Park are both key to the delivery of the Town Centre Local Plan. Now that both have begun the positive outcomes of the Town Centre Local Plan are more likely to be seen in future years.








Employment Land Local Plan Monitoring Framework

4.16 The table below outlines all the indicators that will be used to monitor the policies in the Employment Land Local Plan. They are shown in the monitoring report for 2015/2016 to show baseline information as the Employment Land Local Plan was only adopted in November 2016 and therefore is outside the monitoring year 2015/2016



Table 32 - Employment Land Local Plan Monitoring Framework

Policy	Objectives	Targets	Indicators	Performance 2015/16	
EL1: Employment Land Strategy	ELLP1: Stimulate Economic Growth	Meet the requirement for additional employment land	Total amount of employment floorspace provided against requirement	-2,859 sqm (Net)	 
	ELLP2: Encourage Small and Start-up Businesses	Increase the number of businesses in Eastbourne	Change in the number of businesses over the year	+ 95 (2015-2016)	 
	ELLP3: Diversify the Local Economy	Increase the number of business start-ups	Change in the number of business start-ups over the year	+55 (2014-2015)	 
	ELLP4: Support Existing Businesses				
	ELLP5: Promote Sustainable Employment Locations	Increase job creation for local people	Number of people employed via Local Employment and Training SPD	None. The Local Employment and Training SPD was adopted in November 2016 and will be monitored in future years.	 
		Increase job diversification	Change in numbers of people employed by sector over the year	Total (2014-2015) 900	 
				Agriculture, fishing, mining and utilities 0	 
			Manufacturing 100	 	

Policy	Objectives	Targets	Indicators	Performance 2015/16
				Construction 100  
				Wholesale and retail trade; repair of motor vehicles and motorcycles 200  
				Transportation and storage -100  
				Accommodation and food service activities 200  
				Information and communication 100  
				Financial, insurance and real estate -200  
				Professional, scientific and technical activities 400  
				Administrative and support service activities -100  
				Public administration, education and health -300  
				Arts, entertainment and recreation 300  
				Other service activities 0  

Policy	Objectives	Targets	Indicators	Performance 2015/16	
		Enhance the existing education and skills provision	Change in participation and achievement rates in Further Education	2013-14 Participation - -520 Achievement - -410	 
		Ensure amount of office space lost does not exceed the allowance in the ELLP forecast	Total amount of office (class B1a and B1b) floorspace lost to non-B uses compared to allowances in ELLP forecast	Lost 2012-2016: 5,995 sqm Allowance: 4,095 sqm	
		Ensure amount of industrial space lost does not exceed the allowances in ELLP forecast	Total amount of industrial (class B1c and B2) floorspace lost to non-B uses compared to allowances in ELLP forecast	Lost 2012-2016: 4,483 sqm Allowance: 14,085 sqm	
		Ensure amount of warehouse space lost does not exceed the allowances in ELLP forecast	Total amount of warehouse (class B8) floorspace lost to non-B uses compared to allowances in ELLP forecast	Lost 2012-2016: 0 sqm Allowance: 900 sqm	
EL2: Industrial Estates	ELLP2: Encourage Small and Start-up Businesses	Delivery of 20,000 sqm of Industrial (class B1c and B2) and Warehouse (class B8) floorspace and 1,875 sqm of Office (class B1a and B1b) floorspace in Industrial Estates	Total amount of net additional class B floorspace completed in Industrial Estates in sqm	2012-2016: 5,049 sqm	
	ELLP4: Support Existing Businesses		Total amount of net additional office (class B1a and B1b) floorspace completed in Industrial Estates in sqm	2012-2016: 0 sqm	

Policy	Objectives	Targets	Indicators	Performance 2015/16	
			Total amount of net additional industrial (class B1c and B2) floorspace completed in Industrial Estates in sqm	2012-2016: 690 sqm	~ ⇄
			Total amount of warehouse (class B8) floorspace completed in Industrial Estates in sqm	2012-2016: 6,459 sqm	✓ ⇄
		Resist the loss of B floorspace within Industrial Estates	Amount of class B floorspace lost to non-B uses in sqm within each industrial estate	2012-2016: 5,803 sqm	✗ ⇄
EL3: Town Centre	ELLP1 - Stimulate Economic Growth	Delivery of 3,750 sqm of office (class B1a/B1b) floorspace in the Town Centre	Total amount of office (class B1a/B1b) floorspace completed in the Town Centre	2012-2016: 468 sqm	✗ ⇄
	ELLP5 - Promote Sustainable Employment Locations		Resist the loss of office (class B1a/B1b) floorspace to other uses	Amount of office (class B1a/B1b) floorspace lost to other uses in the Town Centre	2012-2016: 4,611 sqm
			Amount of office (class B1a/B1b) floorspace lost to residential use in the Town Centre	2012-2016: 4,567 sqm	✗ ⇄
			Amount of office (class B1a/B1b) floorspace lost to residential through 'Permitted Development'.	2012-2016: 4,363 sqm	✗ ⇄

Policy	Objectives	Targets	Indicators	Performance 2015/16	
EL4: Sovereign Harbour	ELLP1 - Stimulate Economic Growth ELLP5 - Promote Sustainable Employment Locations	Delivery of 23,125 sqm of B1 floorspace in Sovereign Harbour	Total amount of class B1 floorspace completed at Sovereign Harbour	2012-2016: 3,000 sqm	 

Commentary

- 4.17 The Employment Land Local Plan was only adopted in November 2016 and is outside the 2015/2016 monitoring year. The above indicators provide a general picture of what has been happening with employment land development since the beginning of the plan period in 2012.
- 4.18 Overall Eastbourne is developing less employment land than required and the Employment Land Local Plan seeks to address this issue through policies that will provide sufficient employment land development to meet the needs of the future. However on a positive note the number of jobs by sector in Eastbourne had increased by 900 jobs on the most recent available data in 2014/15. There was the biggest increase of jobs in the Professional, Scientific & Technical sector and the Arts, Entertainment and Recreation sector. There was also an increase in the number of businesses and the numbers of start up businesses.
- 4.19 The trend of loss of office to other uses, in particular residential, in the town centre is reflected in the indicators. The Employment Land Local Plan aims to provide some new office development in the town centre, whilst creating a new location for office development at Sovereign Harbour which it is hoped will be a significant contributor in meeting the office development needs of the town.
- 4.20 Next year’s Authority Monitoring Report will provide the first opportunity to assess the performance of the Employment Land Local Plan.

5.0 Conclusion and Recommendations

- 5.1 The Authority Monitoring Report (AMR) is the main mechanism for assessing the performance of the planning policies adopted by Eastbourne Borough Council.
- 5.2 The Community infrastructure Levy (CIL) Charging Schedule was adopted on 1st April 2015. This is now the Council's main mechanism for collecting developer contributions towards strategic infrastructure. The first payment for CIL was received by Eastbourne Borough Council in August 2016.
- 5.3 The Employment Land Local Plan was submitted for examination in February 2016, with the examination hearing taking place in May and June 2016. The Employment Land Local Plan was adopted by the Council in November 2016. In addition, the Local Employment & Training SPD was consulted upon and adopted alongside the Employment Land Local Plan in November 2016. Consultation on the Seafront Local Plan was conducted in autumn 2015. The response to the consultation highlighted a lack of planning issues and the decision was made that continuing the Seafront Local Plan would not be necessary or a good use of resources. Consultation was also carried out on a Tourist Accommodation Retention Supplementary Planning Document (SPD) in September to November 2016. Work is continuing on the production of the Tourist Accommodation Retention SPD.
- 5.4 A revised Local Development Scheme (LDS) was published in February 2016, in support of the submission of the Employment Land Local Plan. The LDS identified the adoption of the Employment Land Local Plan, as well as the production of a Core Strategy Policy Review relating to Affordable Housing and the preparation of a new Local Plan. The Core Strategy Policy Review on Affordable Housing has not been progressed as it is considered that this issue can be addressed through the preparation of an Affordable Housing Supplementary Planning Document (SPD). There has also been some minor slippage in the production of the new Local Plan. Therefore the LDS should be amended to reflect this amended work programme.

Housing Development

- 5.5 The Core Strategy sets out a target for the delivery of 5,022 new houses between 2006 and 2027, as the Council continues to work towards the target of 240 dwellings per annum set out in the South East Plan. Eastbourne delivered a total of 213 net additional dwellings over the monitoring year. This figure is less the annual target although an improvement compared to 2014/15. Housing was delivered across 59 sites, with only 11 sites delivering more than five units. A total of 2,160 new homes were delivered prior to the start of the 2015/2016 monitoring year. In 2015/2016, the total number of

dwellings delivered dropped below the cumulative annual target for the first time since the beginning of the plan period.

- 5.6 The number of units delivered on windfall sites continued to be greater than on identified sites. Housing began to be completed at Kings Drive, Cross Levels Way during the monitoring year. Further units from Kings Drive are likely to be completed during the next monitoring year. However housing completions in the first 2 quarters of 2016/17 suggest that housing delivery will be below target in the next monitoring year.
- 5.7 Three of the neighbourhoods exceeded their annual housing target during the monitoring year, Seaside, Old Town and Ocklynge & Rodmill. Seaside neighbourhood is now close to having delivered half the overall housing target to the end of the plan period in 2027. Comparing all the neighbourhoods the Town Centre again delivered the largest number of new dwellings although this was below the annual target.
- 5.8 The assessment of the five year housing land supply indicates that the Council will not be able to identify an adequate five year supply including a 5% buffer. Due to continued shortfall in delivery it is possible in future years that the Council may need to apply the Government's 20% buffer to any forecast of five year housing land supply, due to persistent under delivery.
- 5.9 Current assessment shows Eastbourne has 3.47 years of housing land supply. According to the National Planning Policy Framework (NPPF), the lack of a five year housing land supply means that the Council's adopted planning policy cannot be considered up to date, which has implications in the determination of planning applications. This increases the importance of producing a new Eastbourne Local Plan to address these issues. This work has commenced with the commissioning of new Strategic Housing Market Assessment (SHMA) and Strategic Housing & Employment Land Availability Assessment (SHELAA). The Council will continue to work closely with Wealden District Council to determine an appropriate housing land supply target for the wider housing market area.

Commercial development

- 5.10 The Employment Land Local Plan that was adopted in November 2016, set a revised target of 48,750 sqm for employment floorspace. In the first four years of the plan period since 2012, 9,900 sqm of employment floorspace was delivered. There was a loss of 3,286 sqm to non-employment uses although this was an improvement compared to 2014/15 when there was a loss to other uses of 17,581 sqm. There continued to be a loss of office space to residential in the town centre, with a loss of 2,449 sqm in the monitoring year. A significant amount of this change of use was under permitted development of office to residential. However in the last two years there has

been a downward trend in the amount of office to residential conversion as a result of permitted development in the town centre.

- 5.11 In terms of town centre uses as defined by the National Planning Policy Framework (NPPF), there was a net decrease of 1,459 sqm. There was a decrease in use classes A1 (Retail) and B1a (Offices), with an increase in use classes A2 (Financial & Professional Services), A3 (Restaurants) and D2 (Assembly and Leisure) in the town centre. Across the town as a whole, town centre uses saw an increase due to the B1a office development at Sovereign Harbour that was completed during the monitoring year.

Environment

- 5.12 During the monitoring year, there were no applications approved that had an objection from the Environment Agency on water quality or flood risk grounds. There were 18 planning applications within or abutting designated sites or reserves, and 16 applications within or abutting identified habitats. However infringement as a result of development was negligible on designated sites or reserves. Only one development infringed an identified habitat, affecting 0.03 hectares of traditional orchards, or 75% of this habitat within Eastbourne Borough.

Performance

- 5.13 Overall the performance of the Core Strategy and Town Centre Local Plan has been mixed during the monitoring year. There was good performance on some of the indicators, with three neighbourhoods exceeding their annual housing delivery target, a significant reduction in the loss of employment floorspace compared to the previous year and continued high levels of retail use within the Arndale Centre. However there was poor performance against many of the indicators, along with some indicators not being able to be monitored due to information being unavailable. As has been previously noted, improved performance on many of these indicators is only likely to be seen with the completion of the major redevelopment schemes identified in the Local Plans.
- 5.14 Housing delivery improved during the monitoring year in comparison to 2014/2015 although still fell short of the annual target. Delivery continues to fluctuate year to year and is likely to decrease in 2016/2017. This is reflected in the five year housing land supply showing 3.47 years of supply.
- 5.15 Significant progress was made during the monitoring year with the submission and approval of a planning application for Devonshire Park and the commencement of works on site in 2016. In the coming years the redevelopment of Devonshire Park and continued progress on the Arndale

Centre redevelopment, will help to bring forward some of the objectives in the Core Strategy and the Town Centre Local Plan.

Appendices

Appendix A: Local Plan Policies

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

Deleted (not saved) in 2007

Deleted on adoption of Core Strategy (February 2013)

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

Deleted on adoption of the Employment Land Local Plan (November 2016)

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

Policy Ref	Policy Name
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
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

Policy Ref	Policy Name
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
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

Policy Ref	Policy Name
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
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

Policy Ref	Policy Name
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
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

Policy Ref	Policy Name
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
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

Policy Ref	Policy Name
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
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

Policy Ref	Policy Name
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: Housing Completions 2015/16

This appendix provides a list of residential development sites and the respective completed units during the monitoring year 2015/2016.

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Completed
140755	1 Glynde Avenue	Hampden Park	Yes	10	4
140756	Land within curtilage of 1 Glynde Avenue	Hampden Park	Yes	1	1
140905	37 Brassey Avenue	Hampden Park	Yes	1	1
141028	Langney Cottages Langney Rise	Langney	Yes	2	2
140343	The Cavalier Inn, 13-15 Carlisle Road	Meads	Yes	6	5
140555	Silverdale Garages, 33 Silverdale Road	Meads	Yes	6	6
141169	Cavalier Inn 13-15 Carlisle Road	Meads	Yes	4	4
141278	4 Dalton Road	Meads	Yes	1	-2
EB/2010/0771	Trevethan 52 Carlisle Road	Meads	Yes	7	4
130897	Kings Drive Cross Levels Way	Ocklynge & Rodmill	No	32	32
120699	2-8 Upwick Road	Old Town	Yes	2	2
131012	Upwyke House, Green Street	Old Town	Yes	1	1
140031	57-63 Green Street	Old Town	Yes	3	2
140219	Vintry Residential Care Home, Farlaine Road	Old Town	Yes	8	8
141120	38 Farlaine Road	Old Town	Yes	2	2
150514	37a The Goffs	Old Town	Yes	4	4

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Completed
150846	20 Bradford Street	Old Town	Yes	1	1
150978	82 Church Street	Old Town	Yes	1	1
150111	Willingdon Methodist Church, Wish Hill	Ratton & Willingdon Village	Yes	2	2
150671	1 Baillie Avenue	Roselands & Bridgemere	Yes	4	4
130533	76 Firle Road	Seaside	Yes	1	1
131069	2A Beach Road	Seaside	Yes	7	7
140001	Willowfield Studios, 67A Willowfield Road	Seaside	Yes	1	1
140357	1-5 Seaside	Seaside	Yes	0	-1
140770	437 Seaside	Seaside	Yes	23	23
140990	25A Belmore Road	Seaside	Yes	8	8
130776	Land within the curtilage of 26 Summerdown Road	Summerdown & Saffrons	Yes	1	1
130511	49 Susans Road	Town Centre	Yes	2	1
130525	38 St Leonards Road	Town Centre	Yes	18	18
130598	38 St Leonards Road	Town Centre	Yes	6	6
140077	3 Cornfield Lane	Town Centre	Yes	5	5
140095	171 Terminus Road	Town Centre	Yes	4	3
140693	38 Cornfield Road	Town Centre	Yes	0	-2
140715	51 Seaside Road	Town Centre	Yes	1	1
140720	66 Langney Road	Town Centre	Yes	5	3
140801	16 Lushington Lane	Town Centre	Yes	2	2

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Completed
140954	Second Floor, 30 Terminus Road	Town Centre	Yes	3	2
150037	30 Terminus Road	Town Centre	Yes	1	1
150052	10-11 Sia Court 49 Pevensey Road	Town Centre	Yes	4	2
150081	25-31 Langney Road	Town Centre	Yes	10	3
150645	Flat 4, Sia Court, 49 Pevensey Road	Town Centre	Yes	2	1
150648	Flat 1 Sia Court 49 Pevensey Road	Town Centre	Yes	2	1
150689	106 Cavendish Place	Town Centre	Yes	1	1
150898	43 Pevensey Road	Town Centre	Yes	0	-1
150912	3 Chiswick Place	Town Centre	Yes	1	1
151227	41 Pevensey Road	Town Centre	Yes	2	1
EB/2008/0340	41 Pevensey Road	Town Centre	Yes	3	2
EB/2011/0187	14 Pevensey Road	Town Centre	Yes	2	1
EB/2011/0532	56 Grove Road	Town Centre	Yes	3	2
EB/2011/0569	14 Pevensey Road	Town Centre	Yes	2	1
EB/2012/0591	68 Grove Road	Town Centre	Yes	10	10
EB/2013/0075	5-7 Cavendish Place	Town Centre	Yes	10	10
130580	Highland Lodge 17 Carew Road	Upperton	Yes	2	1
140147	46 Upperton Gardens	Upperton	Yes	3	2
141031	56 Upperton Gardens	Upperton	Yes	2	1
141359	17 Bedfordwell Road	Upperton	Yes	2	1

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Completed
150917	Longworth House, 28 Eversfield Road	Upperton	Yes	7	7
151258	2 Kings Drive	Upperton	Yes	1	1
EB/2012/0583	Farnol House, 62 Upperton Road	Upperton	Yes	2	1
TOTAL				257	213

Appendix C: Commercial Completions 2015/16

This appendix provides a list of commercial development sites and the respective floorspace completed during the monitoring period 2015/16.

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																Lost to Res	
		Gross	Net	A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG		
130491	Birchwood Ford Lottbridge Drove	360	360																	360	0
130515	Gateway Christian Church Frenchgate Road	690	157															157		0	
130525	38 St Leonards Road	0	-420							-420											420
130737	122 Pevensey Road and 142 Langney Road	205	0															205	-205	0	
130749	Community Wise Ocklynge Road	38	38															38		0	
130967	Site 6 Sovereign Harbour	3000	3000							3000											0
131012	Upwyke House, Green Street	0	-55															-55		55	
131069	2A Beach Road	0	-596															-596		596	
140001	Willowfield Studios, 67A Willowfield Road	0	-40															-40		40	
140031	57-63 Green Street	0	-340	-340																340	
140077	3 Cornfield Lane	0	-249															-249		249	
140078	South Wing,	65	0							65								-65		0	

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																Loss to Res				
		Gross	Net	A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG					
	Stable Courtyard, 27 Compton Place Rd																							
140219	Vintry Residential Care Home, Farlaine Road	0	-714																		-714	714		
140319	103 Bourne Street	100	100																			100	0	
140495	35-36 Arndale Centre	63	0	-63	63																		0	
140637	Meadows Nursery School, 1 Rotherfield Avenue	92	92																			92	0	
140693	38 Cornfield Road	63	63	63																			0	
140701	West Rise Infant and Junior School, Chaffinch Road	696	696																			696	0	
140710	Ocklynge Junior School, Victoria Drive	11	11																			11	0	
140715	51 Seaside Road	0	-37	-37																			37	
140811	24 Longstone Road	120	0																			-120	120	0
140905	37 Brassey Avenue	0	-45																				-45	45
141078	St Thomas a Beckett School	188	188																				188	0
141120	38 Farlaine Road	0	-125																				-125	125

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																	Loss to Res	
		Gross	Net	A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG			
141169	Cavalier Inn 13-15 Carlisle Road	0	-173				-173														173	
141368	31a Cornfield Road	152	0							-152							152				0	
141379	BT Telephone Kiosk Grand Parade	1	0	1																	-1	0
141495	19 The Waterfront	60	0														-60			60	0	
141586	34 Grove Road	30	0	-30													30				0	
141601	The Pine Ship, Station Parade	310	216	-63													-10	289			0	
141613	Royal Naval Old Comrades Club 16 Beach Road	274	0														274	-274			0	
150047	The Pilot 89 Meads Street	31	31				31														0	
150048	Eastbourne DGH	290	-46														-46				0	
150053	26-28 Lottbridge Drove	0	-141										-141								0	
150111	Willingdon Methodist Church, Wish Hill	0	-150							-150											150	
150161	102 Seaside Road	80	0	-80													80				0	
150243	Unit 11 Whiteknight Laundry Hammonds Drive	520	0									520		-520							0	
150316	171 Terminus Road	96	0			96														-96	0	

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																Lost to Res								
		Gross	Net	A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG									
150357	7-9 Nevill Avenue	465	465													465											0	
150396	Unit 4 1 Finmere Close	307	0																									0
150494	Camelot Lodge 35 Lewes Road	300	0																									0
150514	37a The Goffs	0	-216																									216
150558	24-26 Terminus Road	218	0	-218																								0
150632	Unit 5f, Southbourne Business Park	125	125																							125		0
150689	106 Cavendish Place	0	-41	-41																								41
150819	Eastbourne Golfing Park Lottbridge Drove	97	34	34																								0
150846	20 Bradford Street	0	-48	-48																								48
150898	43 Pevensey Road	202	202																								202	0
150912	3 Chiswick Place	0	-75																									75
150917	Longworth House, 28 Eversfield Road	0	-404																									404
150978	82 Church Street	0	-41																									41
EB/2011/0335	15 Alder Close	270	234																								234	0
EB/2011/0532	56 Grove Road	0	-35	-35																								35
EB/2012/	68 Grove Road	378	-866	378																								866

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																	Loss to Res				
		Gross	Net	A1	A2	A3	A4	A5	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG						
0591										124															
										4															
EB/2013/0024	51 Grove Road	20	20	20																					0
EB/2013/0051	24 Lottbridge Drove	73	73																						0
EB/2013/0119	The Drive PH, Victoria Drive	0	-25																						0
Total		9,990	1,123	-459	63	96	-167	0	650	290	0	-636	593	-92	-827	-300	-833	0	0	186	4	254			

Use Classes

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

Appendix D: Five Year Housing Land Supply Assessment*Five Year Housing Land Supply at 1 October 2016*

LA Ref	Site name	Identified/ Windfall	Delivery	Neigh'hood	Net Dwellings Committed	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
131002	Sovereign Harbour	Identified	Commitment	Sovereign Harbour	142		8		67	67
130907	Bedfordwell Road Depot	Identified	Commitment	Upperton	102				51	51
150803	7 Upperton Road	Identified	Commitment	Town Centre	61			31	30	
130708	2-4 Moy Avenue	Identified	Commitment	Roselands & Bridgemere	36				18	18
160337	St Annes House 2 St Annes Road	Windfall	Commitment	Town Centre	35				17	18
141521	Heatherleigh Hotel, Royal Parade	Windfall	Commitment	Seaside	16			16		
151134	Farrars Hotel	Windfall	Commitment	Meads	15			15		
151170	Land at Sumach Close	Windfall	Commitment	Hampden Park	13			13		
EB/2012/ 0082	The Cedars 26 Upperton Road	Windfall	Commitment	Upperton	13		13			
141527	Greencoate House 22 St Leonards Road	Windfall	Commitment	Town Centre	12			12		
EB/2012/ 0059	Burlington Road Garage premise	Identified	Commitment	Town Centre	12		12			
140833	Twin English Centre, 25 St Annes Road	Windfall	Commitment	Upperton	11			11		
150598	Map House 36-38 St Leonards Road	Windfall	Commitment	Upperton	10			10		
141346	183a Langney Road	Windfall	Commitment	Seaside	9			9		
151349	Ashberry Court	Windfall	Commitment	Upperton	9			9		

LA Ref	Site name	Identified/ Windfall	Delivery	Neigh'hood	Net Dwellings Committed	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
140677	St Annes Veterinary Group, 6 St Annes Road	Windfall	Commitment	Upperton	8		8			
140071	Land At Rear And To Side Of No. 2 Ringwood Road	Windfall	Commitment	Roselands & Bridgemere	7			7		
150141	Land to rear of 48 St Leonards Road	Windfall	Commitment	Town Centre	7				7	
EB/2012/ 0243	MVM Site, 87-89 Pevensey Bay Road	Identified	Commitment	Langney	7		7			
151201	Map House	Windfall	Commitment	Town Centre	6			6		
160411	Fitzmaurice Mews, Fitzmaurice Avenue	Windfall	Commitment	Roselands & Bridgemere	6				6	
160425	14 Lismore Road	Windfall	Commitment	Town Centre	6				6	
160751	17-18 Lushington Lane	Windfall	Commitment	Town Centre	6				6	
160768	2 Enys Road	Windfall	Commitment	Upperton	6				6	
150992	Garages between 5 and 10 North Street	Windfall	Commitment	Town Centre	5			5		
EB/2011/ 0783	41 Susans Road	Windfall	Commitment	Town Centre	5		5			
140041	174-176 Seaside	Windfall	Commitment	Seaside	4		4			
140084	2 Priory Road	Windfall	Commitment	Langney	4		4			
141439	22-24 Langney Road	Windfall	Commitment	Seaside	4		4			
151291	21a Manifold Road	Windfall	Commitment	Seaside	4			4		
151382	Land at Rodmill Drive	Windfall	Commitment	Ocklynge & Rodmill	4			4		
160076	157 Terminus Road	Windfall	Commitment	Town Centre	4				4	
160267	29a Grove Road	Windfall	Commitment	Town Centre	4				4	
160798	62a Tideswell Road	Windfall	Commitment	Town Centre	4				4	

LA Ref	Site name	Identified/ Windfall	Delivery	Neigh'hood	Net Dwellings Committed	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
160832	Alleyn House, 99a Cavendish Place	Windfall	Commitment	Town Centre	4				4	
EB/2013/ 0091	99a / 99b Cavendish Place	Windfall	Commitment	Town Centre	4		4			
130463	Land Adjacent to 1 Melbourne Road	Windfall	Commitment	Seaside	3		3			
140035	62A Tideswell Road	Windfall	Commitment	Town Centre	3		3			
141511	20 Gorringe Road	Windfall	Commitment	Upperton	3		3			
150517	45 Susans Road	Windfall	Commitment	Town Centre	3			3		
150889	1 Crown Street	Windfall	Commitment	Old Town	3			3		
151011	2a St Marys Road	Windfall	Commitment	Old Town	3			3		
141531	Greencoate House 32 St Leonards Road	Windfall	Commitment	Town Centre	2		2			
141568	17 Cornfield Road	Windfall	Commitment	Town Centre	2		2			
150092	The Drive, 153 Victoria Drive	Windfall	Commitment	Old Town	2			2		
150478	7c Bolton Road	Windfall	Commitment	Town Centre	2			2		
151061	56 Beach Road	Windfall	Commitment	Seaside	2			2		
151174	Land to the rear of 10 Spring Lodge Close	Windfall	Commitment	Langney	2			2		
151175	The Meads Club	Windfall	Commitment	Meads	2			2		
151249	26 Terminus Road	Windfall	Commitment	Town Centre	2			2		
151361	56b Grove Road	Windfall	Commitment	Town Centre	2			2		
151363	6 Cornfield Terrace	Windfall	Commitment	Town Centre	2			2		
160036	70 Kings Drive	Windfall	Commitment	Upperton	2				2	
160224	Land off Oak Tree Lane	Windfall	Commitment	Shinewater & North Langney	2				2	

LA Ref	Site name	Identified/ Windfall	Delivery	Neigh'hood	Net Dwellings Committed	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
160437	219 Terminus Road	Windfall	Commitment	Town Centre	2				2	
160758	41 Susans Road	Windfall	Commitment	Town Centre	2				2	
130396	2 The Avenue	Windfall	Commitment	Upperton	1		1			
131060	4 St Annes Road	Windfall	Commitment	Upperton	1		1			
140172	29 Bedfordwell Road	Windfall	Commitment	Upperton	1		1			
140634	28 Carlton Road	Windfall	Commitment	Seaside	1		1			
140741	51 Upperton Lane	Windfall	Commitment	Upperton	1		1			
141112	Hurst Arms 76 Willingdon Road	Windfall	Commitment	Upperton	1		1			
141159	37 Grove Road	Windfall	Commitment	Town Centre	1		1			
141333	56 Grove Road	Windfall	Commitment	Town Centre	1		1			
150031	6 Cornfield Terrace	Windfall	Commitment	Town Centre	1			1		
150342	The Drive 153 Victoria Drive	Windfall	Commitment	Old Town	1			1		
150415	21 Wish Road	Windfall	Commitment	Town Centre	1			1		
150537	70 Seaside	Windfall	Commitment	Seaside	1			1		
150706	35 Susans Road	Windfall	Commitment	Town Centre	1			1		
150738	1 Stuart Avenue	Windfall	Commitment	Ocklynge & Rodmill	1			1		
150800	3 Selwyn Road	Windfall	Commitment	Upperton	1			1		
150847	2a 2 The Avenue	Windfall	Commitment	Upperton	1			1		
151157	The Drive, 153 Victoria Drive	Windfall	Commitment	Old Town	1			1		
151364	51a Grove Road	Windfall	Commitment	Town Centre	1			1		
160100	Crossways, 35 Prideaux Road	Windfall	Commitment	Upperton	1				1	
160129	Corner House, 69 Percival Crescent	Windfall	Commitment	Hampden Park	1				1	

LA Ref	Site name	Identified/ Windfall	Delivery	Neigh'hood	Net Dwellings Committed	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
160202	Rear of 110 Longstone Road	Windfall	Commitment	Town Centre	1				1	
160223	12 Commercial Road	Windfall	Commitment	Town Centre	1				1	
160242	32-34 Cornfield Road	Windfall	Commitment	Town Centre	1				1	
160401	5 Denton Road	Windfall	Commitment	Meads	1				1	
160456	Alexandra Hotel, King Edwards Parade	Windfall	Commitment	Meads	1				1	
160526	66 Willingdon Road	Windfall	Commitment	Ocklynge & Rodmill	1				1	
160559	11 Lushington Road	Windfall	Commitment	Town Centre	1				1	
160562	4 St James Road	Windfall	Commitment	Seaside	1				1	
160595	35 Wallis Avenue	Windfall	Commitment	St Anthony's & Langney Point	1				1	
160615	4-6 Old Orchard Road	Windfall	Commitment	Summerdown & Saffrons	1				1	
160645	The Vintry, Farlaine Road	Windfall	Commitment	Ocklynge & Rodmill	1				1	
160718	2 Snowdon Close	Windfall	Commitment	Shinewater & North Langney	1				1	
EB/2012/ 0398	Elm Park Hotel 20 Cavendish Place	Windfall	Commitment	Town Centre	1		1			
EB/2012/ 0748	2 Upland Road	Windfall	Commitment	Summerdown	1		1			
160558	9 Churchdale Road	Windfall	Commitment	Roselands & Bridgemere	-1				-1	
160593	8 College Road	Windfall	Commitment	Meads	-1				-1	
130897	Kings Drive Cross Levels Way	Windfall	Construction	Ocklynge & Ratton	30	30				
150179	27 St Leonards Road	Windfall	Construction	Town Centre	12		12			
EB/2011/	Koala, King Edwards Parade	Windfall	Construction	Meads	9	9				

LA Ref	Site name	Identified/ Windfall	Delivery	Neigh'hood	Net Dwellings Committed	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
0023										
120665	Lathom House Hotel, 4-6 Howard Square	Windfall	Construction	Town Centre	8	8				
130987	Senlac House 53-59 Seaside	Windfall	Construction	Seaside	8		8			
131002	Sovereign Harbour	Identified	Construction	Sovereign Harbour	8		8			
140892	Latham House Hotel	Windfall	Construction	Town Centre	8	8				
130133	28 Grange Road	Windfall	Construction	Meads	6	6				
150070	Land To The Side And Rear Of 2-8 Queens Crescent	Windfall	Construction	St Anthonys & Langney Point	6		6			
130775	21-23 Langney Road	Windfall	Construction	Town Centre	5	5				
151303	Gloucester House, 9 Gloucteser Mews	Windfall	Construction	Town Centre	5	5				
160056	Regent Hotel	Windfall	Construction	Town Centre	5	5				
EB/2012/0615	The Lodge Inn, 559 Seaside	Windfall	Construction	St Anthony's & Langney Point	5		5			
141478	17 Lushington Lane	Windfall	Construction	Town Centre	4	4				
150172	27 St Leonards Road	Windfall	Construction	Town Centre	4	4				
150298	14 Jevington Gardens	Windfall	Construction	Meads	4	4				
160247	2 Hyde Gardens	Windfall	Construction	Town Centre	4	4				
140151	67-69 Seaside Road	Windfall	Construction	Town Centre	3	3				
140357	1-5 Seaside	Windfall	Construction	Seaside	3	3				
150096	Birley House 13 College Road	Windfall	Construction	Meads	3	3				
160178	Falconhurst, 16 Jevington Gardens	Windfall	Construction	Meads	3	3				
131003	218 Seaside	Windfall	Construction	Seaside	2	2				

LA Ref	Site name	Identified/ Windfall	Delivery	Neigh'hood	Net Dwellings Committed	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21
151053	41 South Street	Windfall	Construction	Town Centre	2	2				
160165	Falcondale House, 5 South Cliff Avenue	Windfall	Construction	Meads	2	2				
140036	6 Bolton Road	Windfall	Construction	Town Centre	1	1				
140153	Land within curtilage of 35 Mevill Lane	Windfall	Construction	Ratton & Willingdon Village	1	1				
141087	41 South Street	Windfall	Construction	Town Centre	1	1				
150266	218 Seaside	Windfall	Construction	Seaside	1	1				
150467	218 Seaside	Windfall	Construction	Seaside	1	1				
150538	79 Seaside	Windfall	Construction	Seaside	1	1				
150662	218 Seaside	Windfall	Construction	Seaside	1	1				
150959	112 Cavendish Place	Windfall	Construction	Town Centre	1	1				
151025	18 Southfields Road	Windfall	Construction	Summerdown & Saffrons	1	1				
151298	15-17 Seaside	Windfall	Construction	Seaside	1	1				
160003	8 Dalton Road	Windfall	Construction	Meads	1	1				
151295	The Cedars 28 Bedfordwell Road	Windfall	Commitment	Upperton	6			6		
TOTAL					849	121	131	193	250	154