

Eastbourne AUTHORITY MONITORING REPORT 2016 - 2017



December 2017

EASTBOURNE
Borough Council



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EASTBOURNE AUTHORITY MONITORING REPORT 2016/2017

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Executive Summary

Introduction

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 2016 – 31st March 2017. 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 Employment Land Local Plan was adopted within the monitoring year (November 2016), following public examination over the summer of 2016.

The Local Employment & Training SPD was adopted alongside the Employment Land Local Plan in November 2016. The Tourist Accommodation Retention SPD, which looks to address issues arising as a result of significant changes in the tourism market, was adopted in February 2017.

A new Statement of Community Involvement (SCI) also commenced preparation in the monitoring year.

Since the end of the monitoring year, the Statement of Community Involvement was adopted in July 2017, and also an Affordable Housing SPD was prepared and adopted in November 2017.

The preparation of the new Eastbourne Local Plan is now behind the schedule set in the Local Development Scheme (LDS). Progress on the formal consultation stage of the Local Plan production is delayed, due in part to the Government's recent proposal to introduce Statements of Common Ground, to be prepared by each Local Authority with their neighbours.

Given the Eastbourne and Wealden cross-boundary strategic planning issues that need to be addressed, it has been decided to delay the Eastbourne Issues and Option consultation until the proposed Statements of Common Ground can be prepared.

Duty to Co-operate

The Council has co-operated with its neighbouring planning authorities and statutory stakeholders throughout the preparation of its Local Plans. In the Inspectors Report for the Employment Land Local Plan, 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'*.

Community Infrastructure Levy

Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. Within the monitoring year, a total of £15,915.38 of CIL receipts was collected. There was no CIL expenditure within the monitoring year.

Self-Build Register

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

Within the first base period (1st April 2016 to 30th October 2016), a total of 15 applications were made to the Self Build Register. Within the second base period (31st October 2016 to 30th October 2017), an additional 21 applications were made to the Self-Build Register. The majority of applications to the Self-Build Register have been from individuals or single households.

Eastbourne Borough Council has three years from the end of each base period to meet the demand for self-build arising from the base period in question.

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 2,373 new homes were delivered prior to the start of the 2016/2017 monitoring year.

Eastbourne delivered a total of 203 net additional dwellings over the monitoring year, which is under the annual target. Housing was delivered across 45 sites; however only seven sites delivered more than five units. Housing delivery is below the Core Strategy target for this point in the plan period.

The number of units delivered on identified sites was greater than delivery through windfall sites. The Meadow View development on Kings Drive was completed within the monitoring year and contributed 87 units to the annual delivery. However housing completions in the first two quarters of 2017/18 are significantly lower than would be expected and suggest that housing delivery will again be below target in the next monitoring year.

Only two of the neighbourhoods exceeded their annual housing target during the monitoring year: Seaside and Ocklynge & Rodmill. Seaside neighbourhood has now delivered half the overall housing target, and St Anthony's & Langney Point has exceeded its, comparably low, 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 3.36 years of housing land supply.

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 five years of the plan period since 2012, 13,309 sqm of employment floorspace was delivered.

During the monitoring year 2016/2017, there was a net loss of 7,746 sqm of employment uses, including the loss of 5,137 sqm of B2 space as a result of the redevelopment of the Cosmetica site at Faraday Close for a new supermarket. The loss of employment use to residential amounts to 3,158 sqm.

Environment

During the monitoring year, there were no applications approved that had an objection from the Environment Agency on water quality or flood risk grounds. There were 27 planning applications within or abutting designated sites or reserves, and 15 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 two neighbourhoods exceeding their annual housing delivery target,

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.

Overall, the main concern continues to be the delivery of housing against the Core Strategy target. Total delivery is now 64 units below where it should be at this point in the plan period, with a continuing trend of decreasing housing delivery.

Conclusion and Recommendations

Housing delivery in the monitoring year fell slightly in comparison to 2015/2016; although still fell short of the annual target. Delivery continues to fall and is likely to decrease further in 2017/2018 when based on the poor delivery in the first two quarters of 2017/18. Falling housing delivery and lack of sites coming forward is reflected in the five year housing land supply showing 3.36 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.

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 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

- 1.1 Eastbourne Borough Council publishes its Authority Monitoring Report (AMR) in December each year, 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 and also reports on the progress that has been made on preparing planning policy documents in line with the published Local Development Scheme (LDS).
- 1.2 This AMR covers the monitoring period 1 April 2016 to 31 March 2017. However, where appropriate, progress on monitoring indicators in key areas of policy work after these dates, is also included within the Report. Where any information provided dates from 31 March 2016 onwards this will be noted in the text.
- 1.3 This AMR 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.

Background

- 1.4 Each Local Planning Authority is required to monitor and report the work of the authority. It allows communities to know how planning is effecting the area they live, work and study in. It is central to the Council's overall consideration of how it is performing and where to focus efforts in the future.
- 1.5 Under Section 35 of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities were required to produce an Annual Monitoring Report. This report intended to monitor the progress made against the key milestones of the Local Development Scheme (LDS). It is also tasked with assessing the extent to which current policies are achieving their aims and objectives.
- 1.6 The Localism Act 2011 changed the emphasis of the report from an Annual Monitoring Report to an Authority Monitoring Report. This modification involved the removal of national guidance on monitoring, allowing each local authority to decide what is appropriate to include in their monitoring report. The Localism Act also removed the requirement for the AMR to be submitted to the Secretary of State.

- 1.7 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. This includes:
- Timetable and progress of any local plan and supplementary planning documents outlined within the Council's Local Development Scheme (including reasons for any delay and the date of any approved or adopted documents);
 - Progress made against policies where an annual number is specified;
 - Details of any neighbourhood development order or neighbourhood development plan within the local planning authority area;
 - Information of Community Infrastructure Levy (CIL) receipts or expenditure undertaken by the Council as local charging authority;
 - Details of actions under section 33A (Duty to Co-operate) of the Act made by the local authority.

Structure of this report

- 1.8 Section 2 reports on the latest progress made in producing key policy documents outlined within the Council's Local Development Scheme (LDS), including an update on the status of the 'saved' and extant Local Plan policies
- 1.9 Section 3 outlines the position of the Council's Duty to Cooperate and co-operate that has been undertaken within the monitoring year.
- 1.10 Section 4 reports on the monitoring of the Community Infrastructure Levy (CIL) and the amount collected in the monitoring year.
- 1.11 Section 5 reports on the data collected for the purpose of the Self-build and Custom Housebuilding Register.
- 1.12 Sections 6 assess the key performance indicators in relation to residential development, commercial development and the environment
- 1.13 Section 7 analyses performance over the monitoring year against the indicators set out in the Council's three Local Plan documents, and how this compares to the previous monitoring year.

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 current LDS covers the period 2017 to 2020 and was adopted in February 2017 during the monitoring year.
- 2.3 The current LDS concentrates on the production of a new Local Plan for Eastbourne covering the period 2015 to 2035.

Progress April 2016 – March 2017

- 2.4 The main project during the monitoring year was the preparation of the Employment Land Local Plan (ELLP). The ELLP had previously been subject to consultation and publication, and was submitted to the Secretary of State for public examination in February 2016.
- 2.5 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.
- 2.6 In addition, the Local Employment & Training SPD was adopted alongside the Employment Land Local Plan in November 2016.
- 2.7 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 was prepared. This SPD was published for consultation with the local community and stakeholders between 23 September and 4 November 2016. It was subsequently adopted on 22 February 2017.

- 2.8 A new Statement of Community Involvement (SCI) also commenced preparation in the monitoring year. A new SCI was required in order to update the previous SCI, which was adopted in 2006, in light of change in national policy and legislation, to ensure that the local community and other stakeholders are provided with opportunities to have their input into the development of the new Eastbourne Local Plan. The SCI was published for consultation for an 8 week period between 24 March and 19 May 2017.
- 2.9 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 an Economic Development Needs Assessment (EDNA).

Progress April 2017 – December 2017

- 2.10 Since the end of the monitoring year, the consultation on the Statement of Community Involvement concluded, and it was formally adopted by the Council on 19 July 2017.
- 2.11 The Council commenced preparation of a new Affordable Housing SPD to update the position relating to affordable housing contributions sought from development, as a result of recent changes in national policy and updated information on development viability. The Affordable Housing SPD will provide detailed explanation in support of the implementation of Policy D5: Housing of the Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013). It contains advice relating to the standards required of the range of residential sites in order to deliver the affordable housing necessary to meet local needs. A Draft Affordable Housing SPD was published for public consultation for an eight week period between 26 May and 21 July 2017. Following consultation, the Affordable Housing SPD was formally adopted by the Council on 15 November 2017.
- 2.12 Evidence gathering in the preparation of the new Eastbourne Local Plan, which will cover the period 2015 to 2035, has been on-going. This has included the preparation of a Sustainability Appraisal Scoping Report. Evidence-based studies that have been prepared since April 2017 include a Strategic Housing & Employment Land Availability Assessment (SHELAA) and an Economic Development Needs Assessment (EDNA).

Progress against Local Development Scheme

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

- 2.14 The LDS was revised during the monitoring year to reflect the adoption of the ELLP and revise the programme for the preparation of the new Eastbourne Local Plan. For the purposes of the AMR, progress will be measured against the current LDS that was adopted in February 2017.

Eastbourne Local Plan

<p>Timetable specified in the LDS</p>	<ul style="list-style-type: none"> • Engagement and evidence gathering (Reg. 18): April-Sept 2017 • Consultation on Issues and Options (Reg. 18): Oct-Nov 2017 • Publication of Pre Submission version (Reg. 19): Sept 2018 • Representations on Pre Submission version (Reg. 20): Oct-Nov 2018 • Submission to Secretary of State (Reg. 22): Jan 2019 • Public Examination (Reg. 24): May-June 2019
<p>Current stage in preparation</p>	<p>A number of evidence documents that will be used to inform the production of the Local Plan are currently being prepared. These include a Strategic Housing Market Assessment, a Strategic Housing & Employment Land Availability Assessment and an Economic Development Needs Assessment. The Sustainability Appraisal Scoping Report is currently under production. The Consultation on the Issues and Options, which was due to take place in October and November 2017, has been delayed.</p>
<p>Explanations</p>	<p>Progress on the formal consultation stage of the Local Plan production is delayed, due in part to the Government's recent proposal to introduce Statements of Common Ground, to be prepared by each Local Authority with their neighbours.</p> <p>A Statement of Common Ground should identify cross-boundary strategic planning issues, including the process for agreeing the distribution of housing need (including unmet need) across the wider area, and agreed distributions (as agreed through the plan-making process). They should be prepared within 12 months of the publication of the revised National Planning Policy Framework (anticipated March 2018).</p> <p>The evidence base currently in production is highlighting that there is a need to look at the wider Housing Market Area in order to fulfil the housing needs of the borough. As Eastbourne shares a Housing Market Area within Wealden District Council, and following advice from a critical friend, it is considered that the Local Plan Review should at the outset address this strategic</p>

issue through the preparation of a Statement of Common Ground with Wealden District Council. This should set out local housing need in the market area and determine how the need is to be distributed.

Once these issues have been resolved and a Statement of Common Ground is published, Eastbourne Borough Council will be in a position to re-commence the formal stages of the preparation of a Local Plan Review with an Issues and Options consultation.

The exact timeframe is uncertain, and could be anything up to a year following the publication of the revised NPPF, which is expected in spring 2018. Therefore the Issues and Options consultation may not take place until spring 2019, which represents a delay against the current LDS of some 18 months.

Once the revised NPPF has been published and the issues have become clearer, a revised LDS will be prepared

Adopted Local Plans and Supplementary Planning Documents

- 2.15 The AMR should specify any Local Plan or Supplementary Planning Document that was adopted during the monitoring year and the date of adoption. During the monitoring year, the Employment Land Local Plan was adopted in November 2017, after being found sound (subject to modifications) by a Planning Inspector. In addition, two Supplementary Planning Documents (SPDs) were also adopted: the Local Employment & Training SPD (November 2016) and the Tourist Accommodation Retention SPD (February 2017).
- 2.16 In addition to this, the Affordable Housing SPD was adopted in November 2017, although outside of the monitoring year.
- 2.17 Table 1 provides confirmation of the Local Plans and Supplementary Planning Documents that have been adopted, and the date on which they were adopted.

Table 1 - Adopted Local Plans and SPDs

Adopted Local Plans and SPDs	Date of Adoption
Core Strategy Local Plan	20/02/2013
Sovereign Harbour SPD	20/02/2013
Sustainable Building Design SPD	20/02/2013
Eastbourne Park SPD	20/02/2013
Town Centre Local Plan	20/11/2013
CIL Charging Schedule	01/04/2015
Employment Land Local Plan	16/11/2016
Local Employment & Training SPD	16/11/2016
Tourist Accommodation Retention SPD	22/02/2017
Affordable Housing SPD	15/11/2017

Local Plan Policies that are no longer being implemented

- 2.18 The AMR should identify Local Plan policies that are no longer being implemented and state why it is not being implemented.
- 2.19 During the monitoring year, the Assessment of Financial Viability of Tourist Accommodation Supplementary Planning Guidance, which was originally adopted in 2004, has been revoked as a result of the adoption of the new Tourist Accommodation Retention SPD in February 2017.
- 2.20 Since the end of the monitoring year, the Statement of Community Involvement that was adopted in 2006 (and updated in 2009) has also been revoked as a result of the adoption of the new Statement of Community Involvement in July 2017.
- 2.21 Previously, a number of policies from the Eastbourne Borough Plan 2001-2011 were 'deleted' following adoption of the Core Strategy, the Town Centre Local Plan and the Employment Land Local Plan. A full list of policies that are no longer being implemented is provided in Appendix 1.

3.0 Duty to Co-operate

- 3.1 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.
- 3.2 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'*.
- 3.3 During the monitoring year and since, the Council has continued its commitment to co-operation in the production of Local Plans, through:
- Maintaining the duty to co-operate 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;
 - 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.

4.0 Community Infrastructure Levy

- 4.1 Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. The CIL is a planning based charge, introduced by the Planning Act 2008 as a tool for local authorities to help deliver infrastructure to support development in their area.
- 4.2 The CIL Charging Schedule sets out the charge per square metre that applies to dwellings (C3 Use Class) excluding residential apartments and retail (A1-A5 Planning Class Uses). Table 2 summarises the Eastbourne CIL Charging Schedule.

Table 2 - 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

- 4.3 Regulation 62 of the CIL Regulations 2010 (as amended) sets out the information to be reported and it requires a Charging Authority to:
- "Prepare a report for any financial year ("the reported year") in which -*
- a) it collects CIL, or CIL is collected on its behalf; or*
- b) an amount of CIL collected by it or by another person on its behalf (whether in the reported year or any other) has not been spent."*
- 4.4 Table 3 directly follows the order of information required in regulation 62 of the CIL Regulations. The reference to the Regulation is given alongside a description of the information required.

Table 3 - CIL monitoring information

Reg. 62 Reference	Description	Amount Collected / Project Title
3	Land payments made in respect of CIL charged by the District Council, and CIL collected by way of a land payment which has not been spent if at the end of the reported year:- (a) development consistent with a relevant purpose has not commenced on the acquired land; or (b) the acquired land (in whole or in part) has been used or disposed of for a purpose other than a relevant purpose; and the amount deemed to be CIL by virtue of regulation 73(9) has not been spent.	£0

Reg. 62 Reference	Description	Amount Collected / Project Title
4 (a)	Total CIL receipts for the reported year	£15,915.38
4 (b)	Total CIL expenditure for the reported year	£0
4 (c) (i)	The items of infrastructure to which CIL (including land payments) has been applied	£0
4 (c) (ii)	Amount of CIL expenditure on each item	£0
4 (c) (iii)	Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part)	£0
4 (c) (iv)	Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation	£0
4 (d) (i)	Total amount of CIL receipts retained from the reported year other than the neighbourhood portion	£13,528.08
4 (d) (ii)	Total amount of CIL receipts retained from previous years other than the neighbourhood portion	£0
4 (d) (iii)	Total amount of CIL neighbourhood portion retained for the reported year	£2,387.30
4 (d) (iv)	Total amount of CIL neighbourhood portion retained from previous years	£0

4.5 The governance arrangements for Eastbourne Borough Council involve the distribution of CIL receipts into three Pots for spending. Different types of infrastructure are funded from two of the Pots and the third Pot is for spending on CIL administration. Therefore the annual reporting also includes the Pot Balances and shows which Pot has funded which item of infrastructure. Table 4 shows the monies collected from 1st April 2015 to 31st March 2017.

Table 4 - CIL monies collected

Pot	Balance	Projects funded
CIL Admin pot	£795.77	£0
Neighbourhood CIL Pot	£2,387.30	£0
County CIL Pot	£12,732.31	£0

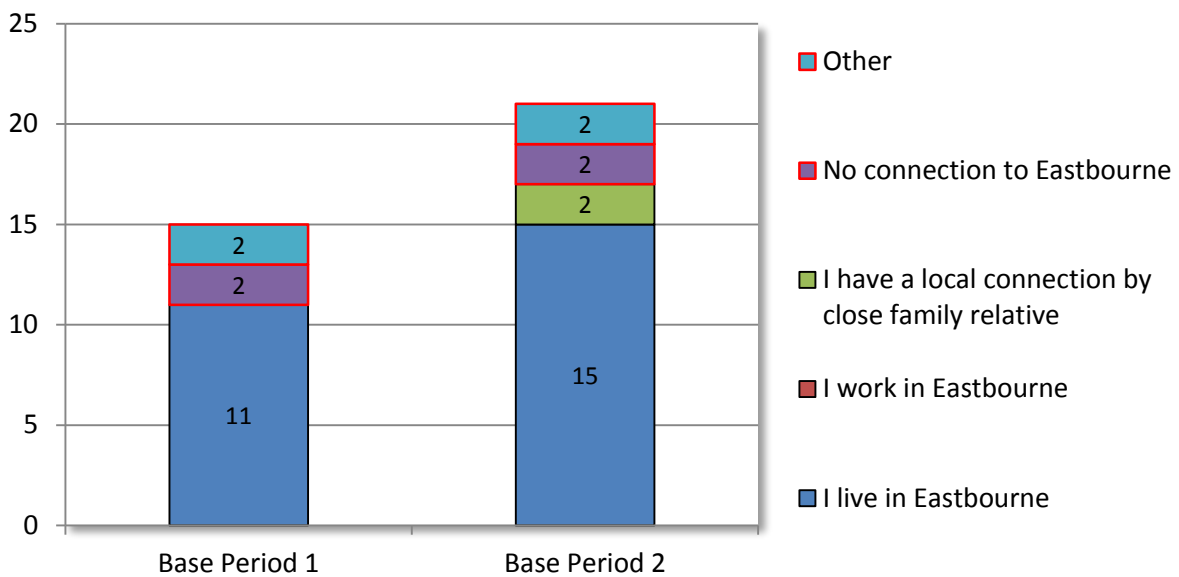
5.0 Self-Build Register

- 5.1 The Self-build and Custom Housebuilding Act 2015 places a duty on local authorities in England to keep a register of individuals and associations of individuals who are seeking to acquire serviced plot of land in the area in order to build homes for those people to occupy as their main/sole residence.
- 5.2 Since April 2016, Eastbourne Borough Council has kept a register that provides information about the level of demand for self-build and custom build plots in the local area. The register will be used as evidence of the identified need for self-build housing, to allow the Council to plan for a mix of housing.
- 5.3 The Council is not required to publish the register but is required to publicise it. However, the Council is encouraged to publish headline data on the demand for self-build and custom housebuilding revealed by their register and other sources in the Authority Monitoring Report. National Planning Practice Guidance recommends that the information reported on includes: the number of individuals and associations on the register; the number of plots sought; plot size and type of housing intended to be built.
- 5.4 In accordance with the national Planning Policy Guidance, the register has two parts. Part 1 includes all individuals or associations of individuals who apply for entry on the register and meet all the eligibility criteria. Part 2 includes all those who meet all the eligibility criteria except for a local connection test.
- 5.5 The Council has a duty to grant suitable permissions for the number of persons on Part 1 of the Register. Entries on Part 2 do not count towards demand but the Council must have regard to the entries on Part 2 when carrying out planning, housing, land disposal and regeneration functions.
- 5.6 Living or working in Eastbourne, or having a local connection by a close family relative, satisfies the local connection eligibility criteria, and are therefore put onto Part 1 of the register. Having no connection or other connection does not satisfy the eligibility criteria and are entered onto Part 2 of the register.
- 5.7 The Housing and Planning Act 2016 defines the base periods for the Register. The first base period is the date the register was first established (1st April 2016) to the day before the day on which section 10 of the Housing and Planning Act 2016 came into force (30th October 2016). Each subsequent base period is 12 months beginning immediately after the end of the previous base period.

5.8 Within the first base period (1st April 2016 to 30th October 2016), a total of 15 applications were made to the Self Build Register. Of these, 11 were entered onto Part 1 of the register, whilst four were entered onto Part 2 of the register.

5.9 Within the second base period (31st October 2016 to 30th October 2017), a total of 21 applications were made to the Self Build Register. Of these, 17 were entered onto Part 1 of the register, whilst four were entered onto Part 2 of the register.

Figure 1 - Local Connection to Eastbourne



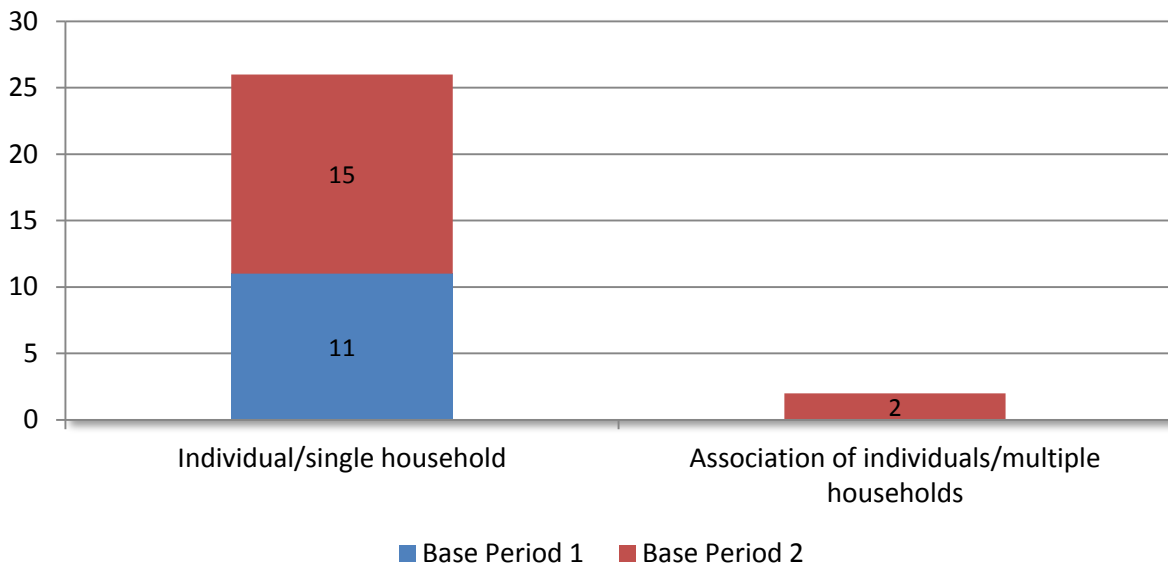
5.10 The timescale for the granting permission is three years from the Base Period. Permissions granted before the start of the first base period cannot be counted, and permissions cannot apply to more than one Base Period.

5.11 EBC has until 30th October 2019 to meet the demand arising from the first Base Period (1st April 2016 to 30th October 2016), and until 30th October 2020 to meet the demand arising from the second Base Period (31st October 2016 to 30th October 2017).

5.12 The following analysis of the Self-Build Register applies onto to entries on Part 1 of the Register.

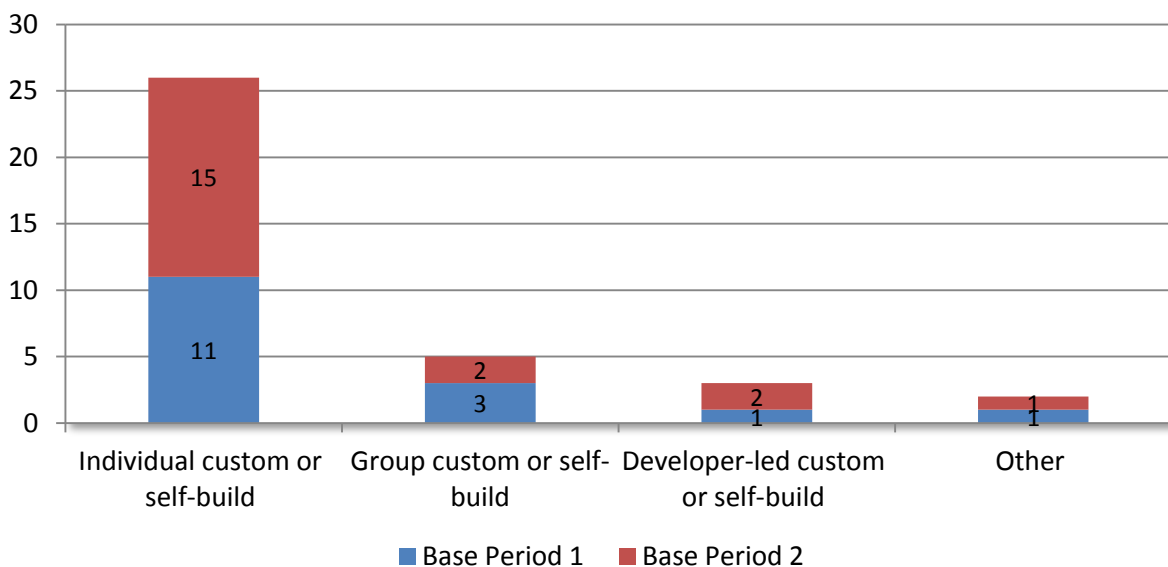
5.13 The majority of the applicants on Part 1 of Self-Build Register have been individuals/single households. There have only been two associations of individuals/multiple households, and these were both in the second Base Period, as shown in Figure 2.

Figure 2 - Individuals/Associations on Part 1 of the Register



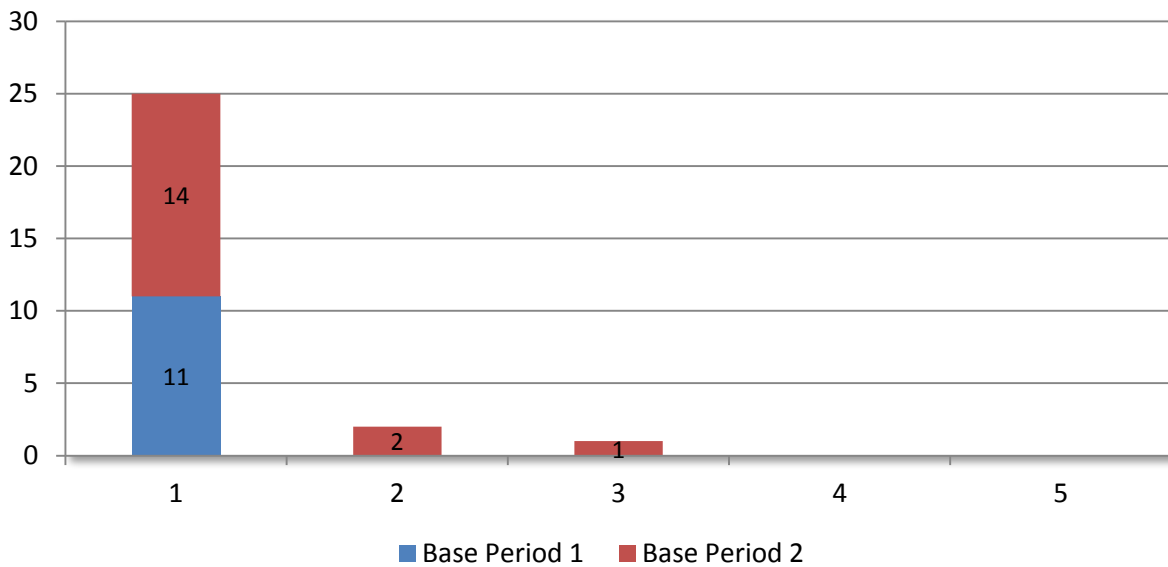
5.14 Figure 3 shows that the majority of entries on the Register have expressed an interest in an individual custom or self-build project (93%). However there has been some interest in either group custom build or developer-led custom build, although both categories have only been expressed as a preference by eight applications across both base periods.

Figure 3 - Type of custom/self-build project



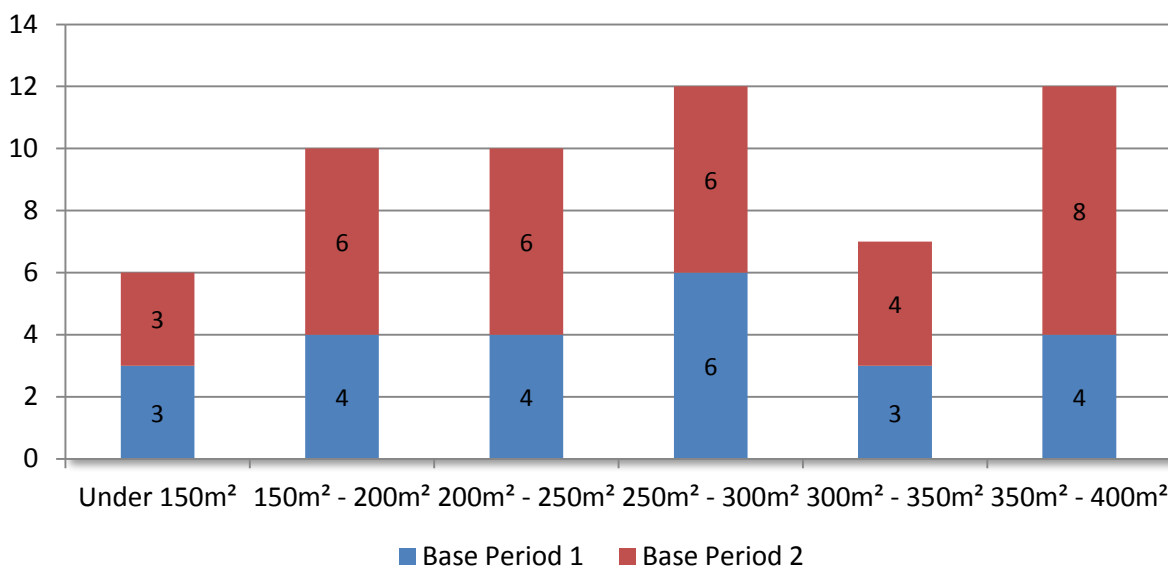
5.15 In total, there is a demand for 32 plots, which is split between 11 plots in the first base year and 21 plots in the second base year. Figure 4 shows that the vast majority of entries required a single plot (89%).

Figure 4 - Number of Serviced Plots Required



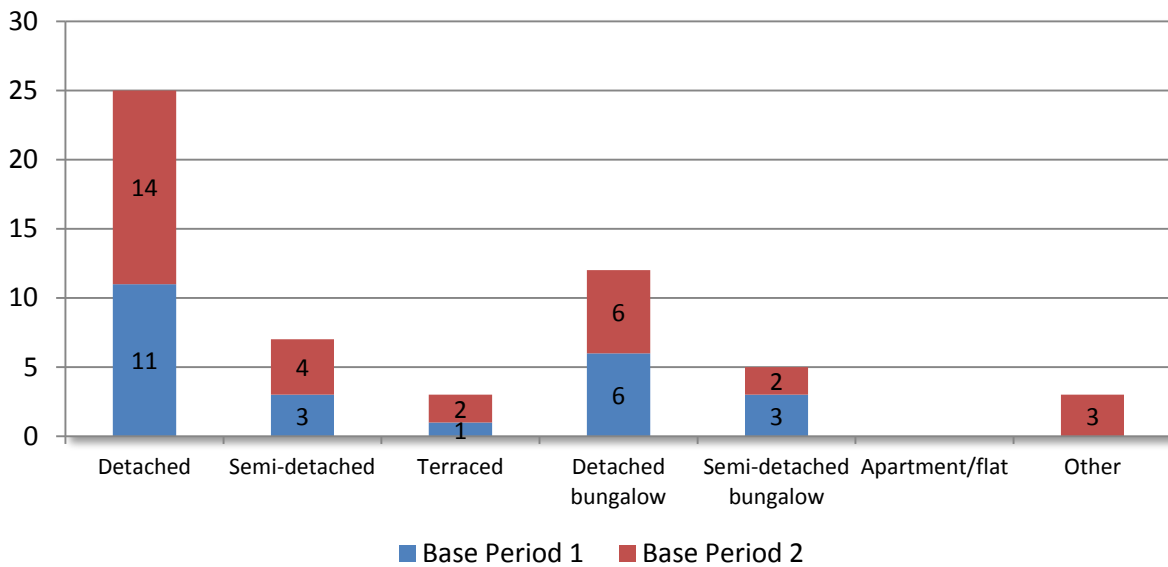
5.16 However there has been no consistent requirement for plot size, as shown in Figure 5. The most popular requirements for plot size are plots of between 250m² - 300m² and between 350m² - 400m². The least popular plot size is under 150m², although there are still six entries on the Part 1 register requiring this size.

Figure 5 - Size of Plot Required



5.17 The most popular requirement of the type of housing is detached (89% of entries). Also popular are detached bungalows (43% of entries). There is no demand for self-built flats/apartments. This is shown in Figure 6.

Figure 6 – Type of housing intended to be built



5.18 The outcome of the Self-Build Register is that Eastbourne Borough Council should provide a total of 11 self-build plots by 30th October 2019 to account for demand from the first base period, and then an additional 21 self-built plots by 30th October 2020 to account for the demand from the second base period. Account should also be taken of the demand for plots arising from entries on Part 2 of the Register, which accounts to four plots for the first base period and another four plots from the second base period.

6.0 Key Performance Indicators

Housing Development

Total Housing Delivery

- 6.1 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.
- 6.2 Eastbourne has delivered a total of 203 net additional dwellings over the 2016/2017 monitoring year. This is a similar level of compared to the previous year, and is still below the annual target. Housing delivery over the monitoring year is outlined in Table 5.

Table 5 - Housing Delivery by Quarter

2016/17	Q1	Q2	Q3	Q4	Total
Gross Additional Dwellings	42	40	57	79	218
Net Additional Dwellings	40	38	50	75	203

- 6.3 There were 45 individual sites that contributed to the delivery of housing in the monitoring year, which is less than the 59 sites in the previous monitoring year. 85% of the sites completed provided a net addition of 5 or less dwellings, and only seven sites contained more than 5 dwellings. Over half of the sites only delivered one net additional dwelling.
- 6.4 43% of the total net additional dwelling completed in the monitoring year came from one site: the Meadows View development on Kings Drive, which delivered the remaining 87 units from the permitted total of 119. This development site is now fully completed. The next largest development was 12 net additional units at 27 St Leonards Road, which was developed under permitted development rights. A full list of housing completions is provided in Appendix B.
- 6.5 The previous monitoring (2015/2016) saw the total number of dwellings delivered across the plan period drop below the cumulative annual target for the first time since the beginning of the plan period. The under-delivery of housing in this monitoring year has meant that delivery has fallen even further below the overall target.

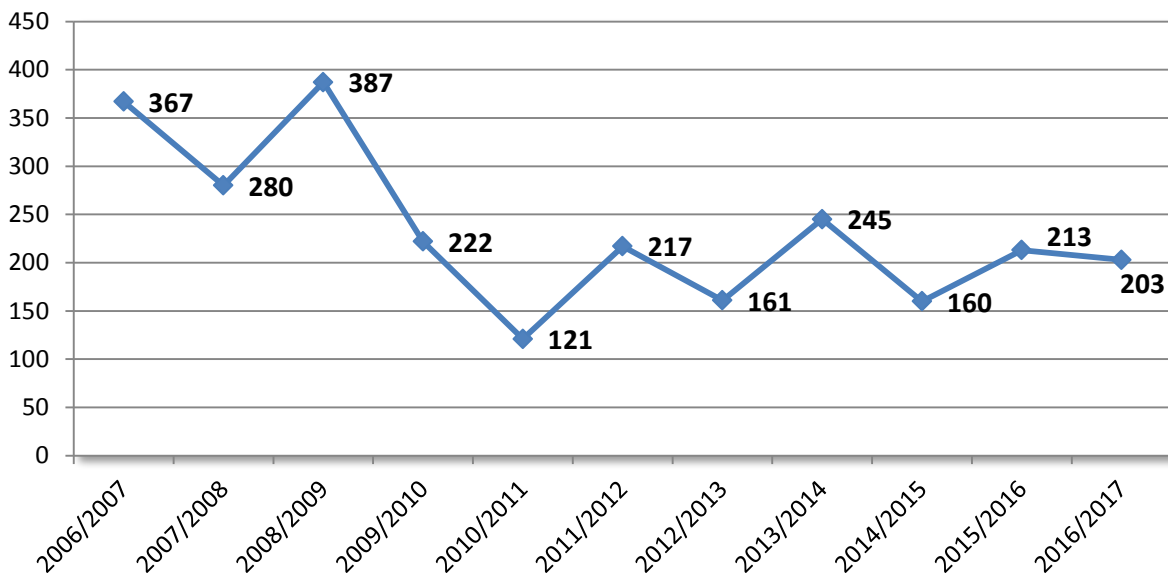
6.6 In the 11 years of the Core Strategy plan period, a total of 2,576 net additional dwellings have been delivered in Eastbourne, against a cumulative annual target of 2,640 over this period (11 x 240). Therefore as at the end of 2016/2017, housing delivery is 64 dwellings below target.

Table 6 - 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
2016/2017	203	2,576	2,640	2,446

6.7 Figure 7 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 7 - Housing delivery since 2006



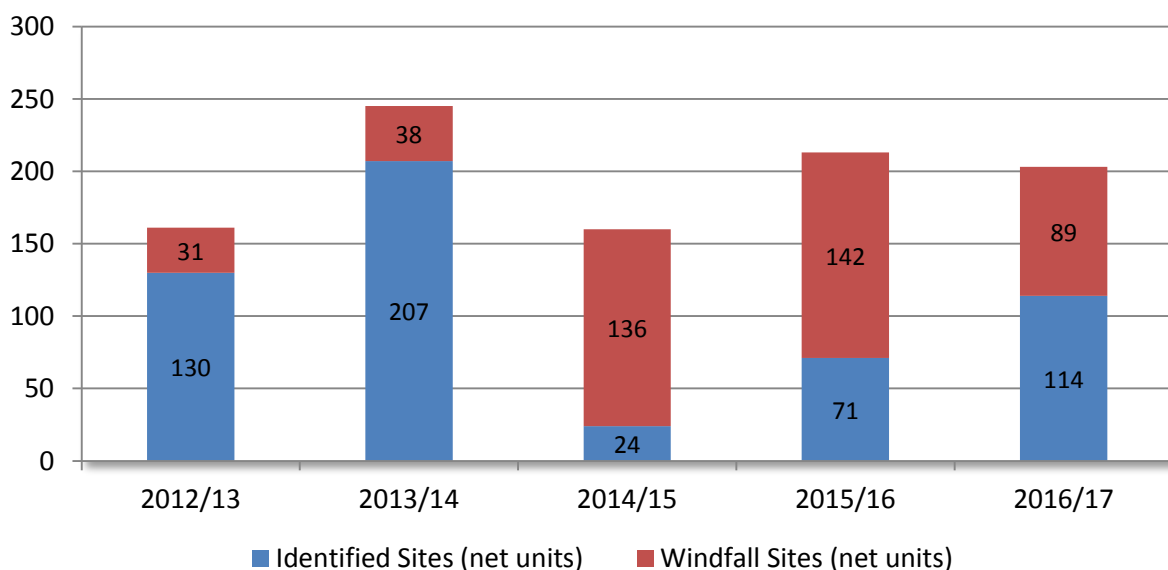
6.8 Table 7Figure 8 provides more detail on the residential completions for the last five years, providing a breakdown of identified sites and windfall sites. An identified site is one which was either formally allocated for residential development under Policy HO4 of the Eastbourne Borough Plan (2001-2011) 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 7 - Housing delivery over previous five years

Year	Identified Sites (net units)	Windfall Sites (net units)	Total net additional dwellings
2012/2013	130	31	161
2013/2014	207	38	245
2014/2015	24	136	160
2015/2016	71	142	213
2016/2017	114	89	203
Total	546	436	982
Average	109.2	87.2	196.4

6.9 In the two years prior to the current monitoring year, the number of units being delivered on windfall sites had exceeded those being delivered on identified sites for the first time since the Strategic Housing Land Available Assessment was produced in 2010.

Figure 8 - Housing delivery over previous five years



- 6.10 Table 7 shows that in the current monitoring year the number of units delivered on identified sites exceeded windfall sites once again. This trend is further illustrated in Figure 8. The reason for this change in recent trend is the completion of the Meadows View development on Kings Drive, which has been an identified site for a significant amount of time and was an allocation in the Eastbourne Borough Plan 2001-2011 (adopted 2003). This site produced 87 of the 114 units to be delivered on identified sites.
- 6.11 Housing delivery in the first two quarters of 2016/2017 has resulted in 22 net additional dwellings so far (see Table 8 below). This is a significantly low level of delivery of housing, and amounts to just 9% of the annual target. The delivery of 22 units in the first half of the year is the lowest delivery by a significant margin of any half-year within the plan period.

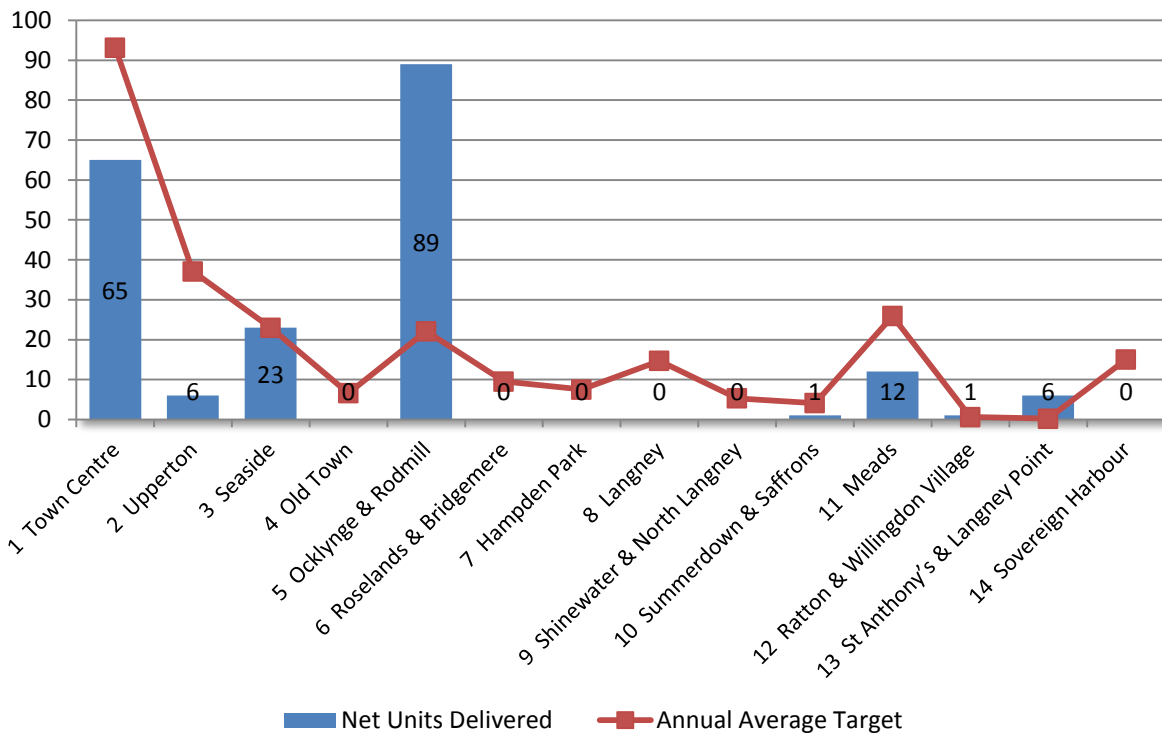
Table 8 - Housing delivery in first two quarters of 2016/2017

2016/2017	Q1	Q2	Total so far
Gross Additional Dwellings	11	21	32
Net Additional Dwellings	5	17	22

Housing Delivery by neighbourhood

- 6.12 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 9 shows the delivery of housing by neighbourhood over the monitoring period 2016/2017.
- 6.13 In 2016/2017, Ocklynge & Rodmill saw the highest housing delivery of the 14 neighbourhoods with an additional 89 units, 87 of which were delivered at the Meadow View development on Kings Drive. Only two neighbourhoods exceeded their annual average target (Seaside and Ocklynge & Rodmill). Nearly half of the neighbourhoods delivered no net additional dwellings in the 2016/17 monitoring year (Old Town, Roselands & Bridgemere, Hampden Park, Langney, Shinewater & North Langney and Sovereign Harbour).

Figure 9 - Housing delivery by neighbourhood



6.14 Table 9 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, the St Anthony's & Langney Point neighbourhood has already exceeded its target. Seaside and Ocklynge & Rodmill are now over halfway to meeting their respective neighbourhood targets.

Table 9 - Housing delivery by neighbourhood

Neighbourhood	Net Housing Delivery 2016/2017					Annual Average Target	Overall Target ¹	Total Delivered	Remaining ²
	Q1	Q2	Q3	Q4	Total				
1 Town Centre	3	3	28	31	65	93.1	1,190	324	866
2 Upperton	0	3	1	2	6	37.1	399	34	365
3 Seaside	7	4	9	3	23	23	448	241	207
4 Old Town	0	0	0	0	0	6.6	101	35	66
5 Ocklynge & Rodmill	31	27	0	31	89	22.1	258	126	132
6 Roselands & Bridgemere	0	0	0	0	0	9.5	116	21	95
7 Hampden Park	0	0	0	0	0	7.5	84	9	75
8 Langney	0	0	0	0	0	14.7	178	31	147
9 Shinewater & North Langney	0	0	0	0	0	5.3	69	16	53
10 Summerdown & Saffrons	0	0	1	0	1	4.1	40	0	40
11 Meads	0	0	11	1	12	25.9	358	111	247
12 Ratton & Willingdon Village	0	1	0	0	1	0.6	12	7	5
13 St Anthony's & Langney Point	0	0	0	6	6	0.2	25	29	0
14 Sovereign Harbour	0	0	0	0	0	15	150	0	150
Total	41	38	50	74	203	264.7	3,428	984	2,444

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

- 6.15 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.
- 6.16 116 units (57.1%) of the housing delivered in the 2016/2017 monitoring year was delivered on previously developed land. The current monitoring year is the only year that the percentage has dropped below the 70% target. This is due to the fact that a significant proportion of the net additional dwellings were provided on one single development site, which was previously a greenfield site. However, since 2006 the overall average of housing has been delivered on previously developed land has been 90.2%. Housing delivery of previously developed land is identified in Table 10.

Table 10 - 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%
2016/2017	57.1%
Average	90.2%

Affordable Housing

- 6.17 There were 60 net affordable housing units delivered during the 2016/2017 monitoring year, which is a significant increase from the 30 net units delivered in the 2016/2017 year. However affordable housing was only

delivered on two separate sites, with the majority coming through the Meadows View development on Kings Drive, as identified in Table 11.

Table 11 - Affordable Housing Completions

Site	Gross Affordable Completed	Net Affordable Completed
Kings Drive Cross Levels Way (Meadows View)	57	57
1-5 Seaside	3	3
Total	60	60

6.18 The majority of the affordable housing units delivered in 2016/2017 were for Affordable Rent as outlined in Table 12 below, although there were 15 Shared Ownership units provided at the Meadows View development.

Table 12 - Affordable Housing Completions by type

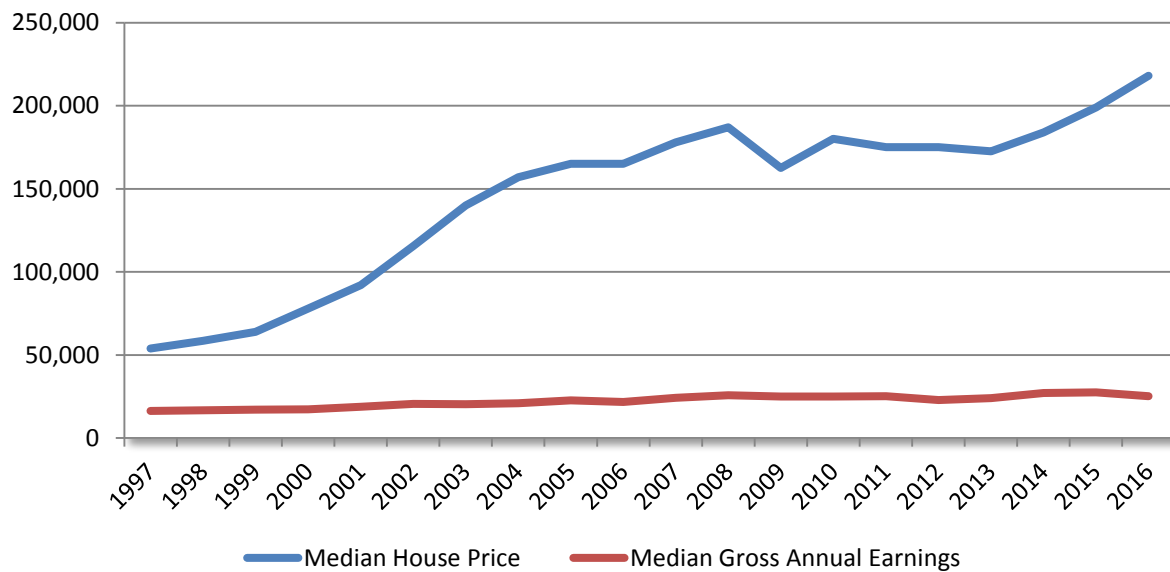
Type of Affordable Housing	Net Completions 2016/2017
Affordable rent	45
Shared Ownership	15
Shared Equity	0
Discounted Sale	0
Intermediate Rent	0
Other (e.g. tenure unknown)	0
Total	60

6.19 Affordable housing delivery over recent years has been reliant on large sites as these are the only development where affordable housing can be secured. A total of 151 affordable housing units have been delivered in the past five years (as shown in Table 13), and the average annual delivery is 30.2 units.

Table 13 - Affordable housing delivery over previous five years

Monitoring Year	Affordable Housing
2012/2013	0
2013/2014	37
2014/2015	24
2015/2016	30
2016/2017	60
Total	151
Average	30.2

- 6.20 A change in Government's planning guidance has meant that affordable housing can only be secured on developments of over 10 units. An Affordable Housing Supplementary Planning Document (SPD) has been produced in order to update the guidance on securing affordable housing and any necessary commuted sums. This was adopted outside the monitoring year. However the new threshold means that the delivery of housing on smaller sites is likely to reduce in future, as the majority of the development sites in Eastbourne are smaller than the threshold.
- 6.21 In autumn 2017, the government consulted on a number of proposals to reform the planning system to increase the supply of new homes and increase local authority capacity to manage growth. One of the proposals is for a standard method for calculating local authorities' housing need, which takes into account the affordability of the local area in the calculations.
- 6.22 Affordability in this context is to be measured via median affordability ratios the workplace-based median house price-to-median earnings ratio from the most recent data available.
- 6.23 The most recent data available is from Quarter 3 of the 2016/2017 monitoring period. This identifies for Eastbourne, a median house price of £218,000 and median gross average workplace-based earnings of £25,150, giving an overall affordability ratio of 8.67. For comparison, the affordability ratio across the whole of England and Wales is 7.59, whilst in the South East region it is 9.75. In East Sussex it is 10.01.
- 6.24 Home ownership is become more and more unaffordable. Since 1997 (the period over which data is available), the affordability ratio for Eastbourne has risen from 3.29 to 8.67. This is due to constant increases in median house prices and the stagnation of median earnings, as highlighted in Figure 10. This is a similar pattern to the rest of the country.

Figure 10 - Median House Prices compared to Median Earnings

6.25 In addition, rental values have also seen a significant increase. Between 2014 and 2017, the average monthly rent in Eastbourne across all types of accommodation increased by 20.4% from £690 to £831. Over the same period, the median monthly earnings decreased by 5% from £1,492 to £1,424. In terms of rental values, the largest increase was in the monthly rent for 4-bed accommodation, which has increased by 35.6% over the last four years to £1,693 per month.

Gypsy & Traveller Pitches

6.26 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

6.27 The identification of a Five Year Housing Land Supply is a requirement of the National Planning Policy Framework (NPPF). A Five Year Housing Land Supply means identifying sufficient housing land in order to meet the cumulative annual housing delivery target for the next five years (i.e. annual target multiplied by five), plus a buffer. For the purposes of this Authority Monitoring Report, the Five Year Housing Land Supply covers the period 1 October 2017 to 30 September 2022, providing the most up-to-date information as possible.

6.28 This buffer should be 5%, except where there has been a record of persistent under delivery of housing, in which case the buffer should be increased to

20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land (NPPF, para 47).

- 6.29 As Eastbourne has only delivered 80% of the housing target over the last five years, delivering under the target for four of these last five years, it is considered that this indicates a persistent under-delivery of housing. This suggests that the 20% buffer should now be used.
- 6.30 As at 30th September 2017, Eastbourne's annual delivery target to meet the overall housing target in the Core Strategy plan period is 255.2. Therefore the base Five Year Housing Land Supply target is 1,276. When the 20% buffer is added, this increases to 1,531. This is shown in Table 14. Therefore, in order to achieve a Five Year Housing Land Supply, a total of 1,531 deliverable units need to be identified.

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

Total Housing Completions (1 April 2006 – 30 September 2017)	2,598
Residual Housing Requirement (until end of Planning Period)	2,424
Year of Plan Period Remaining	9.5 years
Annual Delivery Target	255.2
5 Year Housing Land Supply – Base Target	1,276
5 Year Housing Land Supply Target (+ 20% buffer)	1,531

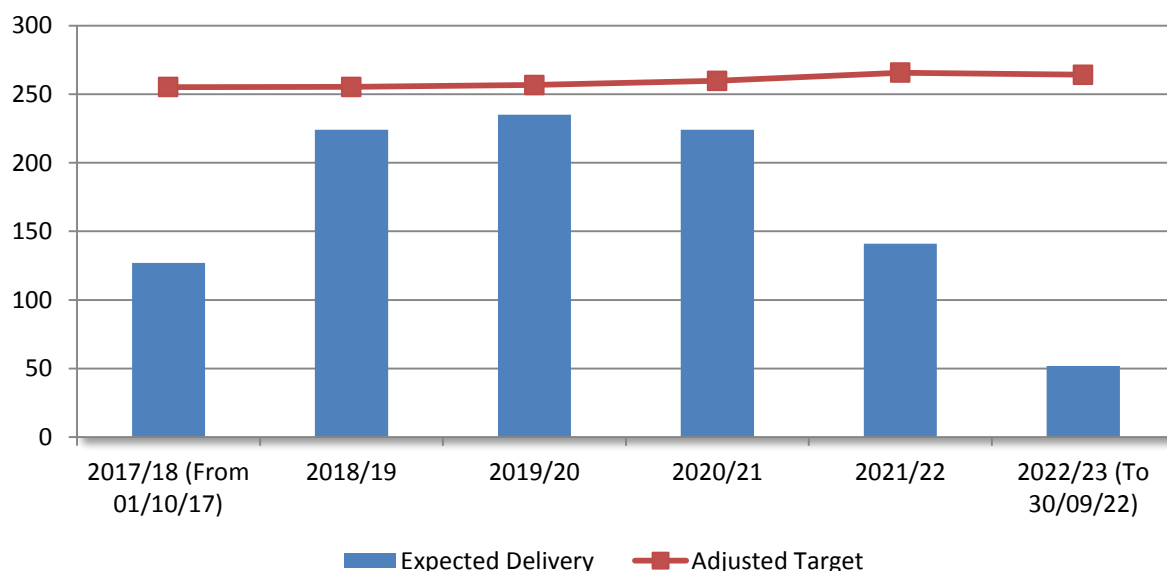
- 6.31 Eastbourne's 5 year housing supply takes account of: existing housing commitments; new commitments that were approved for planning permission for residential development in the 2016/2017 monitoring year; sites that are awaiting a Section 106 agreement; and sites that were assessed as deliverable in the Strategic Housing & Employment Land Availability Assessment (SHELAA) 2017. 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 SHELAA sites where there is no intention or expectation that these sites will be completed within the next five years.
- 6.32 Table 15 shows the expected housing delivery (net units) for the next five 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. The anticipated delivery rates are summarised in Table 15 and Figure 11 below, and site details are provided in Appendix D.

Table 15 - Eastbourne 5 Year Housing Land Supply Summary

Year	2017/18 (From 1 Oct 17)	2018/19	2019/20	2020/21	2021/22	2022/23 (Up to 30 Sep 22)	Total
Expected Delivery	127	224	235	224	141	52	1,023
Adjusted Target	255.2	255.2	256.6	259.7	265.7	264.2	-

* Note that 22 dwellings were delivered in the first half of 2016/2017 meaning total delivery for the year is forecast to be 149 dwellings.

Figure 11 - 5 Year Housing Land Supply Graph



6.33 A Housing Land Supply of 1,023 net additional units equates to 66.6% of the Five Year Housing Land Supply target of 1,531, or 3.34 years supply of housing land. This is identified in Table 16.

Table 16 - Housing Land Supply

5 Year Housing Land Supply Target (+ 20% buffer)	1,531
Eastbourne 5 Year Housing Land Supply Total	1,023
% of Five Year Housing Land Supply	66.8%
Years Supply	3.34

Commercial Development

Additional Employment Floorspace

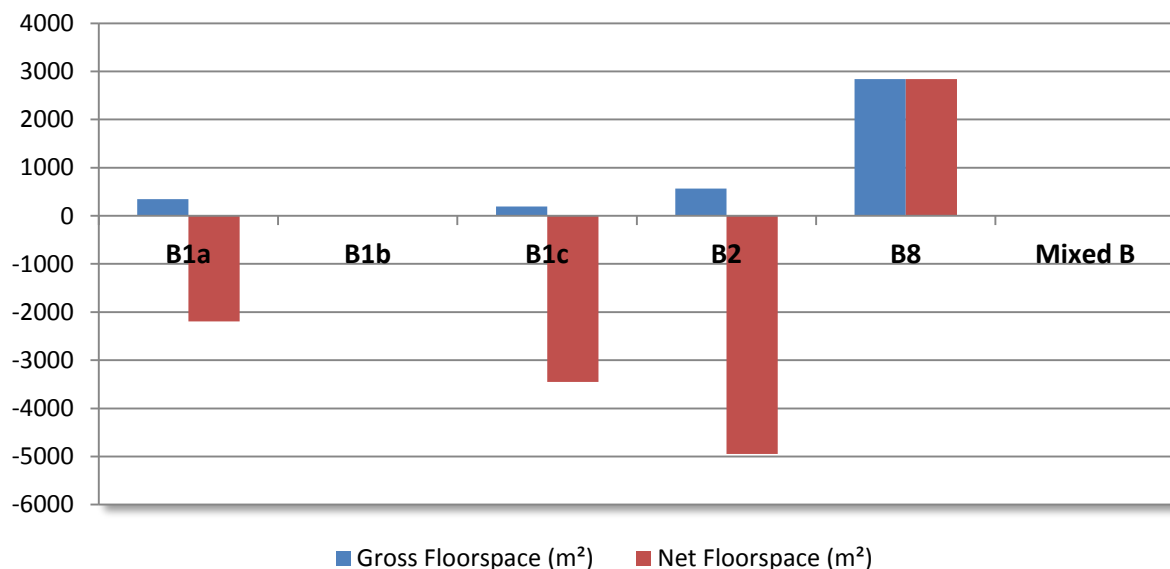
6.34 Employment floorspace is defined by class B1a (Office), B1b (Research & Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage & Distribution) uses.

6.35 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

6.36 Overall in the monitoring period, there was a gross delivery of 3,944 sqm of employment floorspace; however the overall net loss was 7,746 sqm. There was an overall loss of office, (B1a) light industrial (B1c) and general industrial (B2) space, and only storage and warehousing (B8) had an overall net gain. The continued loss of office space reflects a trend over recent years, mainly due to continued conversion of office space to residential through permitted development. The significant loss of general industrial space was mainly due to the redevelopment of a factory at 5 Faraday Close for a new supermarket.

Figure 12 - Employment Floorspace completions in 2016/17



6.37 In comparison to the previous monitoring year, 2016/17 saw a lower gross delivery and a higher rate of loss of employment space. This 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 17.

Table 17 - Additional Employment Floorspace in 2016/17

2016/2017	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m²)	345	0	190	566	2,843	0	3,944
Net Floorspace (m²)	-2,192	0	-3,453	-4,944	2,843	0	-7,746

6.38 There were 17 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 redevelopment of the Cosmetica site at Faraday Close for a new supermarket resulted in the loss of 5,137 sqm of B2 space, and the conversion of 27 St Leonards Road to residential under permitted development rights saw the loss of 1,080 sqm of office space. A full list of all commercial development completions is provided in Appendix C.

6.39 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 18.

Table 18 - Delivery against Employment Land Local Plan floorspace targets

Year	Industrial Estates	Town Centre	Sovereign Harbour	Total Delivered
2012/2013	2,654	0	0	2,654
2013/2014	-610	0	0	-610
2014/2015	4,997	0	0	4,997
2015/2016	-141	0	3,000	2,859
2016/2017	3,409	0	0	3,409
TOTAL	10,309	0	3,000	13,309

6.40 The monitoring year did not see any employment development delivered in the Town Centre and Sovereign Harbour designated areas, however there was 3,409 sqm delivered within the Industrial Estates.

6.41 There has been a total of 13,309 sqm of employment floorspace delivered in the first five 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

6.42 Once again, all employment development in the monitoring period was built on previously developed land, as shown in Table 19. This is the same as the previous five years, where 100% of employment floorspace has been built on previously developed land.

Table 19 - Employment floorspace on Previously Developed Land

2016/2017	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	345	0	190	566	2,843	0	3,496
% gross on PDL	100	n/a	100	100	100	n/a	100

Loss of Employment Land

6.43 There was a loss of employment uses to other non B-class uses during the monitoring year, which continues the trends from previous years. The total amount of land that was previously in employment use (class B uses) that has changed to a non-business use class was 8,727 sqm (Table 20).

6.44 A total of 3,158 sqm of employment space was lost to residential use, with 2,478 sqm (78%) previously being office use. A significant amount of the office to residential change of use was implemented under permitted development rights, and although there has previous been a downward trend in the amount of office to residential permitted development, over in the last two years the rate has stayed steady.

Table 20 - Loss of Employment Land

2016/2017	B1a	B1b	B1c	B2	B8	Mixed B	Total
To Non-B uses	2,537	0	680	5,510	0	0	8,727
To Residential	2,478	0	680	0	0	0	3,158

Employment Land Available

6.45 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.

6.46 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 21 - Employment Land Committed through Planning Permissions

2016/2017	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	616	0	0	62	5,018	0	5,696
Net Floorspace (m ²)	-10,519	0	-1,770	62	872	-800	-12,155

6.47 Table 21 shows the amount of employment land committed through approved planning applications. There is a gross total of 5,696 sqm of employment land committed, however when losses to other uses are taken into account, there is a net loss of 12,155 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.

Town Centre Uses

6.48 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.

6.49 Table 22 shows the additional floorspace for town centre uses over the monitoring year. Within the Town Centre, there has been a net decrease of 2,172 sqm of 'town centre uses'.

6.50 Within the Town Centre, there was a net increase in classes A2 (Financial & Professional Services) and A4 (Public Houses) uses, but a decrease in classes A1 (Retail) and B1a (Offices).

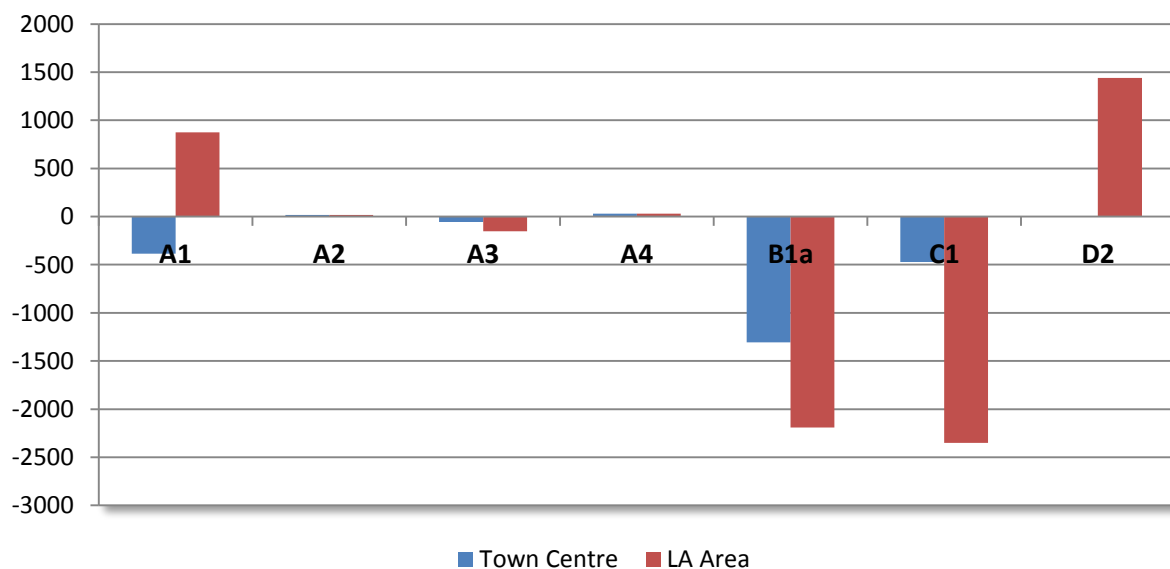
6.51 There were three developments that resulted in an increase in A1 floorspace, but six developments that resulted in a loss of A1 floorspace. There were five developments where there was a significant loss of office floorspace, mainly as a result of permitted development rights to allow change of use from office to residential.

6.52 There was an overall net loss in the amount of 'Town Centre uses' across the whole town, despite the development of a large new A1 supermarket on an industrial estate. The main reason for the large overall loss is the nine developments that resulted in a loss of office space, mainly to residential via permitted development rights. There was also a large loss of hotel space from the conversion of the Latham Hotel to residential. Figure 13 shows that the majority of the change, and particularly change in classes B1a (office), took place in the Town Centre.

Table 22 - Additional Town Centre uses floorspace

2016/2017		A1	A2	A3	A4	B1a	C1	D2	Total
Town Centre	Gross	250	17	132	29	0	0	0	428
	Net	-386	17	-55	29	-1,305	-472	0	-2,172
LA Area	Gross	2,303	17	202	29	345	0	1,441	4,337
	Net	873	17	-154	29	-2,192	-2351	1,441	-2,337

Figure 13 - Changes in Town Centre uses 2016/17



Environment

Water and Flooding

6.53 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.

Table 23 - Planning applications approved with outstanding 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
2016/2017	0	0
Total	0	0

6.54 There were three applications that were objected to by the Environment Agency, mainly on the grounds of a lack of or inadequate Flood Risk Assessment. For two of these objections, the issues were subsequently resolved before the application was determined. For the third objection, the application was subsequently withdrawn. Therefore there have been no planning applications approved contrary to Environment Agency advice on these issues in the monitoring year. There have been no applications approved contrary to Environment Agency advice on flood risk or water quality grounds for the last nine years. This is shown in Table 23.

Biodiversity & Natural Habitats

6.55 The Sussex Biodiversity Record Centre provides Eastbourne Borough Council with a Desktop Biodiversity Report for the monitoring period 2016/2017. 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.

6.56 There have been 27 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. There were six permissions that infringed upon a Site of Special Scientific Interest (SSSI), affecting 0.16% of the total area of SSSI. There was one permission that infringed upon an area with an Environmental Stewardship Agreement, and seven other that abutting such an area. There was also one application that infringed upon a Local Wildlife Site, and an additional five that abutted one. The amount of area under designation and how they were affected by planning application is shown in Table 24.

Table 24 - 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	1904.98	41.84	7	65.90	3.46
	Site of Special Scientific Interest	357.66	7.86	6	0.56	0.16
Local	Country Park	70.10	1.54	0	0.0	0.0
	Local Geological Site	117.22	2.57	0	0.0	0.0
	Local Nature Reserve	0.0	0.0	0	0.0	0.0
	Local Wildlife Sites (formerly SNCI)	77.97	1.71	6	0.55	0.71
	Notable Road Verge	0.93	0.02	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
Reserve / Property	Environmental Stewardship Scheme	1639.44	36.01	8	27.82	1.70
	National Trust	0.06	0.0	0	0.0	0.0
	RSPB Reserve	0.0	0.0	0	0.0	0.0
	Sussex Wildlife Trust	0.0	0.0	0	0.0	0.0
	Woodland Trust	0.0	0.0	0	0.0	0.0

6.57 The largest habitats in Eastbourne are coastal & floodplain grazing marsh (6.51% of Eastbourne), lowland calcareous grassland (6.53%) and deciduous woodland (4.43%). There were 15 applications that infringed upon identified habitats. This includes 7 on deciduous woodland, 3 on coastal & floodplain grazing marsh, 2 on coastal vegetated shingle, 1 on ancient woodland and 1 on lowland calcareous grassland. The impact of planning applications on habitats is shown in Table 25.

Table 25 - Habitats affected by planning applications

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Ancient Woodland	21.86	0.48	1	4.20	19.20
Coastal & floodplain grazing marsh	296.18	6.51	3	1.57	0.53
Coastal saltmarsh	0.00	0.00	0	0.00	0.00
Coastal sand dunes	0.00	0.00	0	0.00	0.00
Coastal vegetated shingle	15.26	0.34	2	0.04	0.29
Deciduous woodland	201.89	4.43	7	19.70	9.76
Ghyll woodland	0.0	0.0	0	0.00	0.00
Intertidal chalk	60.09	1.32	0	0.00	0.00
Intertidal mudflat	7.29	0.16	0	0.00	0.00
Lowland calcareous grassland	297.19	6.53	1	2.63	0.88
Lowland fen	1.18	0.03	0	0.00	0.00
Lowland heathland	0.00	0.00	0	0.00	0.00
Lowland meadow	23.21	0.51	0	0.00	0.00
Maritime cliff and slope	25.86	0.57	0	0.00	0.00
Reedbed	11.58	0.25	0	0.00	0.00

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Saline lagoon	0.00	0.00	0	0.00	0.00
Traditional orchard	0.04	0.00	1	0.00	0.07
Wood-pasture and parkland	0.00	0.00	0	0.00	0.00

6.58 There are 13,394 records of protected or notable species in Eastbourne. In 2016/2017, there were 2,152 instances of an application being within a 200m buffer of these species records. 100% of applications in 2016/17 were within a 200m buffer of a Section 41 species record. The number of applications within a 200m buffer of each notable or protected species is shown in Table 26.

Table 26 - 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	144	247	64.16
Wildlife & Countryside Act Species	396	314	81.56
Section 41 Species	8,283	385	100.00
Bats	125	247	64.16
Notable Birds	2,262	352	91.43
Rare species (excludes bat and birds)	1,759	303	78.70
Invasive non-native species	410	268	69.61
Ancient Tree Hunt	14	29	7.53
Tree Register	1	7	1.82
Black poplar	0	0	0.00

6.59 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 five individual units. The 'Willingdon Downs SSSI' is one unit, while the 'Seaford to Beachy Head SSSI' contains a number of units, four of which are within Eastbourne. In total, the SSSIs in Eastbourne cover an area of approximately 357.66 hectares.

6.60 Of the five SSSI units, four are in 'Favourable' condition, including the 'Willingdon Downs SSSI'. The remaining unit, located in the 'Seaford to Beachy Head' SSSI, is in 'Unfavourable Recovering' condition. This is shown in Table 27.








Table 27 - SSSI Unit Condition

SSSI Condition	No. of Units	% of Units
Favourable	4	80.0
Unfavourable recovering	1	20.0
Unfavourable no change	0	0.0
Unfavourable declining	0	0.0
Part destroyed	0	0.0
Destroyed	0	0.0
Total	5	100.0

7.0 Monitoring of Local Plans

7.1 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.

7.2 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 monitoring year
-  = No change / no comparison to previous year








Core Strategy Monitoring Framework










7.3 Table 28 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 28 - Core Strategy Monitoring Framework















Policy	Targets	Indicators	Performance 2016/2017
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) 203 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) 65 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) 65 units delivered, which is 28.1 units lower than the annual target of 93.1 ✘ ↓
	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) -1,938 sqm / 65 units A uses – -278 sqm B uses – -1,305 sqm D uses – -170 sqm Other – -185 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	c) Net increase in tourist accommodation bed spaces in the	c) – 472 sqm of C1 floorspace ✘ ↓

Policy	Targets	Indicators	Performance 2016/2017
	should be approved contrary to the advice of English Heritage	Town Centre	
		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) 6 units delivered, which is 31.1 units less than the annual target of 37.1 
	To increase the delivery of affordable housing within Upperton	b) Proportion of affordable housing delivered against overall housing delivery in Upperton	b) 0% affordable as proportion of overall housing (0 affordable units of 6 overall housing units) 
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Number of additional community facilities provided within Upperton	c) None 
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood	d) Increase in sustainability index for access to community facilities	d) The resources required to review the Sustainable Neighbourhood Assessment have not been available 
	Provide new and improve access to community and sports facilities within Upperton		
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) 23 units delivered, which equates to the annual target of 23 
	Increase the amount of tourism and cultural facilities available in		

Policy	Targets	Indicators	Performance 2016/2017	
	Eastbourne All new homes to achieve Code Level 4 Provision of safe walking and cycling routes across the neighbourhood	b) Net increase in new tourism and leisure facilities provided c) Percentage of journeys to work undertaken by sustainable modes d) Renewable energy capacity installation by type in Seaside	b) None c) 37.9% (2011 Census data) 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 No conservation area consents should be approved contrary to the advice of English Heritage Maintain a sustainable network of local shopping facilities across Eastbourne Provision of safe walking and cycling routes across the neighbourhood	a) Number of annual housing completions in Old Town compared against the annual average target for the neighbourhood b) Proportion of vacant shops in all centres within Old Town c) Percentage of journeys to work undertaken by sustainable modes	a) 0 units delivered, which is 6.6 units less than the annual target of 6.6 b) 4.26% (2 of 47 units) c) 27.5% (2011 Census data)	  
C5: Ocklynge & Rodmill Neighbourhood Policy	To deliver 258 net units within Ocklynge & Rodmill before 2027 To increase the delivery of affordable housing within Ocklynge & Rodmill Provide new and improve access to community and sports facilities within Ocklynge & Rodmill Provision of safe walking and cycling routes across the neighbourhood	a) Number of annual housing completions in Ocklynge & Rodmill compared against the annual average target for the neighbourhood b) Proportion of affordable housing delivered against overall housing delivery in Ocklynge & Rodmill c) Net increase in local community	a) 89 units delivered, which is 66.9 units more than the annual target of 22.1 b) 57 units delivered, which equates to 64% of the total housing units delivered in the neighbourhood c) None	  






Policy	Targets	Indicators	Performance 2016/2017
	All new homes to achieve Code Level 4	and health facilities provided	
		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) 0 units delivered, which is 9.5 units less than the annual target of 9.5  
	Improving and maintaining the effective balance between jobs and homes		
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood	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  
	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) 0 units delivered, which is 7.5 units less than the annual target of 7.5  
	Provide a net increase in high quality and easily accessible allotment provision within		

Policy	Targets	Indicators	Performance 2016/2017
	the neighbourhood Provision of safe walking and cycling routes across the neighbourhood Maintain a sustainable network of local shopping facilities across Eastbourne	b) Percentage of journeys to work undertaken by sustainable modes c) Proportion of vacant shops in all centres within Hampden Park	b) 27.4% (2011 Census data) c) 24.4% (11 of 45 units)    
C8: Langney Neighbourhood Policy	To deliver 178 net units within Langney before 2027 To increase the delivery of affordable housing within Langney	a) Number of annual housing completions in Langney compared against the annual average target for the neighbourhood	a) 0 units delivered, which is 14.7 units less than the annual target of 14.7  
	Provision of safe walking and cycling routes across the neighbourhood Improve retail and leisure offer within Langney Shopping Centre, as part of future extension and redevelopment of the area	b) Proportion of affordable housing delivered against overall housing delivery in Langney c) Percentage of journeys to work undertaken by sustainable modes	b) None c) 20.2% (2011 Census data)    
		d) Number of vacant uses and shops within Langney Shopping Centre	d) 21.9% (7 of 32 units)  
C9: Shinewater & North Langney Neighbourhood Policy	To deliver 69 net units Shinewater & North Langney before 2027 Provide new and improve access to community and sports facilities within Shinewater & North Langney	a) Number of annual housing completions in Shinewater & North Langney compared against the annual average target for the neighbourhood	a) 0 units delivered, which 5.3 units less than the annual target of 5.3  
	Provision of safe walking and cycling routes across the neighbourhood High quality and accessible open space provision throughout the	b) Net increase in new community and leisure facilities provided c) Percentage of journeys to work undertaken by sustainable modes	b) None c) 19.4% (2011 Census data)    















Policy	Targets	Indicators	Performance 2016/2017
	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  
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 3.1 units less than the annual target of 4.1 net additional dwellings  
	To increase the delivery of affordable housing within Summerdown & Saffrons	b) Proportion of affordable housing delivered against overall housing delivery in Summerdown & Saffrons	b) 0 units  
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Percentage of journeys to work undertaken by sustainable modes	c) 30.8% (2011 Census data)  
	Provide improved access to community and sports facilities and open space within Summerdown & Saffrons		
C11: Meads Neighbourhood Policy	Provision of safe walking and cycling routes across the neighbourhood		
	To deliver 358 net units within Meads before 2027	a) Number of annual housing completions in Meads compared against the annual average target for the neighbourhood	a) 12 units delivered, which is 13.9 units less than the annual target of 25.9  
	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		



















Policy	Targets	Indicators	Performance 2016/2017
	<p>routes across the neighbourhood</p> <p>All new homes to achieve Code Level 4</p>	d) Renewable energy capacity installation by type in Meads	<p>d) The resources required to monitor renewable energy capacity have not been available</p> <p>? ↔</p>
C12: Ratton & Willingdon Village Neighbourhood Policy	To deliver 12 net units within Ratton & Willingdon Village before 2027	a) Number of annual housing completions in Ratton & Willingdon Village compared against the annual average target for the neighbourhood	<p>a) 1 units delivered, which is 0.4 units more than the annual target of 0.6</p> <p>✓ ↑</p>
	To increase the delivery of affordable housing within Ratton & Willingdon Village	b) Proportion of affordable housing delivered against overall housing delivery in Ratton & Willingdon Village	<p>b) 0 units</p> <p>✗ ↔</p>
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	<p>c) 19.9% (2011 Census data)</p> <p>✗ ↔</p>
	No conservation area consents should be approved contrary to the advice of English Heritage		
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	<p>a) 6 units delivered, which is 5.8 units more than the annual target of 0.2</p> <p>✓ ↑</p>
	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	<p>b) 0</p> <p>~ ↔</p>
	Improving and maintaining the effective balance between jobs and homes	c) Amount of employment development compared against net housing completions to provide an indication of the	<p>c) -253 sqm / 6 units</p> <p>A use – +307 sqm</p> <p>B use – 0 sqm</p> <p>D use – 0 sqm</p> <p>✗ ↓</p>
	Provision of safe walking and cycling routes across the neighbourhood		
	Provide new and improve access to community and sports facilities		

Policy	Targets	Indicators	Performance 2016/2017
	within St Anthony's & Langney Point	balance between jobs and homes	Other – -560 sqm
		d) Percentage of journeys to work undertaken by sustainable modes	d) 18.9% (2011 Census data) x
		e) Net increase in leisure facilities within the neighbourhood	e) None x
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 15 x
	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 x
	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 x
	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) x
	All new homes to achieve Code Level 4	e) Renewable energy capacity installation by type in Sovereign Harbour	e) The resources required to monitor renewable energy capacity have not been available ?
	Improving and maintaining the effective balance between jobs and homes	f) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	f) 0 sqm / 0 units x A use – 0 sqm B use – 0 sqm D use – -0 sqm Other – 0 sqm

Policy	Targets	Indicators	Performance 2016/2017
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 Improving and maintaining the effective balance between jobs and homes.	a) Amount of land developed for employment by type <hr/> b) Amount of employment land lost to residential development <hr/> c) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	Core Strategy Policy D2: Economy was superseded by the Employment Land Local Plan, which was adopted in November 2016. Therefore, these indicators will no longer be monitored.
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 88 beds <ul style="list-style-type: none">• Le Mer, 7 Marine Road – 8 beds• 123 Tideswell Road – 6 beds• 5-7 Cavendish Place – 21 beds• Latham House Hotel – 45 beds• Sunnysdene, 60 Ceylon Pl – 8 beds 
	Increase the amount of tourism and cultural 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 
	Increase the number of leisure facilities available in Eastbourne	c) Net increase in new tourism and leisure facilities provided	c) 132 sqm of D2 use (Yoga Studio) 
D4: Shopping	Enhance Eastbourne town centre's role as a shopping destination	a) Proportion of vacant shops in all centres	a) 10.5% (69 out of 655 units) 

Policy	Targets	Indicators	Performance 2016/2017
	Maintain a sustainable network of local shopping facilities across Eastbourne	b) Number of non-retail users (measured by number of units) on primary and secondary shopping frontages	b) Primary frontage: A1 – 110 (80.9%) Non A1 – 26 (19.1%) Secondary frontage: A1 – 124 (56.9%) Non A1 – 94 (43.1%)
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 60 units.
		b) The type and tenure of housing delivered as measured against needs indicated in the Strategic Housing Market Assessment	b) Of the 60 units delivered, 45 were for affordable rent and 15 were for shared ownership. This is close to the 70:30 split identified in Policy D5.
		c) Number of affordable units secured	c) 60 affordable housing units, mainly through new build at the Meadows View development on Kings Drive. Other units were secured through conversion of existing buildings.
D6: Gypsies, Travellers and Travelling Showpeople	Provide a level of gypsy, traveller and travelling showpeople's residential and transit pitches in accordance with need assessments and contributing to the need for transit pitches in East Sussex	a) Number of additional gypsy, traveller and travelling showpeople's residential and transit pitches permitted and delivered.	a) None
D7: Community,	Provide new or improve access to	a) Number of additional facilities	a) Six new facilities provided, including

Policy	Targets	Indicators	Performance 2016/2017
Sports and Health	community, health and sports facilities within the neighbourhoods.	provided	extensions to existing facilities or change of use (new sports hall at private school, 2 x extension to school, extension to bowls club pavilion, provision of new stand at sports ground, and new yoga studio)
		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 45 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) 95.6% of the 45 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) Unable to monitor  
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 No net loss of areas of biodiversity	b) Number of planning permissions granted contrary to the advice of	b) None  

Policy	Targets	Indicators	Performance 2016/2017
	importance	the advice of the Environment Agency on water quality grounds	
		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 No loss of Listed Buildings or Scheduled Monuments No conservation area consents should be approved contrary to the advice of English Heritage	a) Number of listed buildings and buildings at risk b) Number and area of Conservation Area and Article 4 Directions c) Number of Scheduled Monuments damaged as result of development	a) 269 listed buildings, with 0 new buildings added in monitoring year   b) 12 Conservation Areas / 1 Article 4 Direction   c) None  
D11: Eastbourne Park	Enhancement of Eastbourne Park as an ecological, archaeological and leisure resource	a) Creation of nature reserve b) Creation of wetland centre	a) Not implemented   b) Not implemented  
E1: Infrastructure Delivery	A monitoring framework is in place to collect and report on all financial contributions received from developers in relation to the Community Infrastructure Levy and other developer contributions.	a) The amount and level of financial contributions received by 2027 b) Monitoring against financial levels set out in the Infrastructure Delivery Plan by 2027	a) £15,915.38   b) The information in the Infrastructure Delivery Plan is not set out in a way that allows it to be monitored.  









- 7.4 There continued to be a mixed performance of the Core Strategy policies as reflected by the above indicators during the 2016/2017 monitoring year. Compared to the previous monitoring year (2015/2016), there was an improvement on 10 indicators and 21 decreased in performance. In relation to targets for each indicator, 19 indicators met the target, however 42 indicators not meeting the target. Overall, the main concern continues to be the delivery of housing against the Core Strategy target. Total delivery is now 64 units below where it should be at this point in the plan period, with a continuing trend of decreasing housing delivery.
- 7.5 Headline performance for housing delivery shows a slight decrease on the previous year, from 213 new dwellings in 2015/2016 to 203 in 2016/2017. Some of the neighbourhoods continued to deliver significantly towards their long term target with Seaside and Ocklynge & Rodmill delivering above their annual target. Delivery in the St Anthony's & Langney Point neighbourhood has now exceeded the target. However there was no additional housing delivered in six of the neighbourhoods: Old Town, Roselands & Bridgemere, Hampden Park, Langney, Shinewater & North Langney and Sovereign Harbour. Of the 14 neighbourhoods, only Ocklynge & Rodmill saw an improvement in housing delivery during the year in comparison to 2015/2016, and this was due to the completion of the Meadows View development on Kings Drive. In terms of affordable housing, there was a significant improvement in the number of affordable dwellings delivered in 2016/2017 compared to the previous monitoring year. There were 60 new affordable dwellings delivered across the town: 45 in affordable rent and 15 in shared ownership.
- 7.6 There continued to be good performance for sustainable development with the indicators showing 100% of the 45 new housing developments delivered during the monitoring year were within 400m of a bus stop and 95.6% of the 45 new developments were within 800m of a district, neighbourhood or local centre.
- 7.7 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 all shopping centres. The overall proportion of vacant units was 10.5%. This vacancy rate is affected by high vacancy rates in individual centres, and particularly the centres in Hampden Park where a quarter of units are currently vacant.
- 7.9 In the tourism sector there was a reduction in the amount of bed spaces provided within the town, as five developments that involved the loss of tourist accommodation were completed. This amounted to the loss of 88 bedspaces, although the majority of these were in tourist accommodation that was no longer operating.











Town Centre Local Plan Monitoring Framework













7.10 Table 29 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 29 - Town Centre Local Plan Monitoring Framework











Policy	Target	Indicators	Performance 2016/2017
TC1 Character Areas	<p>Improve identity and legibility of Town Centre, through the identification of 7 character areas</p> <p>Provide a complementary mix of uses in each area that support and strengthen its overall character of each area</p>	a) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	<p>a) There has been no progress towards a Wayfinding Strategy so far</p> <p style="text-align: right;">✘ ⇄</p>
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</p> <p>(In August 2017, PRLP made a financial contribution of £350,000 (plus index linking and interest) to the £6m planned improvements to the pedestrian environment in the Town Centre Public Realm Scheme (Terminus Road, Cornfield Road and Gildredge Road).</p> <p style="text-align: right;">✘ ⇄</p>
		b) Number and size of public realm enhancement projects implemented comprising	<p>b) None in monitoring year.</p> <p style="text-align: right;">✘ ⇄</p>













Policy	Target	Indicators	Performance 2016/2017
		approaches, gateways, streets and public spaces (i) within the Town Centre and (ii) linked to Development Opportunity Sites	
TC3 Mixed Use Development	Increase proportion of mixed use as part of major development proposals in the Town Centre	a) Number of planning applications approved and implemented for mixed use development schemes compared against other single use developments per annum in the Town Centre	a) The indicator is not specific enough to allow this monitoring to be undertaken  
		b) Amount of new retail, residential and employment approved and implemented on development and redevelopment sites, compared against local targets in the Eastbourne Core Strategy Local Plan	b) No progress on the Development Opportunity Sites within the monitoring year.  
TC4 Primary Retail Area	<p>Maintain dominance of A1 retail uses within the primary retail area, compared to A2, A3, A4 and other non-retail uses.</p> <p>90% in Arndale Shopping Centre</p> <p>75% in other Primary Shopping Areas</p> <p>No more than three consecutive units are in A2, A3, A4 or other non-retail use</p>	a) Proportion of non-A1 retail (measured using frontage distance in metres) uses present in Primary Retail frontages, compared to policy requirement	a) Overall – 80.7% in A1 use Arndale Centre – 96.7% in A1 use Other – 66.5% 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  









Policy	Target	Indicators	Performance 2016/2017
TC5 Secondary Retail Areas	<p>Maintain dominance of small and independent retail uses within the secondary retail areas</p> <p>Resist the amalgamation of single units into larger retail units</p> <p>Ensure at least 65% of frontages are within A1 retail use</p>	<p>a) Proportion of non-A1 retail (measured using frontage distance in metres) uses present in Secondary Retail frontages, compared to policy requirement</p>	<p>a) 55.9% in A1 use</p> <p> </p>
TC6 Residential Development in the Town Centre	<p>Secure increase in well designed new residential development that accord with the design criteria of the policy</p>	<p>a) Annual delivery of net residential units, compared against Town Centre target</p>	<p>a) 65 units delivered, which is 28.1 units lower than the annual target of 93.1</p> <p> </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) The indicator is not specific enough to allow this monitoring to be undertaken</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> </p>

Policy	Target	Indicators	Performance 2016/2017
TC9 Development Quality	Enhance the design quality of new buildings and development proposals Ensure key historic buildings and areas of historic value are respected	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken  
TC10 Building Frontages and Elevations	Ensure that the design of building elevations in the Town Centre have clearly defined structure in accordance with the policy	a) Assessed having regard to the appraisals within the delegated/committee report	b) The indicator is not specific enough to allow this monitoring to be undertaken  
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 in monitoring year (Work on the Town Centre Public Realm Scheme (Terminus Road, Cornfield Road and Gildredge Road) is expected to start in February 2018, with completions anticipated in April 2019).  

Policy	Target	Indicators	Performance 2016/2017
		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  
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	a) Number, size and length of key street public realm projects designed and implemented in the Town Centre in accordance	a) None in monitoring year  

Policy	Target	Indicators	Performance 2016/2017
	accordance with TCLP policy criteria	with TCLP policy criteria	
TC17 Strategic Approach to Town Centre Development Sites	Ensure that all major development proposals are implemented in accordance with an approved master plan	a) Number of planning applications approved with a master plan on either Development Opportunity Sites or other major development or redevelopment sites that come forward within the Town Centre	a) None within monitoring year.  
	Ensure overall level of housing development is achieved in total across all Development Opportunity Sites (450 net units and 3,000sqm of B1(a) office.)	b) Tracked annual target against delivery of 450 net residential units and 3,000sqm of B1(a) office on the Development Opportunity Sites	b) No delivery on the Development Opportunity Sites  
TC18 Development Opportunity Site One	Secure mixed use development in accordance with the approved master plan	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None – the development on DO Site 1 is currently under construction and is due to be completed by November 2018  
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).  

Policy	Target	Indicators	Performance 2016/2017
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) No net additional floorspace, and 4 net additional dwellings (Two changes of use in Transition Area 1, both A1 to a Sui Generis use)  
	Ensure there are not 3 consecutive A5 uses within Transition Area One.	b) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	b) There has been no progress towards a Wayfinding Strategy so far  
	Ensure enhancements to the public realm and implementation of a wayfinding strategy	c) Number of instances where there are three consecutive uses in A5 use	c) No instances of three consecutive A5 uses within Transition Area  
TC24 Potential Areas of Change	Give specific guidance to potential future development proposals in accordance with an approved master plan Widen the tourism, cultural and	a) Amount of net additional floorspace development and in the case of land at Langney Road and Pevensey Road number of dwellings developed	a) 24 sqm of A4 use completed. No net additional dwellings completed  

Policy	Target	Indicators	Performance 2016/2017
	conference offer associated with Devonshire Park Complex Secure a mix of uses and support redevelopment of Langney Road and Pevensey Road area	b) Provision of additional tourism and culture offer in Devonshire Park with no net loss in floorspace	b) None in the monitoring year. (Work commenced on first phase of Devonshire Park Complex in 2016. Demolition of the existing Fitness Centre adjacent to College Road and erection of a Tennis Players Village Building was completed in Q1 2017/18).  
		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) One change of use from A3 to A5 in Langney Road  
		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  

7.11 The overall performance of the indicators for the Town Centre Local Plan remained poor with only six indicators showing a good performance and 22 indicators showing a poor performance. Only two indicators saw an increase in performance on the previous monitoring year, and these related to the submission of a planning application for the Devonshire Park complex.

- 7.12 This level of performance reflected that the main redevelopment schemes in the Town Centre Local Plan are still at the early stages. Construction of Development Opportunity 1 has now started, and is due to be completed by November 2018. 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.
- 7.13 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 minor decrease 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.
- 7.14 This year the Town Centre continued to deliver residential units; however unlike previous years it did not have the highest delivery rates of residential across all of the neighbourhoods. In addition, the amount of residential units delivered did not meet the annual average target required of the neighbourhood. The use of permitted development for conversion from office to residential continued with five conversions from office to residential via permitted development, resulting in an additional 27 residential units but the loss of 2,085 sqm of office space. The use of permitted development for office to residential conversion within the Town Centre has slowed slightly but is expected to continue and will be monitored.
- 7.15 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 on the redevelopment of the Arndale Centre has now begun. 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











7.16 Table 30 outlines all the indicators that will be used to monitor the policies in the Employment Land Local Plan. Each policy has targets and indicators which provide the basis for the monitoring framework. Monitoring the policies will reveal whether the policies and proposals in the ELLP are being successfully implemented. The Monitoring Report will demonstrate the effectiveness of the ELLP and whether it needs to be reviewed at any point during its lifetime.

Table 30 - Employment Land Local Plan Monitoring Framework

Policy	Targets	Indicators	Performance 2016/17	
EL1: Employment Land Strategy	Meet the requirement for additional employment land	a) Total amount of employment floorspace provided against requirement	a) -7,746 sqm (net) (2016-17)	
	Increase the number of businesses in Eastbourne	b) Change in the number of businesses over the year	b) + 15 (2016-2017)	
	Increase the number of business start-ups	c) Change in the number of business start-ups over the year	c) + 55 (2014-2015)	
	Increase job diversification	d) Number of people employed via Local Employment and Training SPD	d) At the end of the monitoring year, there were 7 live construction developments with local labour agreements. 23% of labour was 'local', including 94% in the Arndale development.	
	Enhance the existing education and skills provision			
	Ensure amount of office space lost does not exceed the allowance in the ELLP forecast			
	Ensure amount of industrial space lost does not exceed the allowances in ELLP forecast	e) Change in numbers of people employed by sector over the year	e) Total (2015-2016) -1,000	
	Ensure amount of warehouse space lost does not exceed the		Agriculture, fishing, mining and utilities -20	
		Manufacturing 0		

Policy	Targets	Indicators	Performance 2016/17
	allowances in ELLP forecast		Construction 0 ~ ⇄
			Wholesale and retail trade; repair of motor vehicles and motorcycles 0 ~ ⇄
			Transportation and storage +175 ✓ ↑
			Accommodation and food service activities -750 ✗ ↓
			Information and communication 0 ~ ⇄
			Financial, insurance and real estate 0 ~ ⇄
			Professional, scientific and technical activities 0 ~ ⇄
			Administrative and support service activities +750 ✓ ↑
			Public administration, education and health -500 ✗ ↓
			Arts, entertainment and recreation -250 ✗ ↓
			Other service activities +200 ✓ ↑
	f) Change in participation and achievement rates in Further Education	f) 2015-2016	<ul style="list-style-type: none"> • Participation -570 • Achievement -620 ✗ ↓
	g) Total amount of office (class B1a and B1b) floorspace lost to non-B uses compared to allowances	g) Lost 2012-2017: 8,187 sqm <i>Allowance: 4,095 sqm</i>	✗ ↓

Policy	Targets	Indicators	Performance 2016/17
		in ELLP forecast	
		h) Total amount of industrial (class B1c and B2) floorspace lost to non-B uses compared to allowances in ELLP forecast	h) Lost 2012-2017: 12,880 sqm <i>Allowance: 14,085 sqm</i> ✓ ↓
		i) Total amount of warehouse (class B8) floorspace lost to non-B uses compared to allowances in ELLP forecast	i) Lost 2012-2017: 0 sqm <i>Allowance: 900 sqm</i> ✓ ↔
EL2: Industrial Estates	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 Resist the loss of B floorspace within Industrial Estates	a) Total amount of net additional class B floorspace completed in Industrial Estates in sqm	a) 2012-2017: 5,615 sqm ✓ ↔
		b) Total amount of net additional office (class B1a and B1b) floorspace completed in Industrial Estates in sqm	b) 2012-2017: 0 sqm ✗ ↔
		c) Total amount of net additional industrial (class B1c and B2) floorspace completed in Industrial Estates in sqm	c) 2012-2017: 1,256 sqm ~ ↔
		d) Total amount of warehouse (class B8) floorspace completed in Industrial Estates in sqm	d) 2012-2017: 6,459 sqm ~ ↔
		e) Amount of class B floorspace lost to non-B uses in sqm within each industrial estate	e) 2012-2017: 5,803 sqm ✗ ↔

Policy	Targets	Indicators	Performance 2016/17
EL3: Town Centre	Delivery of 3,750 sqm of office (class B1a/B1b) floorspace in the Town Centre	a) Total amount of office (class B1a/B1b) floorspace completed in the Town Centre	a) 2012-2017: 468 sqm  
	Resist the loss of office (class B1a/B1b) floorspace to other uses	b) Amount of office (class B1a/B1b) floorspace lost to other uses in the Town Centre	b) 2012-2017: 6,996 sqm  
		c) Amount of office (class B1a/B1b) floorspace lost to residential use in the Town Centre	c) 2012-2017: 6,952 sqm  
		d) Amount of office (class B1a/B1b) floorspace lost to residential through 'Permitted Development'.	d) 2012-2017: 6,363 sqm  
EL4: Sovereign Harbour	Delivery of 23,125 sqm of B1 floorspace in Sovereign Harbour	a) Total amount of class B1 floorspace completed at Sovereign Harbour	a) 2012-2017: 3,000 sqm  

7.17 The Employment Land Local Plan was adopted within the 2016/17 monitoring year in November 2017. As such, it had not been adopted for the whole of the monitoring year and the policies were only being used for less than half of the year. However the indicators do provide a general picture of what has been happening with employment land development since the beginning of the plan period in 2012.

7.18 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. Over the monitoring year, there was a decrease in the overall number of people employed by around 1,000, with particular losses in the Accommodation and food service activities and Public administration, education and health sectors. The largest growth came about in the Administrative and support service activities sector.

- 7.19 The trend of loss of office to other uses, in particular residential, continues. The loss over the plan period so far now significantly exceeds the allowance made for loss of office over the whole plan period. This is particularly an issue in the Town Centre, where office is still being lost to residential through permitted development rights.
- 7.20 However, 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. The first office development at Sovereign Harbour has been completed and is well let.

8.0 Conclusion and Recommendations

- 8.1 The Authority Monitoring Report (AMR) is the main mechanism for assessing the performance of the planning policies adopted by Eastbourne Borough Council.

Progress on Local Development Documents

- 8.2 The Employment Land Local Plan (ELLP) was adopted on 16th November 2016, following public examination over the summer of 2016. The Inspector concluded that the Eastbourne Employment Land Local Plan provides an appropriate basis for the planning of employment land provisions in the Borough, and it will now be used in the determination of relevant planning applications.
- 8.3 In addition, there were two Supplementary Planning Documents (SPDs) adopted within the monitoring year, including a Tourist Accommodation Retention SPD which will provide an updated view to assist in interpreting policy in planning applications.
- 8.4 Since the end of the monitoring year, a new Statement of Community Involvement has also been adopted, which will help guide consultation during the preparation of the new Local Plan.
- 8.5 The preparation of the new Eastbourne Local Plan is now behind the schedule set in the Local Development Scheme (LDS). Progress on the formal consultation stage of the Local Plan production is delayed, due in part to the Government's recent proposal to introduce Statements of Common Ground, to be prepared by each Local Authority with their neighbours. As a result of the proposed introduction of Statements of Common Ground and the unresolved cross boundary strategic planning issues with Wealden, it was considered that this should be resolved for a new Local Plan was progressed too far. Therefore it is expected that an Issues and Options consultation for the new Local Plan will be delayed under a Statement of Common Ground has been prepared.

Duty to Co-operate

- 8.6 The Council has co-operated with its neighbouring planning authorities and statutory stakeholders throughout the preparation of its Local Plans. Duty to Co-operate is particularly undertaken through the County-wide East Sussex Strategic Planning Members Group.

- 8.7 Through the Employment Land Local Plan, the Inspector in their report 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'*.

Community Infrastructure Levy

- 8.8 Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. The first CIL receipts were collected within the monitoring year, with a total of £15,915.38 being collected. None of this CIL money has yet been spent.

Self-Build Register

- 8.9 At the start of the monitoring year, Eastbourne Borough Council publicised its Self-Build Register, which allows individuals and associations of individuals who are seeking to acquire serviced plot of land in the area in order to build homes for those people to occupy as their main/sole residence to register their interest to do so.
- 8.10 Within the first base period (1st April 2016 to 30th October 2016), a total of 15 applications were made to the Self Build Register. Within the second base period (31st October 2016 to 30th October 2017), an additional 21 applications were made to the Self-Build Register. The majority of applications to the Self-Build Register have been from individuals or single households.
- 8.11 Eastbourne Borough Council has three years from the end of each base period to meet the demand for self-build arising from the base period in question.

Housing Development

- 8.12 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 203 net additional dwellings over the monitoring year. This figure is less the annual target, and a slight reduction on delivery in the previous monitoring year. Housing was delivered across 45 sites, with only seven sites delivering more than five units. A total of 2,373 new homes were delivered prior to the start of the 2016/2017 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.
- 8.13 It is considered that delivery is likely to continue to fall as the larger sites are developed and fewer smaller sites are coming forward for development. Delivery within the first half of the 2017/18 monitoring year has been significantly low, with just 22 units delivered. Even if a significant amount of

the units currently under constructions were completed, delivery across the year is expected to be substantially under the annual target.

- 8.14 Falling housing delivery and lack of sites coming forward is reflected in the five year housing land supply showing 3.36 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.
- 8.15 The number of units delivered on identified sites was greater than delivery through windfall sites. The main reason for this is that a previously identified site, the Meadow View development on Kings Drive, was completed within the monitoring year and contributed 87 units to the annual delivery.
- 8.16 Just two of the neighbourhoods exceeded their annual housing target during the monitoring year: Seaside and Ocklynge & Rodmill. Seaside neighbourhood has now delivered half the overall housing target to the end of the plan period in 2027. In addition, St Anthony's & Langney Point neighbourhood has now exceeded its neighbourhood target, although it was a relatively low target compared to other neighbourhoods.
- 8.17 Delivery of affordable housing increased to 60 units, up from 30 the previous year. However affordable housing was only delivered on two separate sites, with the majority coming through the Meadows View development on Kings Drive. Affordability more generally is decreasing; currently average house prices are 8.67 times the average annual work-place earnings in Eastbourne, with rental values also increasing significantly over recent years.

Commercial development

- 8.18 The Employment Land Local Plan sets a revised target of 48,750 sqm for employment floorspace. In the first five years of the plan period since 2012, 13,309 sqm of employment floorspace was delivered towards the target.
- 8.19 During the monitoring year 2016/2017, there was a net loss of 7,746 sqm of employment uses, including the loss of 5,137 sqm of B2 space as a result of the redevelopment of the Cosmetics site at Faraday Close for a new supermarket. The loss of employment use to residential amounts to 3,158 sqm. In comparison to the previous monitoring year, 2016/17 saw a lower gross delivery and a higher rate of loss of employment space. This trend for an overall net loss of employment space continues from previous years.
- 8.20 In terms of town centre uses as defined by the National Planning Policy Framework (NPPF), there was a net decrease of 2,172 sqm. Within the Town

Centre, there was a net increase in classes A2 (Financial & Professional Services) and A4 (Public Houses) uses, but a decrease in classes A1 (Retail) and B1a (Offices). Across the whole town, there was an overall net loss in the amount of 'Town Centre uses', despite the development of a large new A1 supermarket on an industrial estate. The main reason for the large overall loss is the nine developments that resulted in a loss of office space, mainly to residential via permitted development rights.

Environment

- 8.21 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 27 planning applications within or abutting designated sites or reserves, and 15 applications within or abutting identified habitats.
- 8.22 There were six permissions that infringed upon a Site of Special Scientific Interest, one permission that infringed upon an area with an Environmental Stewardship Agreement and one application that infringed upon a Local Wildlife Site. However the area infringed in all of these cases was very small.
- 8.23 In terms of identified habitats, there was one application that infringed on 19.2% of the total area of ancient woodland, and other applications infringed on 9.76% of deciduous woodland habitat.

Local Plan Performance

- 8.24 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 two neighbourhoods exceeding their annual housing delivery target, 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.
- 8.25 Housing delivery fell slightly during the monitoring year in comparison to 2015/2016 although still fell short of the annual target. Delivery continues to fluctuate year to year and is likely to decrease further in 2017/2018.
- 8.26 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

Policy Ref	Policy Name
NE19	Local Nature Reserves
NE20	Sites of Nature Conservation Importance
NE21	Nature Conservation in Eastbourne Park
NE22	Wildlife Habitats
NE23	Nature Conservation of Other Sites
NE24	New Development in Eastbourne Park
NE25	Tree and Woodland Planting in Eastbourne Park
NE26	Protected Species
NE27	Developed/Partly Developed Coast
NE28	Environmental Amenity
D1	Area of Outstanding Natural Beauty
D2	Heritage Coast
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

Policy Ref	Policy Name
UHT17	Protection of Listed Buildings and their Settings
UHT18	Buildings of Local Interest
UHT19	Retention of Historic Buildings
UHT20	Archaeological Sites and Scheduled Monuments
HO1	Residential Development Within the Existing Built-up Area
HO2	Predominantly Residential Areas
HO3	Retaining Residential Use
HO4	Housing Allocations
HO5	Other Housing Commitments
HO6	Infill Development
HO7	Redevelopment
HO8	Redevelopment of Garage Courts
HO9	Conversions and Change of Use
HO10	Residential Use Above Shops
HO11	Residential Densities
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

Policy Ref	Policy Name
TR2	Travel Demands
TR3	Travel Plans
TR4	Quality Bus Corridors
TR5	Contributions to the Cycle Network
TR6	Facilities for Cyclists
TR7	Provision for Pedestrians
TR8	Contributions to the Pedestrian Network
TR9	'Home Zones'
TR10	Safer Routes to Schools
TR11	Car Parking
TR12	Car Parking for Those with Mobility Problems
TR13	Park and Ride
TR14	Coach Parking
TR15	Lorry Park
TR16	A22 New Route
TR17	St Anthony's/Upperton Farm Links
TR18	Bedfordwell Road Gyratory System
SH1	Retail Hierarchy
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

Policy Ref	Policy Name
TC8	Seaside Road
TC9	Cultural Facility
TC10	Areas for Business Use
TC11	St Leonard's Road Area
TC12	Retaining Residential Use
TC13	Town Centre Housing Allocations
TC14	Residential Use Above Shops
TO1	Tourist Accommodation Area
TO2	Retention of Tourist Accommodation
TO3	Tourist Accommodation Outside the Designated Area
TO4	Improvements to Existing Accommodation
TO5	New Tourist Accommodation
TO6	Camping and Caravanning
TO7	Preferred Areas for Tourist Attractions and Facilities
TO8	New Tourist Attractions and Facilities
TO9	Commercial Uses on the Seafront
TO10	Language Schools
LCF1	Playing Field Allocations
LCF2	Resisting Loss of Playing Fields
LCF3	Criteria for Children's Playspace
LCF4	Outdoor Playing Space Contributions
LCF5	Eastbourne Sports Park
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

Policy Ref	Policy Name
LCF16	Criteria for New Schools
LCF17	Education Requirements
LCF18	Extension of Educational Establishments
LCF19	All Saint's Hospital
LCF20	Community Facilities
LCF21	Retention of Community Facilities
LCF22	Site for Hampden Park Health Centre
LCF23	Library Requirements
LCF24	Redevelopment of Public Houses
US1	Hazardous Installations
US2	Water Resource Adequacy
US3	Infrastructure Services for Foul Sewage and Surface Water Disposal
US4	Flood Protection and Surface Water Disposal
US5	Tidal Flood Risk
US6	Integrity of Flood Defences
US7	Telecommunications Development on the Eastbourne Downlands
US8	Prior Approval for Telecommunications Development
US9	Telecommunications Development
US10	Underground Ducting
IR1	Provision of Capital Works for Development
IR2	Infrastructure Requirements

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

Policy Ref	Policy Name
B1	Spatial Development Strategy and Distribution
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

Policy Ref	Policy Name
C7	Hampden Park Neighbourhood Policy
C8	Langney Neighbourhood Policy
C9	Shinewater & North Langney Neighbourhood Policy
C10	Summerdown & Saffrons Neighbourhood Policy
C11	Meads Neighbourhood Policy
C12	Ratton & Willingdon Village Neighbourhood Policy
C13	St Anthony's & Langney Point Neighbourhood Policy
C14	Sovereign Harbour Neighbourhood Policy
D1	Sustainable Development
D2	Economy
D3	Tourism and Culture
D4	Shopping
D5	Housing
D6	Gypsies, Travellers and Travelling Showpeople
D7	Community, Sport and Health
D8	Sustainable Travel
D9	Natural Environment
D10	Historic Environment
D10a	Design
D11	Eastbourne Park
E1	Infrastructure Delivery

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

Policy Ref	Policy Name
TC1	Character Areas
TC2	Town Centre Structure
TC3	Mixed Use Development
TC4	Primary Retail Areas
TC5	Secondary Retail Areas
TC6	Residential Development in the Town Centre
TC7	Supporting the Evening & Night-time Economy
TC8	Arts Trail

Policy Ref	Policy Name
TC9	Development Quality
TC10	Buildings Frontages & Elevations
TC11	Building Heights, Landmarks & Tall Buildings
TC12	Accommodating Serving Access
TC13	Public Realm Quality & Priorities
TC14	Public Transport Interchange
TC15	Parking in the Town Centre
TC16	Town Centre Streets
TC17	Master Planned Approach to Town Centre Development Sites
TC18	Development Opportunity One
TC19	Development Opportunity Two
TC20	Development Opportunity Three
TC21	Development Opportunity Four
TC22	Development Opportunity Five
TC23	Transition Areas
TC24	Potential Areas of Change

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

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

Appendix B: Housing Completions 2016/17

This appendix provides a list of residential development sites and the respective completed units during the monitoring year 2016/2017.

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Completed
160003	8 Dalton Road	Meads	Yes	2	1
160165	Falcondale House, 5 South Cliff Avenue	Meads	Yes	3	2
EB/2011/0023	Koala, King Edwards Parade	Meads	Yes	10	9
130897	Kings Drive Cross Levels Way	Ocklynge & Rodmill	No	87	87
151194	20 Farlaine Road	Ocklynge & Rodmill	Yes	1	1
160526	66 Willingdon Road	Ocklynge & Rodmill	Yes	1	1
150097	Land to the rear of 221 Kings Drive	Ratton & Willingdon Village	Yes	1	1
131003	218 Seaside	Seaside	Yes	2	2
140357	1-5 Seaside	Seaside	Yes	3	3
140634	28 Carlton Road	Seaside	Yes	2	1
150266	218 Seaside	Seaside	Yes	1	1
150457	Seaside Garage 10-16 Fairlight Road	Seaside	Yes	4	4
150467	218 Seaside	Seaside	Yes	2	1
150537	70 Seaside	Seaside	Yes	1	1
150538	79 Seaside	Seaside	Yes	1	1
150662	218 Seaside	Seaside	Yes	1	1
151298	15-17 Seaside	Seaside	Yes	2	1
160142	Le Mer, 7 Marine Road	Seaside	Yes	1	1

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Completed
EB/2012/0724	Land rear of 2-18 Clarence Road	Seaside	Yes	6	6
150070	Land To The Side And Rear Of 2-8 Queens Crescent	St Anthony's & Langney Point	Yes	6	6
151025	18 Southfields Road	Summerdown & Saffrons	Yes	1	1
120665	Lathom House Hotel, 4-6 Howard Square	Town Centre	Yes	8	8
130541	5 Gildredge Road	Town Centre	Yes	4	4
140151	67-69 Seaside Road	Town Centre	Yes	4	3
140892	Latham House Hotel	Town Centre	Yes	10	8
141333	56 Grove Road	Town Centre	Yes	1	1
141349	70 Susans Road	Town Centre	Yes	3	2
150172	27 St Leonards Road	Town Centre	Yes	4	4
150179	27 St Leonards Road	Town Centre	Yes	12	12
150959	112 Cavendish Place	Town Centre	Yes	1	1
151053	41 South Street	Town Centre	Yes	2	2
151303	Gloucester House, 9 Gloucester Mews	Town Centre	Yes	5	5
151364	51a Grove Road	Town Centre	Yes	1	1
160002	60 Susans Road	Town Centre	Yes	3	2
160247	2 Hyde Gardens	Town Centre	Yes	4	4
160267	29a Grove Road	Town Centre	Yes	4	4
160296	62 Seaside Road	Town Centre	Yes	2	1
160937	51a Grove Road	Town Centre	Yes	1	1
160947	70A Cavendish Place	Town Centre	Yes	2	1
161304	15a Bolton Road	Town Centre	Yes	1	1
140741	51 Upperton Lane	Upperton	Yes	1	1

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Completed
141403	28 Gorringe Road	Upperton	Yes	3	3
150800	3 Selwyn Road	Upperton	Yes	1	1
150847	2a 2 The Avenue	Upperton	Yes	2	1
151341	20 Gorringe Road	Upperton	Yes	1	0
TOTAL				218	203

Appendix C: Commercial Completions 2016/17

This appendix provides a list of commercial development sites and the respective floorspace completed during the monitoring period 2016/17.

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		
160122	123 Tideswell Road	159	0																	-159	159
160965	1-3 Langney Road	117	0			-117		117													
160513	137-139 Seaside Road	227	0	-227																	227
140357	1-5 Seaside	45	45					45													
160511	1-5 Seaside	50	0	-50																	50
151298	15-17 Seaside	0	-35	-35																	35
161304	15a Bolton Road	0	-58															-58			58
160901	19 Lusington Road	17	17		17																
161003	2 Edward Road	61	61																		61
160247	2 Hyde Gardens	0	-300							-300											300
151341	20 Gorrings Road	0	-198															-198			198
160275	20 The Waterfront	112	0	112														-112			
160935	21 Lottbridge Drove	80	80	80																	
151143	21 Wish Road	290	0							290								-290			
131003	218 Seaside	0	-92			-92															92
150266	218 Seaside	0	-77			-77															77
151074	25 Edison Road	2843	0																	-2843	2843
150179	27 St Leonards Road	0	-1080							1080											1080
160267	29a Grove Road	0	-185							-185											185
161087	2a-2b Pevensey	29	29				29														

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		
	Road																				
150986	3 Burlington Place	31	31														31				
160829	30 Pevensey Road	132	0	-132														132			
151188	34 Grove Road	132	0	-132		132															
141529	37 Mountfield Road	77	0	-77		70		7													
151053	41 South Street	0	-150						-150											150	
130541	5 Gildredge Road	0	-285						-285											285	
140741	51 Upperton Lane	0	-40						-40											40	
151364	51a Grove Road	0	-63	-63																63	
160937	51a Grove Road	0	-70			-70														70	
141333	56 Grove Road	0	-32	-32																32	
EB/2013/0075	5-7 Cavendish Place	0	-472														-472			472	
160512	67-69 Seaside Road	130	0	-130															130		
150549	68 Willingdon Road	55	0	-55					55												
150537	70 Seaside	87	0	0																	
141349	70 Susans Road	0	-73	-73																73	
130533	76 Firle Road	0	-53						-53											53	
150397	7-9 Finmere Road	566	0									566								-566	
150538	79 Seaside	0	-50	-50																50	
160016	88 Terminus Road	122	0	-122																122	
150477	Caffyns Hammonds Drive	0	-333																	-333	333
140958	Cosmetica, 5 Faraday Close	1746	-3391	1746								-	5137								
151163	Eastbourne College	26	26																	26	
140044	Gildredge Park Bowls Club	90	90																90		
151303	Gloucester House, 9	0	-385						-385											385	

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	
Gloucester Mews																				
EB/2012/07 24	Land rear of 2-18 Clarence Road	0	-680								-680									680
161289	Langney Shopping Centre Kingfisher Drive	165	0	-165																165
120665	Lathom House Hotel, 4-6 Howard Square	0	-1455																-1455	1455
160142	Le Mer, 7 Marine Road	0	-150																-150	150
150574	Parkland Infant School Brassey Avenue	50	50																	50
150457	Seaside Garage 10- 16 Fairlight Road	0	-373																	-373
150600	Sports Ground, Shinewater Lane	46	46																	46
140288	St Andrews School 72 Meads Street	1173	1173																	1173
160121	Sunnydene, 60 Ceylon Place	115	0																	-115
141595	The Arndale Centre	51	51	51																
151206	Unit 1, Hawthorn Road	227	0	227																-227
161322	Unit 2 Pacific House	59	0																	-59
EB/2011/03 21	Window Designs, Fort Road	190	70																	70
Total		9,300	-8,311	873	17	-154	29	169	2,192	0	3,453	4,944	2,843	0	2,351	0	-577	1,441	-12	6,689

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 2017

Site Ref	Site name	Identif ied?	Neighbourhood	Source	Total Net Dwellings	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
170801	Veritek House, Edgeland Terrace	Yes	Hampden Park	Commitment	11	0	0	5	6	0	0
151170	Land at Sumach Close	Yes	Hampden Park	Construction	13	13	0	0	0	0	0
160129	Corner House, 69 Percival Crescent	No	Hampden Park	Construction	1	1	0	0	0	0	0
161298	30 Brodrick Road	No	Hampden Park	Construction	1	1	0	0	0	0	0
HA46	6 Elm Grove	Yes	Hampden Park	SHELAA	1	0	0	0	0	0	1
HA47	22 Rosebery Avenue	Yes	Hampden Park	SHELAA	1	0	0	0	0	0	1
HA29	Former St Luke's Church, Elm Grove	Yes	Hampden Park	SHELAA	4	0	0	0	0	0	4
160150	Woods Cottages, Langney Rise	No	Langney	Awaiting s106	8	0	0	0	0	8	0
170634	1 Goldsmith Close	No	Langney	Commitment	1	0	0	1	0	0	0
160861	Wayside Stores Priory Road	No	Langney	Commitment	4	0	0	4	0	0	0
140084	2 Priory Road	No	Langney	Construction	4	0	4	0	0	0	0
LA33	Land adjacent 2 Sevenoaks Road	Yes	Langney	SHELAA	1	0	0	0	0	0	1
LA34	Land within curtilage of 77 Wordsworth Drive	Yes	Langney	SHELAA	1	0	0	0	0	0	1
EP23	Land off Sevenoaks Road, Eastbourne	Yes	Langney	SHELAA	6	0	0	0	0	0	6
LA02	Adjacent Langney Shopping Centre	Yes	Langney	SHELAA	15	0	0	0	0	0	15
160401	5 Denton Road	No	Meads	Commitment	1	0	1	0	0	0	0
160456	Alexandra Hotel, King Edwards Parade	No	Meads	Commitment	1	0	1	0	0	0	0
151175	The Meads Club 75 Meads Road	No	Meads	Commitment	2	0	2	0	0	0	0
161308	Ravelston Grange 10 Denton Road	No	Meads	Commitment	9	0	9	0	0	0	0

Site Ref	Site name	Identified?	Neighbourhood	Source	Total Net Dwellings	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
150096	Birley House 13 College Road	No	Meads	Construction	3	3	0	0	0	0	0
130133	28 Grange Road	No	Meads	Construction	6	0	6	0	0	0	0
151134	Courtlands Hotel, Wilmington Gardens	No	Meads	Construction	15	0	15	0	0	0	0
160178	Falconhurst, 16 Jevington Gardens	No	Meads	Construction	3	3	0	0	0	0	0
150298	14 Jevington Gardens	No	Meads	Construction	4	4	0	0	0	0	0
ME05	Wood Winton, 63A Silverdale Road	Yes	Meads	SHELAA	3	0	0	0	0	0	3
160645	The Vintry, Farlaine Road	No	Ocklynge & Rodmill	Commitment	1	0	1	0	0	0	0
151382	Land at Rodmill Drive	Yes	Ocklynge & Rodmill	Commitment	4	0	0	4	0	0	0
170058	1 Stuart Avenue	No	Ocklynge & Rodmill	Construction	1	1	0	0	0	0	0
150889	1 Crown Street	No	Old Town	Commitment	3	0	3	0	0	0	0
150342	The Drive 153 Victoria Drive	No	Old Town	Construction	1	1	0	0	0	0	0
150092	The Drive, 153 Victoria Drive	No	Old Town	Construction	2	2	0	0	0	0	0
160825	5 Wessex Place	No	Old Town	Construction	3	3	0	0	0	0	0
151011	2a St Marys Road	No	Old Town	Construction	3	3	0	0	0	0	0
140153	Land within curtilage of 35 Mevill Lane	No	Ratton & Willingdon Village	Construction	1	1	0	0	0	0	0
170039	2 Ecmoad Road	No	Roselands & Bridgemere	Commitment	1	0	1	0	0	0	0
171072	4 Churchdale Road (SeaScrew)	No	Roselands & Bridgemere	Commitment	1	0	0	1	0	0	0
170224	84-90 Northbourne Road	No	Roselands & Bridgemere	Commitment	8	0	0	8	0	0	0
130708	2-4 Moy Avenue	Yes	Roselands & Bridgemere	Commitment	36	0	0	20	16	0	0
160411	Fitzmaurice Mews, Fitzmaurice Avenue	Yes	Roselands & Bridgemere	Construction	6	6	0	0	0	0	0

Site Ref	Site name	Identified?	Neighbourhood	Source	Total Net Dwellings	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
161010	Land to the rear of Wesley Place, Ringwood Road	No	Roselands & Bridgemere	Construction	5	5	0	0	0	0	0
140071	Land At Rear And To Side Of No. 2 Ringwood Road	Yes	Roselands & Bridgemere	Construction	7	7	0	0	0	0	0
RO17	Land adjacent to 4 Mortimer Road	Yes	Roselands & Bridgemere	SHELAA	1	0	0	0	0	1	0
RO18	60 Northbourne Road	Yes	Roselands & Bridgemere	SHELAA	1	0	0	0	0	1	0
RO19	Land at rear of 1 Windermere Crescent	Yes	Roselands & Bridgemere	SHELAA	1	0	0	0	0	1	0
161127	39 Winchcombe Road	No	Seaside	Commitment	1	0	1	0	0	0	0
161394	259 Seaside	No	Seaside	Commitment	1	0	1	0	0	0	0
170087	15 Beamsley Road	No	Seaside	Commitment	1	0	0	1	0	0	0
170548	16 Seabeach Lane	No	Seaside	Commitment	1	0	0	1	0	0	0
170680	1b Carlton Road	No	Seaside	Commitment	1	0	0	1	0	0	0
170758	14 Seabeach Lane	No	Seaside	Commitment	1	0	0	1	0	0	0
170881	Flat 4, Holmdale, 93 Pevensey Road	No	Seaside	Commitment	1	0	0	1	0	0	0
170898	Halton House, 56 Latimer Road	No	Seaside	Commitment	1	0	0	1	0	0	0
171010	84 Seaside	No	Seaside	Commitment	1	0	0	1	0	0	0
161006	136-138 Seaside	No	Seaside	Commitment	3	0	3	0	0	0	0
160794	Unit 2 Fort Lane	No	Seaside	Commitment	7	0	7	0	0	0	0
170009	2a Cavendish Avenue	No	Seaside	Commitment	7	0	0	7	0	0	0
141346	183a Langney Road	No	Seaside	Commitment	9	0	0	9	0	0	0
141521	Heatherleigh Hotel, Royal Parade	No	Seaside	Commitment	16	0	16	0	0	0	0
151291	21a Manifold Road	No	Seaside	Construction	4	4	0	0	0	0	0

Site Ref	Site name	Identified?	Neighbourhood	Source	Total Net Dwellings	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
161130	Marine Lodge 13 Marine Road	No	Seaside	Construction	6	6	0	0	0	0	0
130987	Senlac House 53-59 Seaside	No	Seaside	Construction	8	0	8	0	0	0	0
161022	44 Seaside	No	Seaside	Construction	1	1	0	0	0	0	0
161473	196 Seaside	No	Seaside	Construction	1	1	0	0	0	0	0
170276	315 Seaside	No	Seaside	Construction	1	1	0	0	0	0	0
160332	182-184 Seaside	No	Seaside	Construction	2	2	0	0	0	0	0
141439	22-24 Langney Road	No	Seaside	Construction	4	4	0	0	0	0	0
SE06	1 Melbourne Road and 2 Sydney Road	Yes	Seaside	SHELAA	3	0	0	0	0	3	0
SE58	Nirvana Private Hotel, 32 Redoubt Road	Yes	Seaside	SHELAA	3	0	0	0	0	3	0
160718	2 Snowdon Close	No	Shinewater & North Langney	Commitment	1	0	1	0	0	0	0
161280	Land fronting Friday Street at Borough Boundary	No	Shinewater & North Langney	Commitment	2	0	2	0	0	0	0
160224	Land off Oak Tree Lane	Yes	Shinewater & North Langney	Construction	2	2	0	0	0	0	0
131002	Sovereign Harbour - Site 1	Yes	Sovereign Harbour	Construction	70	0	10	0	0	40	20
131002	Sovereign Harbour - Site 7c	Yes	Sovereign Harbour	Construction	72	0	0	20	20	32	0
131002	Sovereign Harbour - Site 8	Yes	Sovereign Harbour	Construction	8	8	0	0	0	0	0
170984	4 Aylesbury Avenue	No	St Anthony's & Langney Point	Commitment	1	0	0	1	0	0	0
160595	35 Wallis Avenue	No	St Anthony's & Langney Point	Construction	1	1	0	0	0	0	0
EB/2012/0615	The Lodge Inn, 559 Seaside	Yes	St Anthony's & Langney Point	Construction	5	0	0	5	0	0	0
160615	4-6 Old Orchard Road	No	Summerdown & Saffrons	Commitment	1	0	1	0	0	0	0

Site Ref	Site name	Identified?	Neighbourhood	Source	Total Net Dwellings	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
EB/2012/0748	2 Upland Road	No	Summerdown & Saffrons	Commitment	1	0	1	0	0	0	0
170036	Central Methodist Church, Langney Road	No	Town Centre	Awaiting s106	10	0	0	0	10	0	0
170156	St Andrews United Reformed Church, Cornfield Lane	No	Town Centre	Awaiting s106	35	0	0	0	35	0	0
160202	Rear of 110 Longstone Road	No	Town Centre	Commitment	1	0	1	0	0	0	0
160242	32-34 Cornfield Road	No	Town Centre	Commitment	1	0	1	0	0	0	0
170341	12 North Street	No	Town Centre	Commitment	1	0	0	1	0	0	0
170621	2 Hardwick Road	No	Town Centre	Commitment	1	0	0	1	0	0	0
170757	29 Grove Road	No	Town Centre	Commitment	1	0	0	1	0	0	0
170786	Pisces House, 3 Cornfield Terrace	No	Town Centre	Commitment	1	0	0	1	0	0	0
141054	8 Gildredge Road	No	Town Centre	Commitment	2	0	2	0	0	0	0
141531	Greencoate House 32 St Leonards Road	No	Town Centre	Commitment	2	0	2	0	0	0	0
141568	17 Cornfield Road	No	Town Centre	Commitment	2	0	2	0	0	0	0
150478	7c Bolton Road	No	Town Centre	Commitment	2	0	2	0	0	0	0
151249	26 Terminus Road	No	Town Centre	Commitment	2	0	2	0	0	0	0
151361	56b Grove Road	No	Town Centre	Commitment	2	0	2	0	0	0	0
161216	43 South Street	No	Town Centre	Commitment	2	0	2	0	0	0	0
170014	90a Tideswell Road	No	Town Centre	Commitment	2	0	2	0	0	0	0
150517	45 Susans Road	No	Town Centre	Commitment	3	0	3	0	0	0	0
170144	24 Hyde Road	No	Town Centre	Commitment	3	0	3	0	0	0	0
170286	164-168 Ashford Road	No	Town Centre	Commitment	3	0	0	3	0	0	0
170598	12 Trinity Trees	No	Town Centre	Commitment	3	0	0	3	0	0	0
150050	4 Pevensey Road	No	Town Centre	Commitment	4	0	4	0	0	0	0

Site Ref	Site name	Identified?	Neighbourhood	Source	Total Net Dwellings	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
150050	4 Pevensey Road	No	Town Centre	Commitment	4	0	4	0	0	0	0
161153	21 Langney Road	No	Town Centre	Commitment	4	0	4	0	0	0	0
161278	4a Wellesley Road	No	Town Centre	Commitment	4	0	0	4	0	0	0
161485	102a Tideswell Road	No	Town Centre	Commitment	4	0	0	4	0	0	0
170870	11 Lascelles Terrace	No	Town Centre	Commitment	4	0	0	4	0	0	0
170874	4 Hyde Gardens	No	Town Centre	Commitment	4	0	0	4	0	0	0
150992	Garages between 5 and 10 North Street	No	Town Centre	Commitment	5	0	5	0	0	0	0
160056	Regent Hotel 3 Cavendish Place	No	Town Centre	Commitment	5	0	5	0	0	0	0
151201	Map House 34-36 St Leonards Road	No	Town Centre	Commitment	6	0	6	0	0	0	0
160751	17-18 Lushington Lane	No	Town Centre	Commitment	6	0	6	0	0	0	0
150141	Land to rear of 48 St Leonards Road	No	Town Centre	Commitment	7	0	7	0	0	0	0
150598	Map House 36-38 St Leonards Road	No	Town Centre	Commitment	10	0	10	0	0	0	0
141527	Greencoate House 22 St Leonards Road	No	Town Centre	Commitment	12	0	12	0	0	0	0
160337	St Anne's House 2 St Anne's Road	No	Town Centre	Commitment	35	0	35	0	0	0	0
150803	7 Upperton Road	No	Town Centre	Commitment	61	0	0	61	0	0	0
161465	Flat 8 Sia Court 49 Pevensey Road	No	Town Centre	Construction	1	1	0	0	0	0	0
151363	6 Cornfield Terrace	No	Town Centre	Construction	2	2	0	0	0	0	0
160437	219 Terminus Road	No	Town Centre	Construction	2	2	0	0	0	0	0
160758	41 Susans Road	No	Town Centre	Construction	2	2	0	0	0	0	0
160076	157 Terminus Road	No	Town Centre	Construction	4	4	0	0	0	0	0
160798	62a Tideswell Road	No	Town Centre	Construction	4	4	0	0	0	0	0
160832	Alley House, 99a Cavendish Place	No	Town Centre	Construction	4	4	0	0	0	0	0
140036	6 Bolton Road	No	Town Centre	Construction	1	1	0	0	0	0	0
141087	41 South Street	No	Town Centre	Construction	1	1	0	0	0	0	0

Site Ref	Site name	Identified?	Neighbourhood	Source	Total Net Dwellings	2017 /18	2018 /19	2019 /20	2020 /21	2021 /22	2022 /23
141159	37 Grove Road	No	Town Centre	Construction	1	1	0	0	0	0	0
150031	6 Cornfield Terrace	No	Town Centre	Construction	1	1	0	0	0	0	0
130396	2 The Avenue	No	Upperton	Commitment	1	0	1	0	0	0	0
141112	Hurst Arms 76 Willingdon Road	No	Upperton	Commitment	1	0	1	0	0	0	0
160100	Crossways, 35 Prideaux Road	No	Upperton	Commitment	1	0	1	0	0	0	0
170019	46 Upperton Road	No	Upperton	Commitment	1	0	1	0	0	0	0
160036	70 Kings Drive	No	Upperton	Commitment	2	0	0	0	2	0	0
160917	70 Kings Drive	No	Upperton	Commitment	2	0	2	0	0	0	0
161482	Preston Court 30 Upper Avenue	No	Upperton	Commitment	2	0	2	0	0	0	0
170878	Chantry House, 22 Upperton Road	No	Upperton	Commitment	2	0	0	0	2	0	0
151295	Cedar House 29 Bedfordwell Road	No	Upperton	Commitment	6	0	6	0	0	0	0
160768	2 Enys Road	No	Upperton	Commitment	6	0	6	0	0	0	0
170037	12 Eversfield Road	No	Upperton	Commitment	8	0	8	0	0	0	0
161448	2 Mill Gap Road	No	Upperton	Commitment	9	0	0	0	9	0	0
161312	20 Upperton Road	No	Upperton	Commitment	56	0	0	56	0	0	0
170527	20 Upperton Road	No	Upperton	Commitment	73	0	0	0	73	0	0
130907	Bedfordwell Road Depot	Yes	Upperton	Commitment	102	0	0	0	50	52	0
170340	Bramble Guest House, 16 Lewes Road	No	Upperton	Construction	1	0	0	0	1	0	0
151349	Ashberry Court, 39 Lewes Road	No	Upperton	Construction	9	9	0	0	0	0	0
140833	Twin English Centre, 25 St Anne's Road	No	Upperton	Construction	11	11	0	0	0	0	0
TOTAL					1,023	127	244	235	224	141	52