

Eastbourne AUTHORITY MONITORING REPORT 2017 - 2018



December 2018



EASTBOURNE AUTHORITY MONITORING REPORT 2017/2018

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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 2017 – 31st March 2018. 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

Legislation requires local planning authorities to undertake a review of a local plan every five years starting from the date of adoption. As the Eastbourne Core Strategy Local Plan was adopted in February 2013, it is now more than five years old and as such has been reviewed. The review determined that the Core Strategy required updating and a timetable for the preparation of a new Eastbourne Local Plan is set out in the Local Development Scheme.

During the monitoring year, a new Statement of Community Involvement (SCI) was adopted in July 2017 to replace the original one that was adopted in 2006. The Council also adopted a new Affordable Housing Supplementary Planning Document (SPD) in November 2017 to provide additional advice on the interpretation of the Core Strategy policy on affordable housing.

The preparation of the new Eastbourne Local Plan is behind the schedule set in the Local Development Scheme (LDS). Progress on the formal consultation stage of the Local Plan production has been delayed, due to delays in the production of evidence studies and significant changes in national planning policy.

The Council intends to publish a new Local Development Scheme covering the period 2019 to 2022 in early 2019. This will set out the timeframe for the preparation of the new Local Plan.

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. This is the second year of collections within a monitoring period, with £30,502.99 being collected in this monitoring period and a cumulative total of £46,418.37. None of this CIL money has yet been spent.

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 third base period (31st October 2017 to 30th October 2018), an additional 15 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.

Neighbourhood Plans

Neighbourhood Planning is a tier of the planning system introduced by the Localism Act 2011. It provides an opportunity for local communities to shape development in their area by preparing Neighbourhood Development Orders or Neighbourhood Plans. The take up of Neighbourhood Planning since its introduction has been relatively consistent across rural, Parished areas in England. Its implementation in urban un-Parished areas, however, has been less frequent.

Eastbourne, as an urban and un-Parished area does not currently have any community groups seeking to engage in Neighbourhood Planning, although the Council is committed to supporting groups who do wish to engage in Neighbourhood Planning. As long as no Neighbourhood Plans or Orders are in development, these provisions will not provide a key performance indicator for the purposes of the AMR, however any progress would be noted.

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 2,576 new homes were delivered prior to the start of the 2017/2018 monitoring year.

Eastbourne delivered a total of 126 net additional dwellings over the monitoring year, which is under the annual target set out in the Core Strategy. Housing was delivered across 42 sites; however only six 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. 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 three of the neighbourhoods exceeded their annual housing target during the monitoring year: **Roselands & Bridgemere, Hampden Park and St Anthony's & Langley Point. St Anthony's & Langley Point neighbourhood has now exceeded its neighbourhood target**, although it was a relatively low target compared to other neighbourhoods

Commercial development

The Employment Land Local Plan sets a revised target of 48,750 sqm for employment floorspace. In the first six years of the plan period since 2012, 12,483 sqm of net employment floorspace was delivered towards the target.

During the monitoring year 2017/2018, there was a net loss of 2,746 sqm of employment uses. The re-development of 44-48 East Dead Road resulted in a loss of 1180 sqm of B1c use, where a car mechanic was replaced with a residential care home. The loss of employment (B1c) use to residential institutions (C2) amounts to 2,444 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 17 planning applications within or abutting designated sites or reserves, and 8 applications within or abutting identified priority habitats. However infringement as a result of development was negligible on designated sites or reserves.

Five Year Housing Land Supply

Due to the Eastbourne Core Strategy Local Plan now being more than five years old, the 2018 NPPF requires that the Five Year Housing Land Supply be calculated against the Local Housing Need calculated using the standard method. For Eastbourne, this equates to 640 homes per year.

The delivery of 74% of the housing requirement over the previous three years shows a record of persistent under delivery, and therefore a 20% buffer should be added to the five year requirement in accordance with the NPPF. Therefore the five year housing requirement amounts to 3,840 homes.

Eastbourne has a five year land supply of 1,175 homes against this new figure, which includes sites with permission, sites with a resolution to grant and sites that have been assessed in the Strategic Housing & Employment Land Availability Assessment as deliverable, plus a windfall allowance. This means that Eastbourne can only demonstrate a 1.57 year supply of housing land.

Monitoring of Local Plans

Overall the performance of the Core Strategy and Town Centre Local Plan has been mixed during the monitoring year. There was good performance on some of the indicators, with three neighbourhoods exceeding their annual housing delivery target, and continued high levels of retail use within the Beacon (formally 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, some of which are currently underway.

Overall, the main concern continues to be the delivery of housing against the Core Strategy target. Total delivery is now 178 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 in comparison to 2015/2016; and fell short of the annual target. Delivery continues to fall and is likely to decrease further in 2017/2018, based on the poor delivery in the first two quarters. Falling housing delivery and lack of sites coming forward is reflected in the five year housing land supply showing 1.57 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 Beacon Centre (formally Arndale) redevelopment, will help deliver 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 1st April 2017 to 31st March 2018. 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 31st March 2018 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 Section 6 looks at the role of Neighbourhood Plans within Eastbourne.
- 1.13 Section 7 assesses the key performance indicators in relation to residential development, commercial development and the environment.
- 1.14 Section 8 describes the current supply of housing within the Borough.
- 1.15 Section 9 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.**
- 1.16 Section 10 is the conclusions and recommendations from the data gathered during this monitoring period.

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.

Local Plan Five Year Review

- 2.3 Amendments to the Town and Country Planning (Local Planning) (England) Regulations in December 2017 now require local planning authorities to undertake a review of a local plan every five years starting from the date of adoption.
- 2.4 In completing this review, the local planning authority must decide either:
- that their policies do not need updating and publish their reasons for this decision; and/ or
 - that one or more policies do need updating, and update their Local Development Scheme to set out the timetable for this revision.
- 2.5 The five year anniversary of the Eastbourne Core Strategy Local Plan was on 20th February 2018.
- 2.6 At the five year anniversary, it was determined that the Eastbourne Core Strategy Local Plan required updating due to the under delivery of housing against the housing requirement set out in the plan, an increase in the housing need requirement calculated through the Local Housing Need standard method, and the lack of a five year housing land supply.
- 2.7 A timetable for the preparation of a new Eastbourne Local Plan to replace the Eastbourne Core Strategy Local Plan was already set out in the Local Development Scheme 2017-2020.

Progress April 2017 – March 2018

- 2.8 A new Statement of Community Involvement (SCI) was prepared in the monitoring year. A review of the SCI was required in order to update the previous SCI, which was adopted in 2006, in light of change in national policy and legislation and to ensure that the local community and other stakeholders are provided with opportunities to 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 Following the conclusion of the consultation, the new SCI was formally adopted by the Council on 19 July 2017.
- 2.10 The Council prepared a new Affordable Housing SPD to update the position relating to affordable housing contributions sought from development, as a result of changes in national policy and updated information on development viability. The Affordable Housing SPD provides 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 of affordable housing provision necessary from certain types of development.
- 2.11 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 has been on-going. This has included the preparation of a Sustainability Appraisal Scoping Report. Evidence-based studies have been prepared including a Strategic Housing & Employment Land Availability Assessment (SHELAA) and an Economic Development Needs Assessment (EDNA).

Progress April 2018 – December 2018

- 2.13 Evidence gathering for the Local Plan has been on-going, particularly involving a review of the SHELAA.
- 2.14 Work commenced on a review of the Community Infrastructure Levy (CIL) Charging Schedule. However, once initial scoping has been undertaken, it was determined that such a review would be more effectively undertaken alongside the preparation of the new Local Plan rather than ahead of it.
- 2.15 Due to changes in legislation in the Neighbourhood Planning Act 2017, the Council is legally required to include a policy of advice and assistance in Neighbourhood Planning in the SCI. The SCI, which was adopted in 2017, is therefore being updated to include the required information. A revised SCI was published for consultation on 24th October 2018.

Progress against Local Development Scheme

- 2.16 The AMR should monitor the progress of the production of Local Plans against the timetable specified in the Local Development Scheme (LDS).
- 2.17 The LDS was adopted just prior to the monitoring year to 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.
- 2.18 The timetable for the production of the Eastbourne Local Plan is set out in Table 1.

Table 1 - Eastbourne Local Plan timetable from LDS 2017-2020

Timetable specified in the LDS	<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
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- 2.19 Currently, the Eastbourne Local Plan is still in the evidence gathering stage. A number of evidence documents that will be used to inform the production of the Local Plan are currently being progressed. The Sustainability Appraisal Scoping Report is currently under production.
- 2.20 There are a number of reasons that the LDS timetable for the Eastbourne Local Plan has been not achieved, including delays in the production of evidence studies and the need to update them and significant changes in national planning policy.
- 2.21 The preparation of the Strategic Housing & Employment Land Availability Assessment (SHELAA) and the Economic Developments Needs Assessment (EDNA) took longer than anticipated and these were not completed until autumn 2017, which initially delayed the Issues and Options (Reg. 18) consultation.
- 2.22 Following the proposals for significant changes in national policy in the Housing White Paper, including those in relation to the duty to co-operate, in

autumn 2017, it was considered appropriate that the Eastbourne Local Plan be delayed so that it can take full account of these changes.

- 2.23 One of the changes was the introduction of Statements of Common Ground to address the duty to co-operate issue. 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).
- 2.24 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 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.
- 2.25 Eastbourne Borough Council is currently in discussions with Wealden District Council about how this can be progressed.
- 2.26 In addition, changes in staff resulting from the Joint Transformation Programme, and particularly changes to the Head of Planning post, has meant that the direction of work has not progressed as anticipated.
- 2.27 The Council intends to publish a new Local Development Scheme covering the period 2019 to 2022 in early 2019. This will set out the timeframe for the preparation of the new Local Plan.

Adopted Local Plans and Supplementary Planning Documents

- 2.28 The AMR should specify any Local Plan or Supplementary Planning Document that was adopted during the monitoring year and the date of adoption. There were no Local Plan adopted in the monitoring year, however a new Statement of Community Involvement and an Affordable Housing SPD were adopted in 2017/18.
- 2.29 Table 2 provides confirmation of the Local Plans and Supplementary Planning Documents that have been adopted, and the date on which they were adopted.

Table 2 - 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

- 2.30 The AMR should identify Local Plan policies that are no longer being implemented and state why it is not being implemented.
- 2.31 During the monitoring year, the Statement of Community Involvement that was originally adopted in 2006 (and updated in 2009) has been revoked as a result of the adoption of the new Statement of Community Involvement in July 2017.
- 2.32 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 in 2016, 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.

Joint Transformation Programme

- 3.4 Eastbourne Borough and Lewes District Councils have embarked on a three year business transformation programme to modernise services and generate significant savings for both Councils. The programme will see the introduction of a new business model with joint teams delivering shared services that deliver great outcomes for customers, and is known as the Joint Transformation Programme.
- 3.5 The purpose of the Joint Transformation Programme is the formation of two strong Councils through the full integration of management, services and ICT to:
- a) Protect Services - delivered to local residents while at the same time reducing costs for both Councils to together save £2.8m annually

- b) Greater strategic presence - create two stronger organisations which can operate more strategically within the region while still retaining the sovereignty of each Council
 - c) High quality, modern services - meet communities and individual customers' expectations to receive high quality, modern services focused on local needs and making best use of modern technology
 - d) Resilient services - building resilience by combining skills and infrastructure across both Councils.
- 3.6 The Planning Policy team became a shared service in April 2017, resulting in the creation of one single team delivering the planning policy function across both Councils and delivering separate Local Plans for each authority.
- 3.7 The Development Management function became a shared service in September 2018.

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 3 summarises the Eastbourne CIL Charging Schedule.

Table 3 - Eastbourne Charging Schedule

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

- 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 4 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 4 - 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	£57,807.65
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	n/a
4 (c) (ii)	Amount of CIL expenditure on each item	n/a
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)	n/a
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	£49,308.74
4 (d) (ii)	Total amount of CIL receipts retained from previous years other than the neighbourhood portion	£13,528.05
4 (d) (iii)	Total amount of CIL neighbourhood portion retained for the reported year	£8,498.91
4 (d) (iv)	Total amount of CIL neighbourhood portion retained from previous years	£2,387.30

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 5 shows the monies collected from 1st April 2015 to 31st March 2018.

Table 5 - CIL monies collected

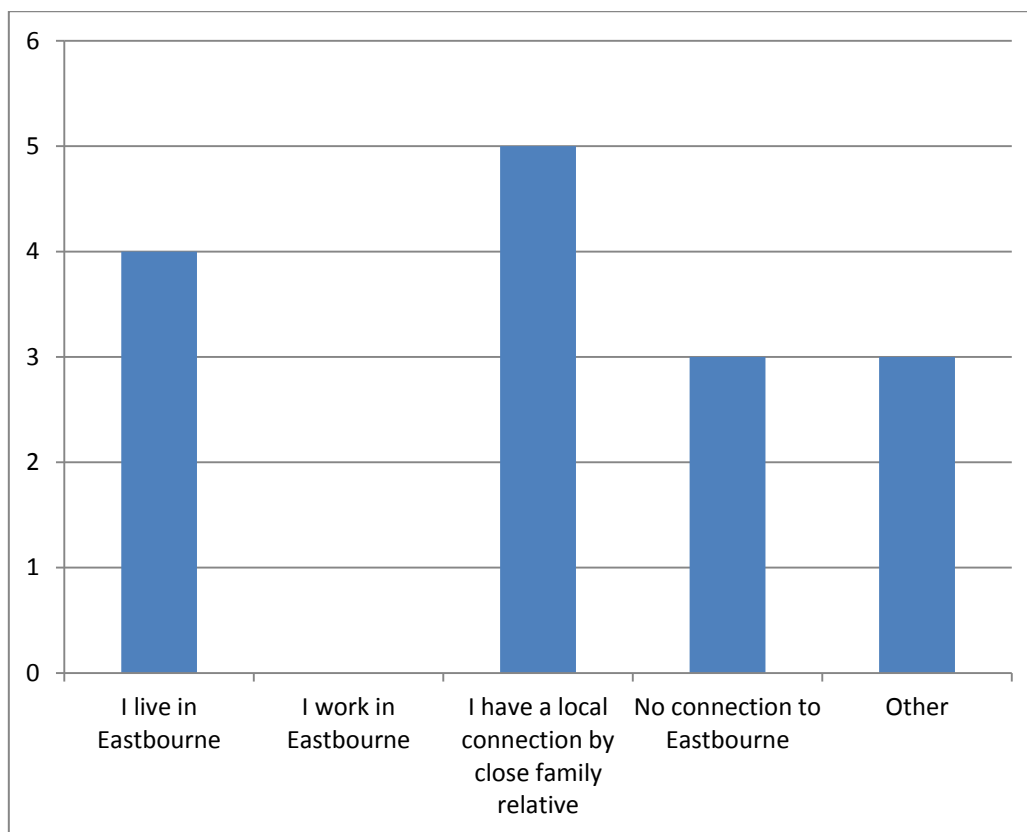
Pot	Balance	Projects funded
CIL Admin pot	£2890.38	£0
Neighbourhood CIL Pot	£8498.91	£0
County CIL Pot	£46,418.37	£0

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 most recent period (October 2017 to 30th October 2018), a total of 15 applications were made to the Self Build Register. Of these, 9 were entered onto Part 1 of the register, whilst 6 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 2021 to meet the demand arising from this period (31st October 2017 to 30th October 2018).

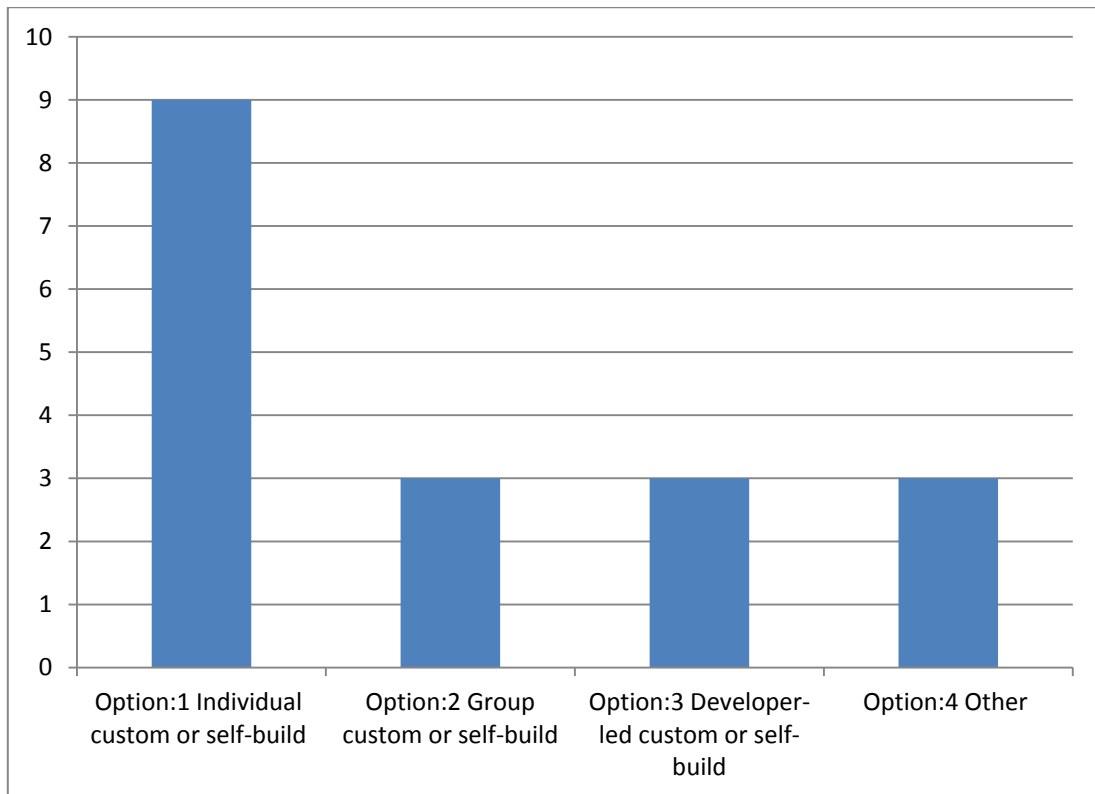
5.11 There have been a total of eight Self-Builds, one of which was in the first base period, and the remaining seven were from this base period.

5.12 The following analysis of the Self-Build Register applies onto to entries on Part 1 of the Register, those that have a local connection to Eastbourne or currently live there.

5.13 All 9 of the applicants on Part 1 of Self-Build Register have been individuals/single households.

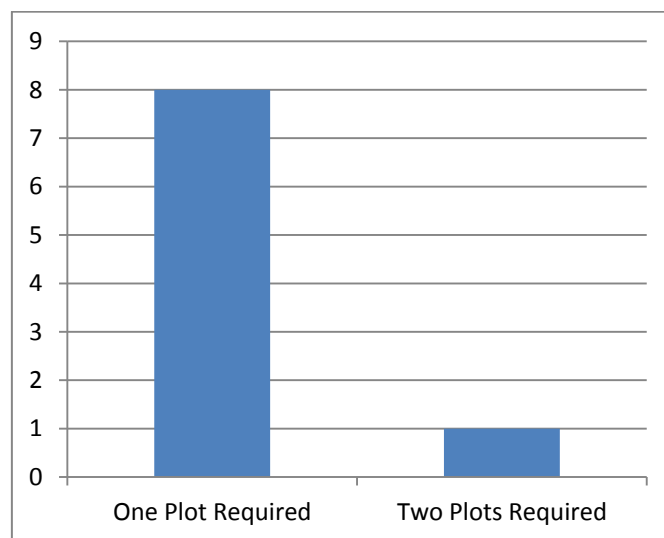
5.14 Figure 2 shows that all of entries on the Register have expressed an interested in an individual custom or self-build project. However there has been some interest in either group custom build or developer-led custom build, and other types of build, although all three of those categories have only been expressed as a preference by the same 3 applicants.

Figure 2 - Type of custom/self-build project



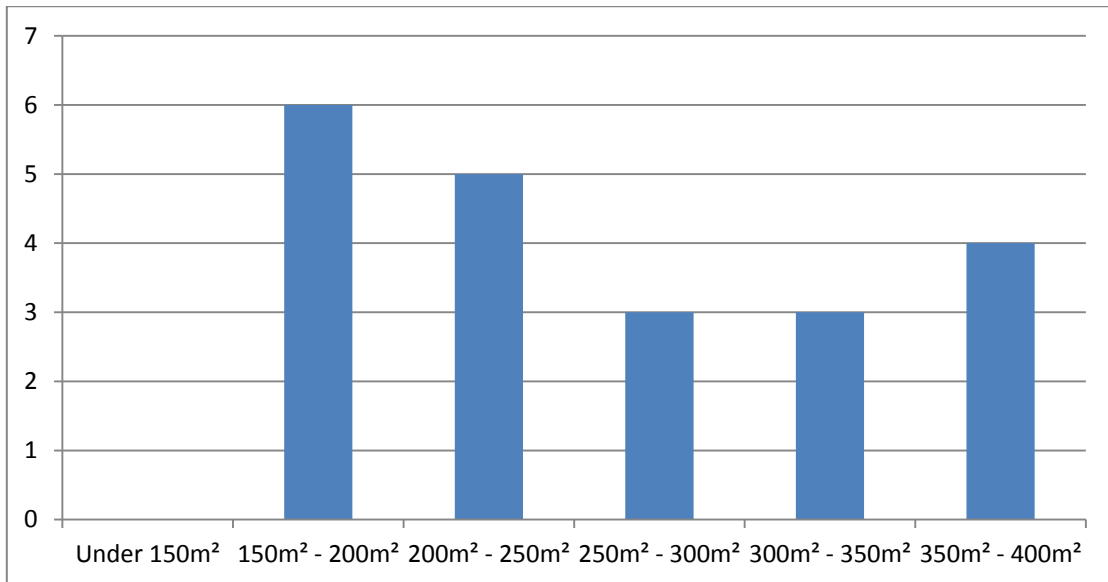
5.15 In total, there is a demand for 10 plots. Figure 3 displays that the vast majority of entries required a single plot (87.5%).

Figure 3 - Number of Serviced Plots Required



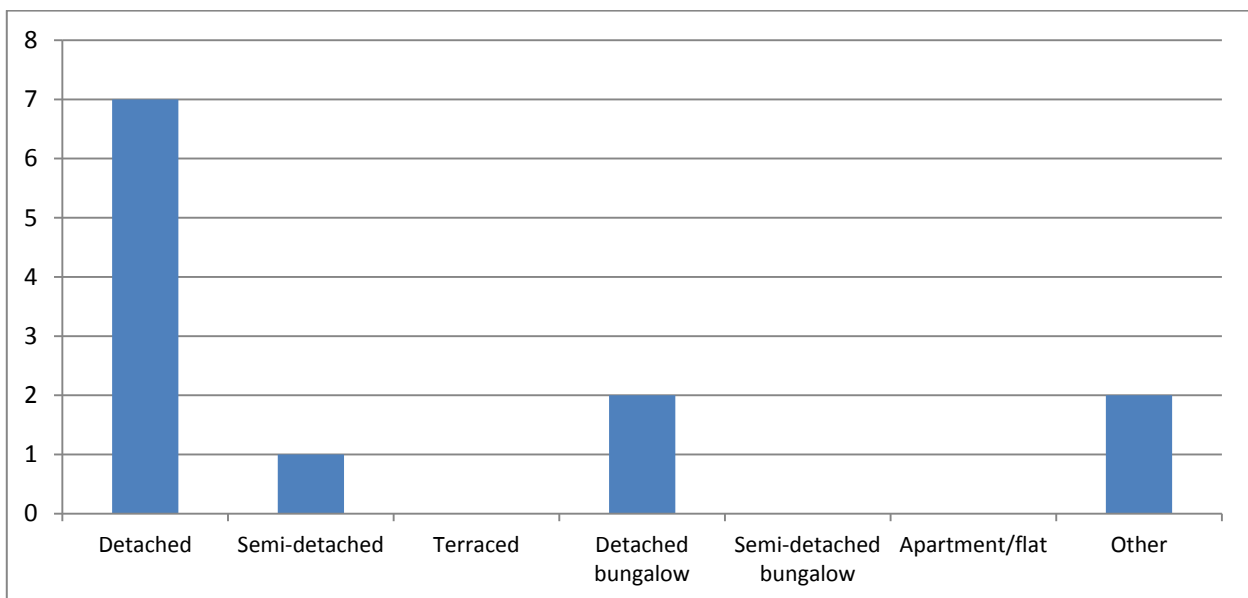
5.16 However there has been no consistent requirement for plot size, as shown in Figure 4. The most popular requirements for plot size are plots of between 150m² - 200m² and between 200m² - 250m². There is no demand for plots under 150m² in this period.

Figure 4 - Size of Plot Required



5.17 The most popular requirement of the type of housing is detached (53.3% of entries). There is no demand for self-built flats/apartments, semi-detached bungalows or terraced houses. This is shown in Figure 5.

Figure 5 – 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 10 self-build plots by 30th October 2021 to account for demand from the this period. Account should also be taken of the demand

for plots arising from entries on Part 2 of the Register, which accounts for an additional 10 plots.

- 5.19 At the end of this base period, there have been a total of 8 Self-Builds since the register was introduced.

6.0 Neighbourhood Plans

- 6.1 The Localism Act 2011 introduced the provision of Neighbourhood Planning and the Neighbourhood Planning (General) and (Referendums) Regulations 2012 (as amended) made the preparation and making of Neighbourhood Orders and Neighbourhood Development Plans possible. The legislation **empowers Parish/Town Councils or Neighbourhood Forums (as "Qualifying Bodies") to initiate the process for making a Neighbourhood Development Order or Plan.** It also places a duty on Local Planning Authorities to make a Neighbourhood Development Order or Plan within a specific timeframe, if there is a referendum vote in favour of the Order or Plan.
- 6.2 Neighbourhood Development Orders grant either site-specific planning permission(s) or grant planning permissions that relate to all or part of a designated Neighbourhood Area – for example, planning permission to build extensions to existing buildings. Neighbourhood Plans do not give planning permissions but instead set out policies in relation to the development and use of land in all or part of the Neighbourhood Area.
- 6.3 Eastbourne is not a Parished area; there are no Parish or Town Councils currently operating within it. As such, there are not any areas which are commonly recognisable as potential Neighbourhood Areas. To initiate the process for the preparation of a Neighbourhood Order or Plan, first a Neighbourhood Area must be designated by the Local Planning Authority. In Eastbourne, a body that could potentially be a Neighbourhood Forum would need to submit a relevant area designation application. The Council would consider the proposal and may decide it is appropriate or that some other area is more suitable for the purposes of Neighbourhood Planning (this is also **applicable in applications for "Business Areas", areas wholly or predominantly business in nature**).
- 6.4 With the exception of Community Right to Build Orders (which may be **prepared by "community organisations"**), **Neighbourhood Plans or Orders** must be prepared by a Neighbourhood Forum where a Parish/Town Council does not exist. There are specific criteria to which Neighbourhood Forums must meet in order to be designated by the Local Planning Authority.
- 6.5 During the monitoring year, no Neighbourhood Areas or Forums have been designated in Eastbourne as no relevant applications were submitted to the Council.
- 6.6 If Neighbourhood Planning were to be taken up by communities in Eastbourne, development proposals and their delivery would invariably be affected by the resultant planning documents. As Development Plan Documents, **'made' and post-referendum** (due to amendments brought into

force by the Neighbourhood Planning Act 2017) Neighbourhood Orders or Plans would have attained status as part of the statutory development plan.

- 6.7 Details of any adopted Neighbourhood Orders or Plans will be reportable in future AMRs in conformity with Regulation 34(4) of the 2012 Regulations. However, for as long as there is an absence of Neighbourhood Planning provision in Eastbourne, this will not be considered a key performance indicator for the purposes of the AMR.
- 6.8 Since the end of the monitoring year, a consultation has been undertaken on amendments to the Statement of Community Involvement (SCI) accommodate changes required by the Neighbourhood Planning Act 2017 regarding the duty to establish a policy as to how potential Neighbourhood Planning groups are to be supported and advised by the Council during the preparation or modification of their Orders/Plans.

7.0 Key Performance Indicators

Housing Development

Total Housing Delivery

- 7.1 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.
- 7.2 Eastbourne has delivered a total of 126 net additional dwellings over the 2017/2018 monitoring year. This is only 62% of the net housing delivered in the previous year, and is still below the annual target. Housing delivery over the monitoring year is outlined in Table 6.

Table 6 - Housing Delivery by Quarter

2017/18	Q1	Q2	Q3	Q4	Total
Gross Additional Dwellings	11	21	52	58	142
Net Additional Dwellings	5	16	49	56	126

- 7.3 There were 42 individual sites that contributed to the delivery of housing in the monitoring year, which is less than the 45 sites in the previous monitoring year. There were three completions that resulted in a net loss of one dwelling each. 79% of the sites that contributed a net gain including provided a net addition of 5 or less dwellings, and only seven sites contained more than 5 dwellings. 41.8% of the sites only delivered one net additional dwelling.
- 7.4 The two largest sites contributed 13 dwellings each (10% each). These sites were the Former Magistrates Court Land on the Avenue which has been developed into a block of flats, and the 13 flats developed at Sumach Close. The next largest development was 11 net additional units at 25 St Anne's Road. A full list of housing completions is provided in Appendix B.
- 7.5 The two previous monitoring periods (2015/2016 and 2016/2017) 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.

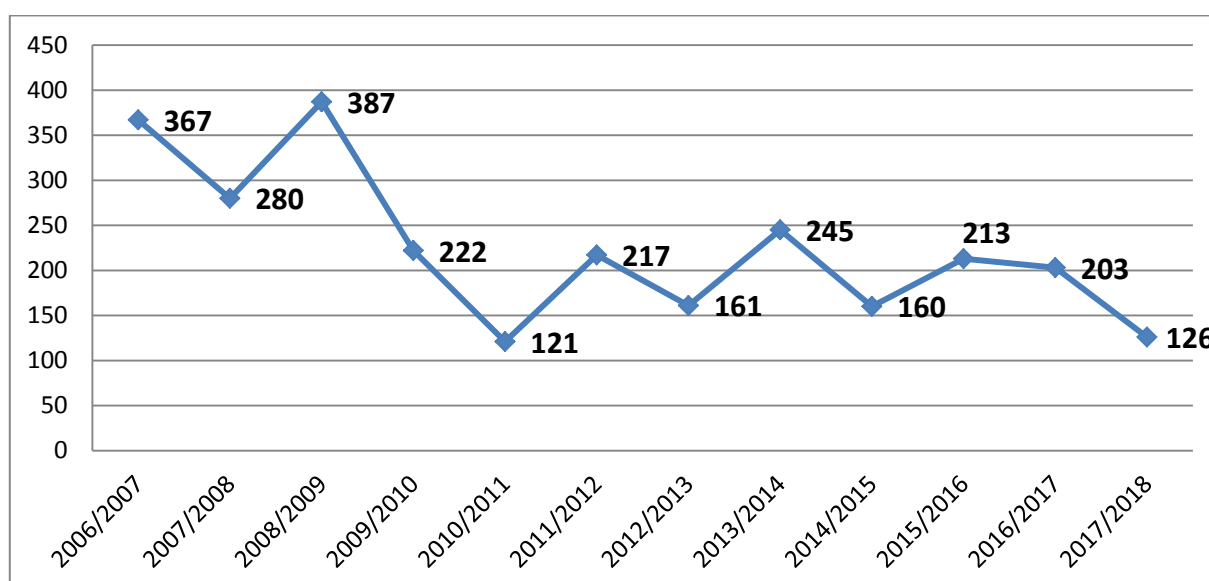
7.6 In the 12 years of the Core Strategy plan period, a total of 2703 net additional dwellings have been delivered in Eastbourne, against a cumulative annual target of 2,880 over this period (12 x 240). Therefore as at the end of 2017/2018, housing delivery is 178 dwellings below target.

Table 7 - 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
2017/2018	126	2,702	2,880	2,320

7.7 Figure 6 shows that the trend of housing delivery has been fluctuating in recent years, but this year represents the first consistent downward trend since the 2009 financial crash, and is the second worst year of delivery since then.

Figure 6 - Housing delivery since 2006



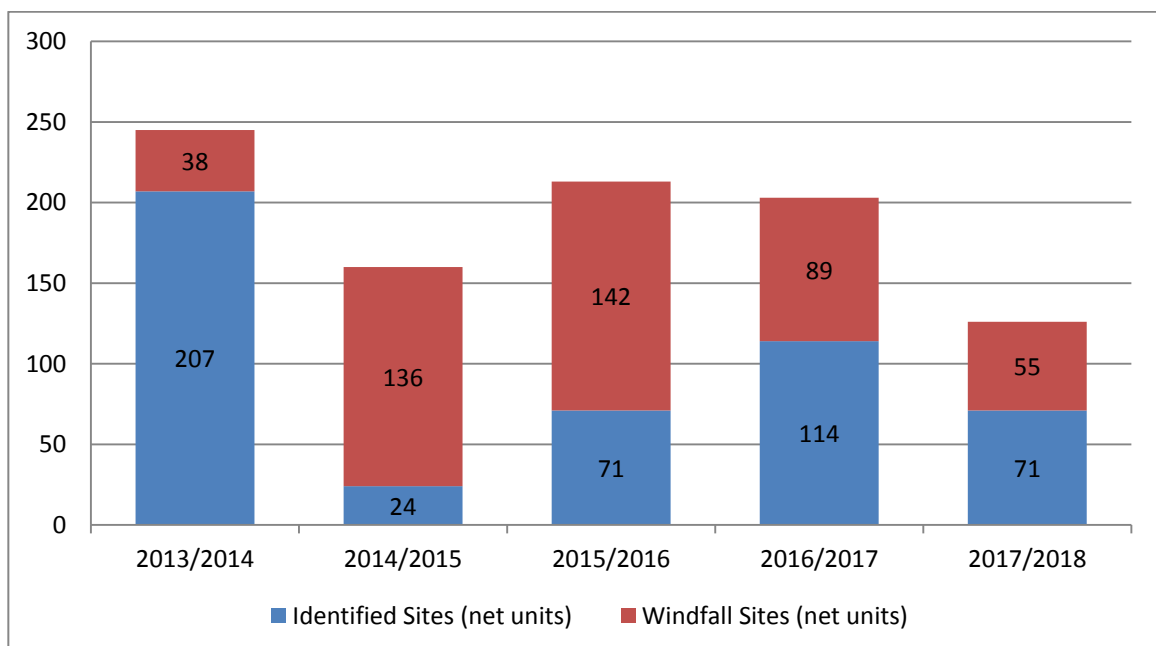
7.8 Table 8 and Figure 7 provide more detail on the residential completions for the last five years, providing a breakdown of identified sites and windfall sites. An identified site is one which was either formally allocated for residential development under Policy HO4 of the Eastbourne Borough Plan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

Year	Identified Sites (net units)	Windfall Sites (net units)	Total net additional dwellings
2013/2014	207	38	245
2014/2015	24	136	160
2015/2016	71	142	213
2016/2017	114	89	203
2017/2018	71	55	126
Total	487	460	987
Average	97.4	92	189.4

7.9 The number of windfall sites developed is at its lowest since 2013/2014, and is below the number of site within the SHLAA that have been developed. Both figures are below the five year average.

Figure 7 - Housing delivery over previous five years



7.10 Table 8 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 7. The reason for continuation of this trend is probably that the two largest developments (making a total of 20% of the net units) were windfall sites.

- 7.11 Housing delivery in the first two quarters of 2017/2018 has resulted in 41 net additional dwellings so far (see Table 9 below). This is a low level of delivery of housing, and amounts to just 17% of the annual target. The delivery of 41 units in the first half of the year is almost double the delivery halfway through the previous year, but still represents a significant shortfall toward the annual target.

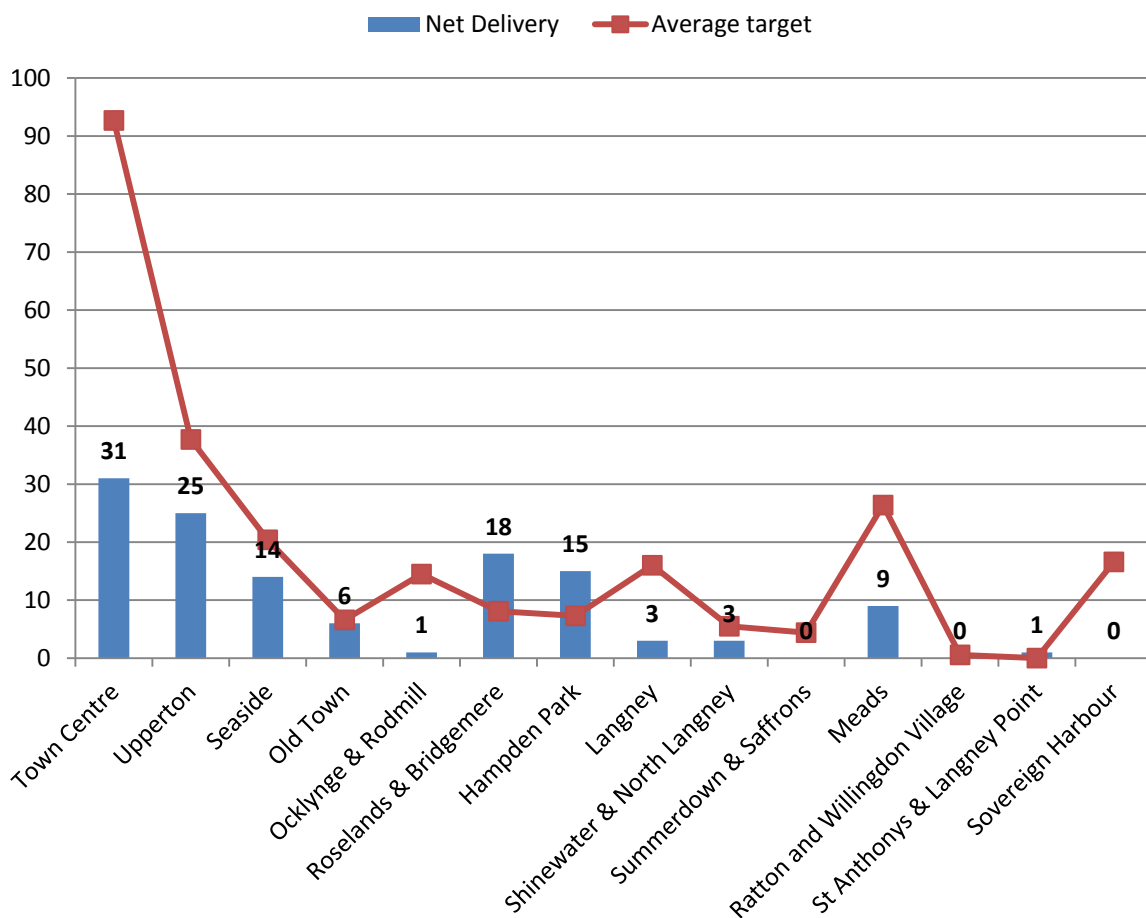
Table 9 - Housing delivery in first two quarters of 2018/2019

2018/2019	Q1	Q2	Total so far
Gross Additional Dwellings	26	20	46
Net Additional Dwellings	24	17	41

Housing Delivery by neighbourhood

- 7.12 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 8 shows the delivery of housing by neighbourhood over the monitoring period 2017/2018.
- 7.13 In 2017/2018, the Town Centre saw the highest housing delivery of the 14 neighbourhoods with an additional 31 units, though this was considerably less than the average target which should be achieved. Three neighbourhoods exceeded their annual average target (**St Anthony's & Langley Point**, Roselands and Bridgemere and Hampden Park). Three **Neighbourhoods'** (Sovereign Harbour, Summerdown & Saffrons and Ratton & Willingdon Village) did not contribute any net units.

Figure 8 - Housing delivery by neighbourhood



7.14 Table 10 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, Ocklynge & Rodmill and Ratton and Willingdon Village are now over halfway to meeting their respective neighbourhood targets.

Table 10 - Housing delivery by neighbourhood

Neighbourhood	Net Housing Delivery 2017/2018					Annual Average Target	Overall Target ¹	Total Delivered	Remaining ²
	Q1	Q2	Q3	Q4	Total				
1 Town Centre	1	10	7	13	31	92.7	1,190	355	835
2 Upperton	0	0	0	25	25	37.7	399	59	340
3 Seaside	3	2	8	1	14	20.4	448	264	184
4 Old Town	0	1	3	2	6	6.6	101	41	60
5 Ocklynge & Rodmill	0	0	0	1	1	14.5	258	127	131
6 Roselands & Bridgemere	-1	0	11	8	18	8.1	116	39	77
7 Hampden Park	0	0	13	2	15	7.3	84	24	66
8 Langney	1	2	0	0	3	16	178	34	144
9 Shinewater & North Langney	0	0	0	3	3	5.5	69	19	50
10 Summerdown & Saffrons	0	0	0	0	0	4.4	40	0	40
11 Meads	2	0	7	0	9	26.4	358	120	238
12 Ratton & Willingdon Village	0	0	0	0	0	0.55	12	7	5
13 St Anthony's & Langney Point	0	0	0	1	1	0	25	30	0
14 Sovereign Harbour	0	0	0	0	0	16.6	150	0	150
Total	6	15	49	56	126	256.75	3,428	1119	2,320

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

- 7.15 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 developments are limited and normally only relate to new dwellings in garden space. The Core Strategy sets a target of a minimum of 70% of housing provision to be delivered on Brownfield land.
- 7.16 111 units (88%) of the housing delivered in the 2017/2018 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%. Housing delivery of previously developed land is identified in Table 11.

Table 11 - 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%
2017/2018	88%
Average	90%

Affordable Housing

7.17 There were 14 net affordable housing units delivered during the 2017/2018 monitoring year, which is a significant decrease from the 60 net units delivered in the 2016/2017 year. Affordable housing was predominantly delivered on one site, Land at Sumach Close, as identified in Table 12.

Table 12 - Affordable Housing Completions

Site	Gross Affordable Completed	Net Affordable Completed
Flat 10, Wiltshire Court, Etchingham Road	1	1
Land at Sumach Close	13	13
Total	14	14

7.18 All of the affordable housing units delivered in 2017/2018 were for Affordable Rent as outlined in Table 13 below.

Table 13 - Affordable Housing Completions by type

Type of Affordable Housing	Net Completions 2017/2018
Affordable Rent	14
Shared Ownership	0
Shared Equity	0
Discounted Sale	0
Intermediate Rent	0
Other (e.g. tenure unknown)	0
Total	14

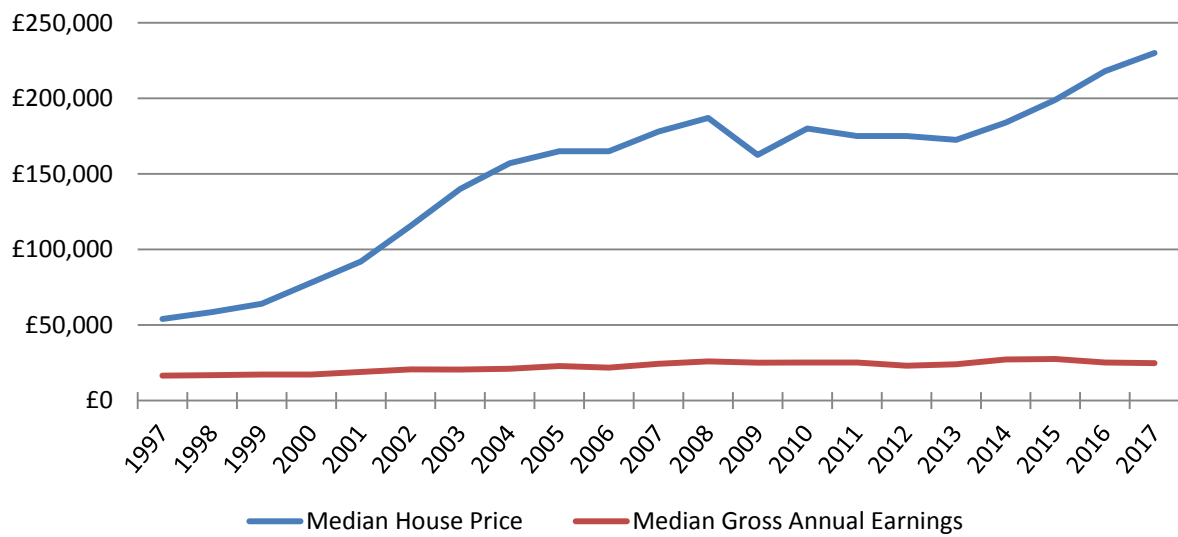
7.19 Affordable housing delivery over recent years has been reliant on large sites as these are the only development where affordable housing can be secured. A total of 164 affordable housing units have been delivered in the past five years (as shown in Table 14), and the average annual delivery is 33 units.

Table 14 - Affordable housing delivery over previous five years

Monitoring Year	Affordable Housing
2013/2014	37
2014/2015	24
2015/2016	30
2016/2017	60
2017/2018	14
Total	165
Average	33

- 7.20 Affordable housing is only required on developments that deliver over 10 dwellings. An Affordable Housing Supplementary Planning Document (SPD) has previously been produced in order to update the guidance on securing affordable housing and any necessary commuted sums. This threshold means that the delivery of affordable housing on smaller sites is unlikely, and as the majority of the development sites in Eastbourne are on these smaller sites, the delivery of affordable housing is less frequent.
- 7.21 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.
- 7.22 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.
- 7.23 The most recent data available is from September 2017, which is within our monitoring period. This identifies for Eastbourne, a median house price of £230,000 and median gross average workplace-based earnings of £24,696, giving an overall affordability ratio of 9.31. For comparison, the affordability ratio across the whole of England and Wales is 7.78, whilst in the South East region it is 10.26. In East Sussex it is 11.24.
- 7.24 Home ownership is becoming more unaffordable. Since 1997 (the period over which data is available), the affordability ratio for Eastbourne has risen from 3.29 to 9.31. This is due to constant increases in median house prices and the stagnation of median earnings, as highlighted in Figure . This is a similar pattern to the rest of the country.

Figure 9 - Median House Prices compared to Median Earnings



7.25 There was no update to the rental figures for this monitoring period. However, between 2014 and 2017, the average monthly rent in Eastbourne, across all types of accommodation, increased by 9.6% from £657 to £720. 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

7.26 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.

Commercial Development

Additional Employment Floorspace

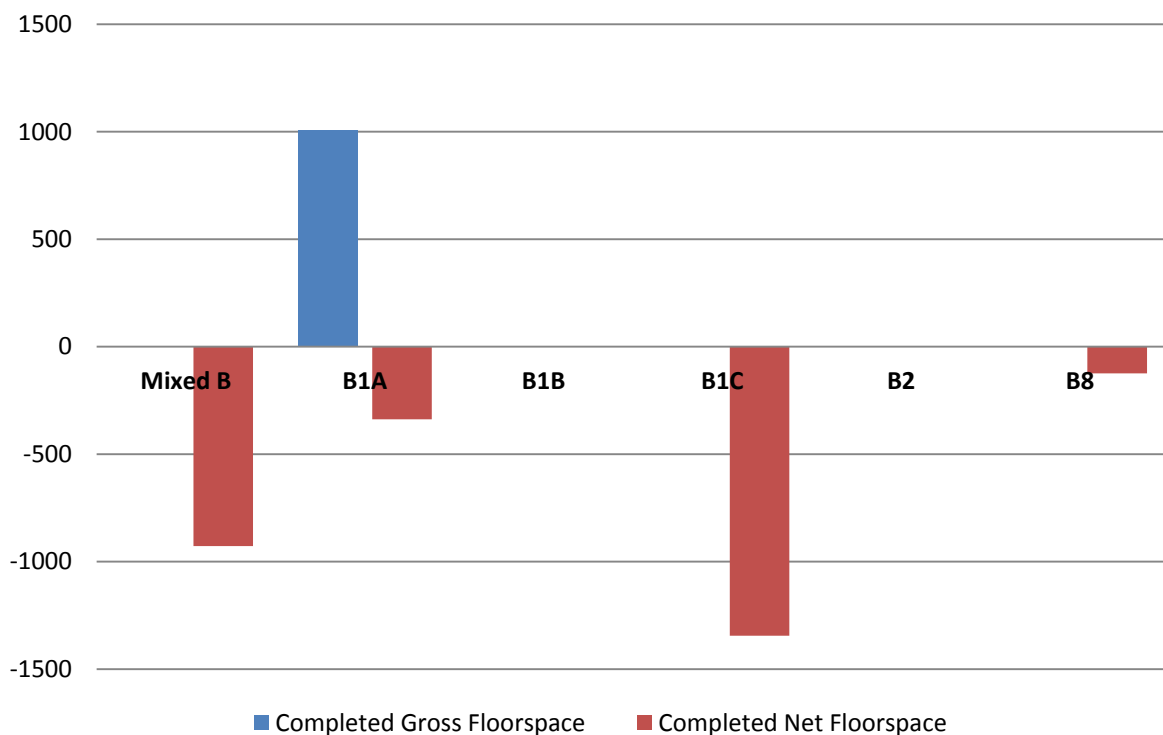
7.34 Employment floorspace is defined by class B1a (Office), B1b (Research & Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage & Distribution) uses.

7.35 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

7.36 Overall in the monitoring period, there was a gross delivery of 1,009 sqm of employment floorspace; however the overall net loss was 2,735 sqm. There was an overall loss of only storage and warehousing, (B8), light industrial (B1c) and general industrial (B2) space, and office (B1a) had an overall net gain. The increase in office space goes against the trend of recent years, where office space was lost to residential through the permitted development.

Figure 10 - Employment Floorspace completions in 2017/18



7.37 In comparison to the previous monitoring year, 2017/18 saw a lower gross delivery, but a lower net loss of employment space. The trend for an overall net loss of employment space continues from previous years. Figures for employment floorspace delivered over the monitoring year are outlined in Table 14.

Table 14 - Additional Employment Floorspace in 2017/18

2017/2018	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m²)	1,009	0	0	0	0	0	1,009
Net Floorspace (m²)	-338	0	-1,345	0	-124	-928	-2,735

7.38 There were 17 sites that involved a change in employment floorspace in the monitoring year. The largest loss of employment floorspace was the redevelopment of 44-48 East Dean Road, which resulted in the loss of 1,180 sqm of Class Use B1c. A full list of all commercial development completions is provided in Appendix C.

7.39 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 15.

Table 15 - Delivery against Employment Land Local Plan floorspace targets

Year	Industrial Estates	Town Centre	Sovereign Harbour	Total Delivered
2012/2013	2,654	0	0	2,654
2013/2014	-610	0	0	-610
2014/2015	4,997	0	0	4,997
2015/2016	-141	0	3,000	2,859
2016/2017	3,409	0	0	3,409
2017/2018	-905	79	0	-826
TOTAL	9,404	79	3,000	12,483

7.40 The monitoring year did not see any employment development delivered in Sovereign Harbour or the Industrial Estates designated areas, however there was 79 sqm delivered within the Town Centre.

7.41 There has been a total of 12,483 sqm of employment floorspace delivered in the first six 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

7.42 Once again, all employment development in the monitoring period was built on previously developed land, as shown in Table 16. This is the same as the previous six years, where 100% of employment floorspace has been built on previously developed land.

Table 16 - Employment floorspace on Previously Developed Land

2017/2018	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	1,009	0	0	0	0	0	1,009
% gross on PDL	100	n/a	n/a	n/a	n/a	n/a	100

Loss of Employment Land

7.43 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 3,657 sqm. This can be seen in Table 17.

7.44 A total of 2,444 sqm of employment space was lost to residential use, with 952 sqm (38.9%) previously being office use. Over half of the office to residential change of use was implemented under permitted development rights. The amount of office space lost to residential has decreased significantly from last year.

Table 17 - Loss of Employment Land

2017/2018	B1a	B1b	B1c	B2	B8	Mixed B	Total
To Non-B uses	395	0	105	0	0	800	1,300
To Residential	952	0	1,240	0	124	128	2,444

Employment Land Available

- 7.45 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.
- 7.46 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 18 - Employment Land Committed through Planning Permissions

2017/2018	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m²)	585	0	0	190	5,018	0	5,793
Net Floorspace (m²)	-8,476	0	-580	26	136	0	-8,894

- 7.47 Table 18 shows the amount of employment land committed through approved planning applications. There is a gross total of 5,793 sqm of employment land committed, however when losses to other uses are taken into account, there is a net loss of 8,894 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

- 7.48 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.

7.49 Table 19 shows the additional floorspace for town centre uses over the monitoring year. Within the Town Centre, there has been a net decrease of 144 sqm of 'town centre uses'.

7.50 Within the Town Centre, there was a net increase in classes A2 (Financial & Professional Services) and A3 (Restaurants & Cafés) uses, but a decrease in classes A1 (Retail) and B1a (Offices) and A4 (Public Houses).

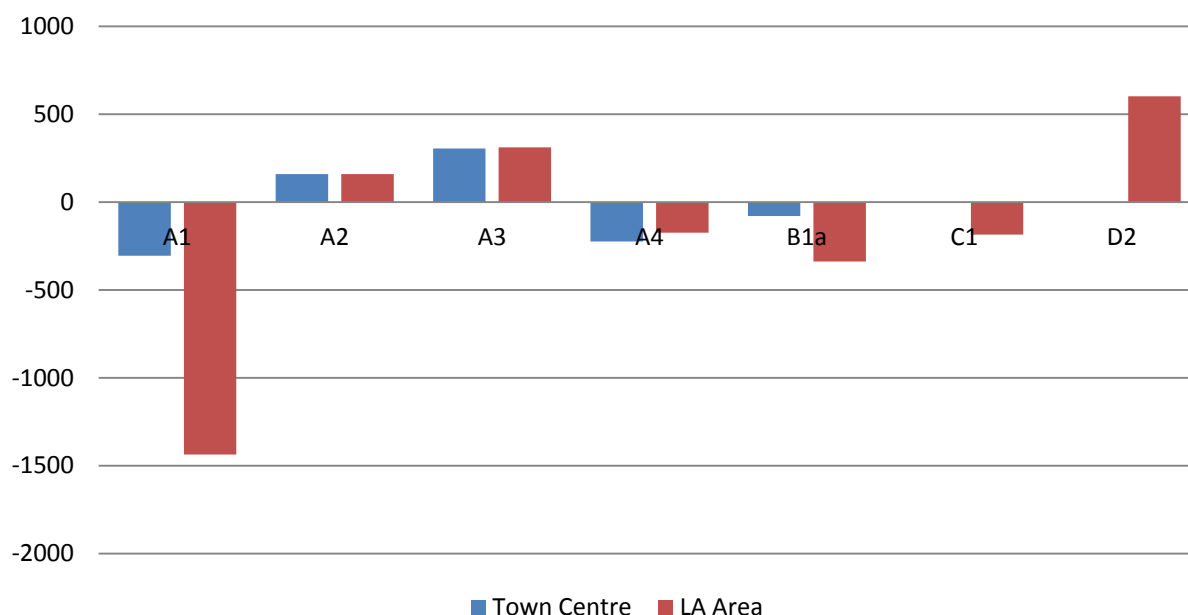
7.51 There were two developments that resulted in a loss of A1 floorspace, and none that resulted in a gain. There was one development that resulted in a loss of office space, which was a permitted development from office to residential, though there was a Net increase in office space in total.

7.52 There was an overall net loss in the amount of 'Town Centre uses' across the whole town. There were no big site that contributed to this, but the main reason for the large overall loss is the loss of office and retail space to residential. Figure 11 shows that the majority of the change, and particularly change in classes A1 (retail), took place outside of the Town Centre.

Table 19 - Additional Town Centre uses floorspace

2017/2018		A1	A2	A3	A4	B1a	C1	D2	Total
Town Centre	Gross	0	159	305	0	224	0	0	692
	Net	-305	159	305	-224	-79	0	0	-144
LA Area	Gross	0	159	311	50	1,009	0	1119	2,648
	Net	-1,437	159	311	-174	-338	-185	602	-1,062

Figure 11– Net Changes in Town Centre uses 2017/18



Environment

Water and Flooding

7.53 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 20 - 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
2017/2018	0	0
Total	0	0

7.54 There were 9 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 remaining objections, the application was refused. There is one outstanding application to be determined. 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 .

Biodiversity & Natural Habitats

7.55 The Sussex Biodiversity Record Centre provides Eastbourne Borough Council with a Desktop Biodiversity Report for the monitoring period 2017/2018. This gives statistical breakdowns of planning applications in areas of biodiversity importance and how they have been affected, which allows the change in areas of biodiversity importance to be monitored. The information below is taken directly from the report provided by The Sussex Biodiversity Record Centre.

7.56 There have been 17 planning applications that have been within or abutting designated sites or reserves. Four of these were abutting the National Park, but did not infringe on the National Park within the Eastbourne Borough boundary³. There were no infringements upon a Site of Special Scientific Interest (SSSI). There were two permissions that abutted an area with an Environmental Stewardship Agreement. 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 21.

Table 21 - 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	1,904.98	41.84	4	0.0	0
	Site of Special Scientific Interest	357.66	7.86	0	0.0	0
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

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
	Local Wildlife Sites (formerly SNCI)	77.97	1.71	11	0.04	0.05
	Notable Road Verge	0.93	0.02	0	0.0	0.0
Reserve / Property	Environmental Stewardship Scheme	1,341.1	29.46	2	0	0
	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

7.57 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 8 applications that infringed upon identified habitats. This includes 4 on coastal & floodplain grazing marsh, 3 on deciduous woodland and 1 on a traditional orchard. The impact of planning applications on habitats is shown in Table 22.

Table 22 - Habitats affected by planning applications

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Ancient Woodland	21.86	0.48	0	0.0	0
Coastal & floodplain grazing marsh	296.18	6.51	4	3.31	1.12
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	0	0.00	0.00
Deciduous woodland	201.89	4.43	3	0.86	0.43
Ghyll woodland	0.0	0.0	0	0.00	0.00
Intertidal chalk	60.09	1.32	0	0.00	0.00
Intertidal mudflat	7.29	0.16	0	0.00	0.00
Lowland calcareous grassland	297.19	6.53	0	0.00	0.00
Lowland fen	1.18	0.03	0	0.00	0.00
Lowland heathland	0.00	0.00	0	0.00	0.00
Lowland meadow	23.21	0.51	0	0.00	0.00

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Maritime cliff and slope	25.86	0.57	0	0.00	0.00
Reedbed	11.58	0.25	0	0.00	0.00
Saline lagoon	0.00	0.00	0	0.00	0.00
Traditional orchard	0.04	0.00	1	0.00	0.07
Wood-pasture and parkland	0.00	0.00	0	0.00	0.00

7.58 There are 14,195 records of protected or notable species in Eastbourne. In 2017/2018, there were 2,674 instances of an application being within a 200m buffer of these species records. 100% of applications in 2017/18 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 23.

Table 23 - 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	315	67.02
Wildlife & Countryside Act Species	487	401	85.32
Section 41 Species	8,792	470	100.00
Bats	125	314	66.81
Notable Birds	2,321	439	93.40
Rare species (excludes bat and birds)	1,892	356	75.74
Invasive non-native species	419	342	72.77
Ancient Tree Hunt	14	32	6.81
Tree Register	1	5	1.06
Black poplar	0	0	0.00

7.59 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.

7.60 Of the seven SSSI units, five are in 'Favourable' condition, including the 'Willingdon Downs SSSI'. The remaining 2 units, located in the 'Seaford to Beachy Head' SSSI, is in 'Unfavourable Recovering' condition. This is shown in Table 24.

Table 24 - SSSI Unit Condition

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

8.0 Five Year Housing Land Supply

- 8.1 Paragraph 73 of the National Planning Policy Framework [NPPF] (2018) requires Local planning authorities to identify and update annually a supply of **specific deliverable sites sufficient to provide a minimum of five years' worth** of housing against their housing requirement.
- 8.2 The national Planning Practice Guidance [PPG] identifies that the purpose of the five year housing land supply is to *provide an indication of whether there are sufficient sites available to meet the housing requirement set out in adopted strategic policies for the next five years*.
- 8.3 This five year housing land supply reflects the situation at 1st October 2018, and therefore the five year land supply assessment covers the period from 1st October 2018 to 30th September 2023.

Housing Requirement

- 8.4 The Eastbourne Core Strategy Local Plan (the Core Strategy) was adopted on 20th February 2013. This sets out a housing requirement of 240 homes per year. The five year anniversary of the adoption of the Core Strategy was in February 2018, which means that it is now more than five years old.
- 8.5 Paragraph 73 of the NPPF identifies that where strategic policies are more than five years old, the housing requirement should be based on Local Housing **Need, which is calculated using the 'standard methodology' that was** introduced through the revisions to the NPPF in July 2018.
- 8.6 Using the standard methodology, using the more recently published 2016-**based population projections (published September 2018)**, Eastbourne's Local Housing Need is **calculated as 640 homes per year. Therefore, Five years' worth of the Local Housing Need requirement amounts to 3,200 homes.**

Buffer

- 8.7 Paragraph 73 of the NPPF requires that the supply of specific deliverable sites should include a buffer to ensure choice and competition in the market for land. Where there has been a significant under delivery of housing over the previous three years, this buffer should be 20% of the housing requirement.
- 8.8 Eastbourne has delivered 74% of the housing requirement of the previous three years, so in accordance with the NPPF, which identifies that under delivery consists of less than 85% in the Housing Delivery Test (NPPF

footnote 39), a 20% buffer should be applied to Eastbourne's five year housing land supply.

- 8.9 The requirement for a 20% buffer equates to an additional year of Local Housing Need, which means that the five year housing requirement including 20% buffer totals 3,840 homes.

Housing Land Supply

- 8.10 The Housing Land Supply consists of a supply of deliverable sites where homes will be completed within five years.
- 8.11 The Glossary of the NPPF defines 'deliverable' as *sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years.*
- 8.12 It goes on to state that *sites that are not major development, and sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years.*
- 8.13 However, it also clarifies that *sites with outline planning permission, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 8.14 PPG provides additional interpretation on what types of evidence demonstrate deliverability (**Paragraph: 036 Reference ID: 3-036-20180913**). For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, this includes any progress being made towards the submission of an application; any progress with site assessment work; or any relevant information about site viability, ownership constraints or infrastructure provision.
- 8.15 **In order to ensure that the supply of sites is 'deliverable', careful consideration has been given to which sites to include within the five year supply calculation. The following are included within the housing supply calculation:**
- Sites with extant Planning Permission as at the 1st October 2018;
 - Sites with a resolution to approve as at 1st October 2018;
 - **Specific sites concluded to be 'Deliverable' within the most recent Eastbourne Strategy Housing and Employment Land Availability Assessment [SHELAA] that meet certain criteria; and**

- A contribution from Windfall sites.

- 8.16 The majority of the housing land supply is formed of commitments (i.e. sites with an extant detailed planning permission. There are 139 sites with an extant planning permission within the housing land supply, of which 49 sites are currently under construction. Sites that have permission but where development is yet to commence contribute 523 homes to the housing land supply, and sites that are under construction contribute 321 homes.
- 8.17 In addition, there is one site of 50 homes that has a resolution to approve subject to the agreement of a Section 106 agreement, and one site of 85 **homes that is considered to be 'deliverable' within the SHELAA.**

Windfall

- 8.18 The NPPF (para 70) permits the inclusion of windfall sites as part of anticipated supply where there is compelling evidence that they will provide a reliable source of supply, having regard to the SHELAA, historic windfall delivery rates and expected future trends.
- 8.19 An assessment of windfall development as part of the Eastbourne SHELAA (2017) identifies a total annual windfall figure of 98 units per year through conversions and changes of use. This does not duplicate any previously identified sites, and is therefore a realistic estimate of a continuing source of future housing supply.
- 8.20 Within the housing land supply, no windfall allowance has been included in years 1-3 to avoid double counting with extant planning permissions. The total windfall figures have therefore been calculated as 98 per year for years 4 and 5. This means a total of 196 homes have been included in the housing land supply.

Land Supply

- 8.21 Eastbourne has a housing land supply of 1,175 homes. This consists of:
- 523 homes on sites with permission where development is yet to commence
 - 321 homes on sites that are currently under construction
 - 50 homes on sites where there is a resolution to grant
 - **85 homes on sites that have been assessed as 'deliverable' in the SHELAA**
 - 196 homes on windfall sites.
- 8.22 The table below sets out the housing land supply by type of site and expected year of delivery.

Table 25 – Housing Land Supply Type and Expected Year of Delivery

	Year 1	Year 2	Year 3	Year 4	Year 5	
	2018/19 (Q3/Q4)	2019/20	2020/21	2021/22	2022/23	2023/24 (Q1/Q2)
Permitted – not yet started	0	158	222	143	0	0
Permitted – under construction	87	77	45	20	60	32
Resolution to grant	0	0	0	0	50	0
SHELAA 'Deliverable'	0	0	0	38	20	27
Windfall	0	0	0	49	98	49
TOTAL	87	235	267	250	228	108

Five Year Housing Land Supply Calculation

8.23 Eastbourne currently has a 1.53 year housing land supply, which amounts to a five year supply of 1,175 homes against a five year requirement of 3,840 homes.

8.24 The table below sets out the five year housing land supply calculation as at 1st October 2018.








Table 26 – Five Year Housing Land Supply Calculations

Annual Housing Requirement	640
Five Year Housing Requirement	3,200
Buffer (20%)	640
Total Five Year Housing Requirement	3,840
Housing Land Supply (units)	1,175
Housing Land Supply (%)	30.6%
Housing Land Supply (years)	1.53 years

9.0 Monitoring of Local Plans

9.1 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.

9.2 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



















9.3 Table 27 sets out the framework against which the policies in the Core Strategy will be monitored. Each policy has targets and indicators which provide the basis for the monitoring framework. It will provide the key mechanism for **ensuring that Council's vision and the spatial objectives and policies stemming from it are successfully delivered.** The













Monitoring Report will demonstrate the effectiveness of the Core Strategy and whether it needs to be reviewed at any point during its lifetime.

Table 27 - Core Strategy Monitoring Framework















Policy	Targets	Indicators	Performance 2017/2018
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) 126 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) 31 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) 31 units delivered, which is 61.7 units lower than the annual target of 92.7  
	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) -1,245 sqm / 31 units A uses – -876 sqm B uses – -445 sqm D uses – +76 sqm Other – 0 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) 0 sqm of C1 floorspace  

















Policy	Targets	Indicators	Performance 2017/2018
	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) 25 units delivered, which is 12.7 units less than the annual target of 37.7 
	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 25 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) 14 units delivered, which is 6.4 units less than the annual target of 20.4 
	Increase the amount of tourism and cultural facilities available in		

Policy	Targets	Indicators	Performance 2017/2018
	Eastbourne All new homes to achieve Code Level 4	b) Net increase in new tourism and leisure facilities provided	b) None  
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 37.9% (2011 Census data)  
		d) Renewable energy capacity installation by type in Seaside	d) The resources required to monitor renewable energy capacity have not been available  
C4: Old Town Neighbourhood Policy	To deliver 101 net units within Old Town before 2027	a) Number of annual housing completions in Old Town compared against the annual average target for the neighbourhood	a) 6 units delivered, which is 0.6 units less than the annual target of 6.6  
	No conservation area consents should be approved contrary to the advice of English Heritage		
	Maintain a sustainable network of local shopping facilities across Eastbourne	b) Proportion of vacant shops in all centres within Old Town	b) There were no vacant units out of 57  
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 27.5% (2011 Census data)  
C5: Ocklynge & Rodmill Neighbourhood Policy	To deliver 258 net units within Ocklynge & Rodmill before 2027	a) Number of annual housing completions in Ocklynge & Rodmill compared against the annual average target for the neighbourhood	a) 1 unit delivered, which is 13.5 units more than the annual target of 14.5  
	To increase the delivery of affordable housing within Ocklynge & Rodmill		
	Provide new and improve access to community and sports facilities within Ocklynge & Rodmill	b) Proportion of affordable housing delivered against overall housing delivery in Ocklynge & Rodmill	b) 0% affordable as proportion of overall housing (0 affordable units of 1 overall housing unit)  
	Provision of safe walking and cycling routes across the neighbourhood	c) Net increase in local community	c) None  






Policy	Targets	Indicators	Performance 2017/2018
	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) 18 units delivered, which is 9.9 units more than the annual target of 8.1  
	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) 15 units delivered, which is 7.2 units more than the annual target of 7.3  
	Provide a net increase in high quality and easily accessible allotment provision within		

Policy	Targets	Indicators	Performance 2017/2018
	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) 20.4% (10 of 49 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) 3 units delivered, which is 13 units less than the annual target of 16 ✗ ↑
	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) 33.3% (1 of 3 units) ✗ ↓ c) 20.2% (2011 Census data) ✗ ↔
		d) Number of vacant uses and shops within Langney Shopping Centre	d) 6.8% (2 of 29 units) – This is undergoing an extension. Units that were involved in this are not included in this total ✗ ↑
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) 3 units delivered, which 2.5 units less than the annual target of 5.5 ✗ ↑
	Provision of safe walking and cycling routes across the neighbourhood	b) Net increase in new community and leisure facilities provided	b) None ✗ ↔

















Policy	Targets	Indicators	Performance 2017/2018
	High quality and accessible open space provision throughout the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.4% (2011 Census data)  
		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) No units delivered compared to annual target of 4.4  
	To increase the delivery of affordable housing within Summerdown & Saffrons		
	No conservation area consents should be approved contrary to the advice of English Heritage	b) Proportion of affordable housing delivered against overall housing delivery in Summerdown & Saffrons	b) 0 units  
	Provide improved access to community and sports facilities and open space within Summerdown & Saffrons	c) Percentage of journeys to work undertaken by sustainable modes	c) 30.8% (2011 Census data)  
	Provision of safe walking and cycling routes across the neighbourhood		
C11: Meads Neighbourhood Policy	To deliver 358 net units within Meads before 2027	a) Number of annual housing completions in Meads compared against the annual average target for the neighbourhood	a) 9 units delivered, which is 17.4 units less than the annual target of 26.4  
	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		



















Policy	Targets	Indicators	Performance 2017/2018
	community and sports facilities within Meads	c) Percentage of journeys to work undertaken by sustainable modes	c) 42.7% (2011 Census data)  
	Provision of safe walking and cycling routes across the neighbourhood	d) Renewable energy capacity installation by type in Meads	d) The resources required to monitor renewable energy capacity have not been available  
	All new homes to achieve Code Level 4		
C12: Ratton & Willingdon Village 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	a) No units delivered compared to annual target of 0.55  
	To increase the delivery of affordable housing within Ratton & Willingdon Village		
	Provision of safe walking and cycling routes across the neighbourhood	b) Proportion of affordable housing delivered against overall housing delivery in Ratton & Willingdon Village	b) 0 units  
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.9% (2011 Census data)  
C13: St Anthony's & Langney Point Neighbourhood Policy	To deliver 25 net units within St Anthony's & Langney Point before 2027	a) Number of annual housing completions in St Anthony's & Langney Point compared against the annual average target for the neighbourhood	a) 1 unit delivered, which is 1 unit more than the annual target of 0  
	To increase the delivery of affordable housing within St Anthony's & Langney Point		
	Improving and maintaining the effective balance between jobs and homes	b) Proportion of affordable housing delivered against overall housing delivery in St Anthony's & Langney Point	b) 0 units  
	Provision of safe walking and cycling routes across the neighbourhood	c) Amount of employment	c) 0 sqm / 1 units  

Policy	Targets	Indicators	Performance 2017/2018
	Provide new and improve access to community and sports facilities within St Anthony's & Langney Point	development compared against net housing completions to provide an indication of the balance between jobs and homes	A use – 0 sqm B use – -105 sqm D use – 0 sqm Other – -105 sqm
		d) Percentage of journeys to work undertaken by sustainable modes	d) 18.9% (2011 Census data) ✘
		e) Net increase in leisure facilities within the neighbourhood	e) None ✘
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 16.6 ✘
	Provide new and improve access to community, health facilities and open space within Sovereign Harbour	b) Net increase in community, health facilities and accessible open space within the neighbourhood	b) None ✘
	To increase the delivery of affordable housing within Sovereign Harbour	c) Proportion of affordable housing delivered against overall housing delivery in Sovereign Harbour	c) None ✘
	Provision of safe walking and cycling routes across the neighbourhood	d) Percentage of journeys to work undertaken by sustainable modes	d) 18.2% (2011 Census data) ✘
	All new homes to achieve Code Level 4	e) Renewable energy capacity installation by type in Sovereign Harbour	e) The resources required to monitor renewable energy capacity have not been available ?
	Improving and maintaining the effective balance between jobs and homes	f) Amount of employment development compared against	f) 0 sqm / 0 units A use – 0 sqm ~

Policy	Targets	Indicators	Performance 2017/2018
		net housing completions to provide an indication of the balance between jobs and homes	B use – 0 sqm D use - -0 sqm Other – 0 sqm
D1: Sustainable Development	All new homes achieve Code Level 4. All new developments incorporate renewable energy technologies	a) Renewable energy capacity installation by type	a) The resources required to monitor renewable energy capacity have not been available 
D2: Economy	Well paid jobs for local people with a workforce skilled to match employment opportunities Improving and maintaining the effective balance between jobs and homes.	a) Amount of land developed for employment by type b) Amount of employment land lost to residential development 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 9 beds from the Nirvana Private Hotel – which is significantly 
	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) 149 sqm of D2 use (Part of Devonshire Park Tennis Complex) 
D4: Shopping	Enhance Eastbourne town centre’s role as a shopping destination	a) Proportion of vacant shops in all centres	a) 6.6% (46 out of 691 units) This does not include units that are being 

Policy	Targets	Indicators	Performance 2017/2018
	Maintain a sustainable network of local shopping facilities across Eastbourne		developed as part of major redevelopment
		b) Number of non-retail users (measured by number of units) on primary and secondary shopping frontages	b) Primary frontage: A1 – 108 (80.5%) Non A1 – 26 (19.5%) Secondary frontage: A1 – 118 (54.6%) Non A1 – 98 (45.4%)
D5: Housing	Deliver at least 30% affordable housing in low market areas and 40% affordable housing in high market areas	a) Affordable housing will be monitored on an annual basis in terms of permissions, commitments and completions	a) Completions were lower than the last monitoring year at 14 units.
		b) The type and tenure of housing delivered as measured against needs indicated in the Strategic Housing Market Assessment	b) All of the 14 units were for affordable rent.
		c) Number of affordable units secured	c) 13 affordable housing units, mainly through new build at the Sumach Close. The last unit was 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

Policy	Targets	Indicators	Performance 2017/2018
D7: Community, Sports and Health	Provide new or improve access to community, health and sports facilities within the neighbourhoods.	a) Number of additional facilities provided	a) New Facilities at Private school. New Islamic Community Centre. New facilities at the Devonshire Park Tennis Complex.  
		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 42 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) 95.23% (40) of the 42 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 importance	b) Number of planning permissions granted contrary to the advice of the Environment	b) None  

Policy	Targets	Indicators	Performance 2017/2018
		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) £73,723.05   b) The information in the Infrastructure Delivery Plan is not set out in a way that allows it to be monitored.  







- 9.4 There continued to be a mixed performance of the Core Strategy policies as reflected by the above indicators during the 2017/2018 monitoring year. Compared to the previous monitoring year (2016/2017), there was an improvement on 14 indicators and 19 decreased in performance, which is an improvement on last year. In relation to targets for each indicator, 16 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 178 units below where it should be at this point in the plan period, with a continuing trend of decreasing housing delivery.
- 9.5 Headline performance for housing delivery shows a significant decrease of 38% from the previous year, from 203 new dwellings in 2016/2017 to 126 in 2017/2018. This is to the fact that there were no large scale housing estate completions such as the Meadow View estate on Kings Drive which accounted for 87 units during the previous monitoring period. Some of the neighbourhoods continued to deliver significantly towards their long term target with Roselands and Bridgemere and Hamden Park 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 three of the neighbourhoods: Summerdown and Saffrons, Ratton and Willingdon Village and Sovereign Harbour. Of the 14 neighbourhoods six saw an improvement in housing delivery during the year in comparison to 2016/2017. In terms of affordable housing, there was a significant decrease in the number of affordable dwellings delivered in 2017/2018 compared to the previous monitoring year. There were 15 new affordable dwellings delivered across the town, all of which were affordable rent.
- 9.6 There continued to be good performance for sustainable development with the indicators showing 100% of the 126 new housing units delivered during the monitoring year were within 400m of a bus stop and 95.23% of the 42 new developments were within 800m of a district, neighbourhood or local centre (only very slightly down from 95.6% in the previous monitoring period).
- 9.7 Retail policy appeared to be performing consistently during 2017/2018 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 6.6% (down from 10.5%). The largest proportion of vacant units was with the Hampden Park Neighbourhood, and to a lesser extent, Seaside.




9.9 In the tourism sector there was a reduction in the amount of bed spaces provided within the town, as one hotel converted into a HMO. This amounted to the loss of 9 bedspaces.

Town Centre Local Plan Monitoring Framework













9.10 Table 27 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 27 - Town Centre Local Plan Monitoring Framework







Policy	Target	Indicators	Performance 2017/2018
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) The Wayfaring Strategy is due to be implemented by July 2019</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>	<p>a) Amount of financial contributions received from town centre schemes towards approaches, gateways, streets and public spaces</p> <hr/> <p>b) Number and size of public realm</p>	<p>a) 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> <hr/> <p>b) There has been significant progress</p> <p style="text-align: right;"> </p>













Policy	Target	Indicators	Performance 2017/2018
		enhancement projects implemented comprising approaches, gateways, streets and public spaces (i) within the Town Centre and (ii) linked to Development Opportunity Sites	towards the Beacon Centre which is due to open fully by July 2019, which has developing several of the gateway areas. The Town Centre Improvement Scheme is also due to be completed in July 2019.
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	Maintain dominance of A1 retail uses within the primary retail area, compared to A2, A3, A4 and other non-retail uses. 90% in Beacon (Arndale) Shopping	a) Proportion of non-A1 retail (measured using frontage distance in metres) uses present in Primary Retail frontages, compared to policy requirement	a) Overall – 77.6% in A1 use Arndale Centre – 92.8% in A1 use Other – 64.3% in A1 use 











Policy	Target	Indicators	Performance 2017/2018
	Centre 75% in other Primary Shopping Areas No more than three consecutive units are in A2, A3, A4 or other non-retail use	b) Number of instances where there are more than three consecutive uses in A2, A3 or A4 use, against a target of 0	b) No instances of more than three consecutive non-A1 uses ✓ ↔
TC5 Secondary Retail Areas	Maintain dominance of small and independent retail uses within the secondary retail areas Resist the amalgamation of single units into larger retail units Ensure at least 65% of frontages are within A1 retail use	a) Proportion of non-A1 retail (measured using frontage distance in metres) uses present in Secondary Retail frontages, compared to policy requirement	a) 54.9% in A1 use ✗ ↓
TC6 Residential Development in the Town Centre	Secure increase in well-designed new residential development that accord with the design criteria of the policy	a) Annual delivery of net residential units, compared against Town Centre target	a) 31 units delivered, which is 61.7 units lower than the annual target of 92.7 ✗ ↓
	Provide a range of dwelling sizes (from 1 to 3 bedroom) and tenures within the Town Centre Deliver 1190 net units in the Town Centre over the next 15 year period (2012-2027)	b) Number of new dwellings negotiated and approved in accordance with TCLP design criteria.	b) The indicator is not specific enough to allow this monitoring to be undertaken ? ↔
TC7 Supporting the Evening and Night-time Economy	Increasing the diversity and offer of the evening economy through new A3 and A4 premises in key locations	a) Number of new A3 and A4 businesses approved in each of the evening economy key locations where an application for planning permission or	a) None ~ ↔

Policy	Target	Indicators	Performance 2017/2018
		change of use is approved	
TC8 Arts Trail	Enhance legibility and presence of the Arts District and improve awareness of independent retailing through design and implementation of an Arts Trail	a) Tracking performance against Implementation of an arts trail within the next 5 years	a) There has been no progress towards an Arts Trail so far  
TC9 Development Quality	Enhance the design quality of new buildings and development proposals Ensure key historic buildings and areas of historic value are respected	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken  
TC10 Building Frontages and Elevations	Ensure that the design of building elevations in the Town Centre have clearly defined structure in accordance with the policy	a) Assessed having regard to the appraisals within the delegated/committee report	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  

Policy	Target	Indicators	Performance 2017/2018
TC13 Public Realm Quality and Priorities	Bring forward prioritised enhancements to the Town Centre public realm	a) Number of public realm projects designed and implemented in the Town Centre compared against the 10 schemes identified in TC13	a) Work on the Town Centre Public Realm Scheme (Terminus Road, Cornfield Road and Gildredge Road) has started, with completions anticipated in July 2019. ✘ ↔
		b) Track progress of the 10 schemes identified above on an annual basis	b) Progress has been made towards several of these schemes, which are due to be completed in July 2018 ✘ ↑
TC14 Public Transport Interchange	Enhancing the environmental quality and operational efficiency of the bus interchange to underpin attractiveness, vitality and viability of the Town Centre	a) Tracking performance against Implementation of enhancements to bus interchange facilities within the next 5 years	a) The bus interchange is undergoing redevelopment along with the development of Terminus Road, which should be finished by July 2019. ✘ ↔
		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 ✘ ↔

Policy	Target	Indicators	Performance 2017/2018
		c) Track progress of establishing a Quality Parking Partnership as recommended in the Council's Parking Strategy	c) There has been no progress towards a Quality Parking Partnership so far ✘ 
TC16 Town Centre Streets	Improve accessibility and appearance of key streets principally for pedestrians and public transport users in accordance with TCLP policy criteria	a) Number, size and length of key street public realm projects designed and implemented in the Town Centre in accordance with TCLP policy criteria	a) Terminus Road, Cornfield Road and Gildredge Road are currently being developed but have not completed ✘ 
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) Development Opportunity Site one should be completed by July 2019. ✘ 
	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 – Since the end of the monitoring period some retail units have opened. The development on DO Site 1 is due to be completed in July 2019 ✘ 
TC19	Secure mixed use development in accordance with the approved	a) Net increase in floorspace on the	a) None ✘ 

Policy	Target	Indicators	Performance 2017/2018
Development Opportunity Site Two	master plan submitted as part of the planning application in accordance with Policy TC17	DO site contributing to Eastbourne Core Strategy Local Plan requirements	
TC20 Development Opportunity Site Three	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None. (Demolition on this site commenced in 2016).  
TC21 Development Opportunity Site Four	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None  
TC22 Development Opportunity Site Five	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) Development Opportunity Site 5 was developed in 2014/15.  
TC23 Transition Areas	Secure an enhanced mix of uses	a) Amount of net additional floorspace and dwellings developed	a) No net additional floorspace, and 4 net additional dwellings (One change of use in Transition Area 2, A4 to B1a)  
	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  
	Deliver net additional dwellings within the Transition Areas, particular above ground floor level		

Policy	Target	Indicators	Performance 2017/2018
TC24 Potential Areas of Change	Give specific guidance to potential future development proposals in accordance with an approved master plan	a) Amount of net additional floorspace development and in the case of land at Langney Road and Pevensey Road number of dwellings developed	a) 149 sqm additional floorspace (Tennis Players Village). 4 additional dwellings completed on Langney road  
	Widen the tourism, cultural and conference offer associated with Devonshire Park Complex	b) Provision of additional tourism and culture offer in Devonshire Park with no net loss in floorspace	b) The Tennis Players Village Building was completed in Q1 2017/18.  
	Secure a mix of uses and support redevelopment of Langney Road and Pevensey Road area	c) Submission of planning application at the Devonshire Park complex	c) Submission of Full Planning Application(150903) and Listed Building Consent(150904) in August 2015  
		d) Monitor increase in mix of uses within Langney/ Pevensey Road	d) One change of use from A1 to D2 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  

9.11 The overall performance of the indicators for the Town Centre Local Plan remained poor with only nine indicators showing a target had been met, and 19 indicators showing that the target had not been met. This was a small improvement on the previous monitoring period. Four indicators saw an increase in performance on the previous monitoring year. Two related developments within Potential Areas of Change, one was due to the re-development at the Shopping Centre.

There was also some investment for key approaches, gateways, streets and public spaces, which was the final improvement on the previous monitoring period. Two indicators were worse than the last monitoring period. There was less A1 frontage in the Secondary Retail Area, and there was a decrease in the delivery of housing within the Town Centre Neighbourhood.












- 9.12 This level of performance reflects although the main redevelopment schemes in the Town Centre Local Plan have been making progress, they have still not been completed. Construction of Development Opportunity 1 is well underway, with some retail units open. It is due to be completed in July 2019. The Devonshire Park redevelopment is also well underway, and completion is due by 2020.
- 9.13 Retail indicators showed a mixed performance with the proportion of retail A1 frontage within the Arndale Centre decreasing slightly, along with 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, though the total is now 10.1% below the target. The performance of the retail area will continue to be monitored in future years as the Arndale Centre redevelopment is completed.
- 9.14 This year the Town Centre continued to deliver residential units; and was back on the trend of previous years (with the exception of last year) and had the highest delivery rates of residential units across all of the neighbourhoods. Despite this, the neighbourhood fell well short of the annual target, delivering only 33% of the required units. The use of permitted development for conversion from office to residential continued with three sites delivering 6 residential units, at the loss of 505 sqm of office space, which is a significant decrease from last year. The use of permitted development for office to residential conversion within the Town Centre has reduced further, continuing the trend of reduction, but will continue to be monitored.
- 9.15 The redevelopment of the Development Opportunity Sites within the town centre is well under way. Some of the retail units within the development of the Beacon (formally Arndale) shopping centre are currently open, with more due to open imminently. The entire project is due to be completed by July 2019, so should feature in next year's monitoring report. The redevelopment of the Devonshire Park is also well underway, and is due to be completed in 2020. The combined redevelopment of the Beacon Centre and Devonshire Park are both key to the delivery of the Town Centre

Local Plan. Now that both are underway the positive outcomes of the Town Centre Local Plan are more likely to be seen in future years.

Employment Land Local Plan Monitoring Framework

9.16 Table 28 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 28 - Employment Land Local Plan Monitoring Framework

Policy	Targets	Indicators	Performance 2017/18	
EL1: Employment Land Strategy	Meet the requirement for additional employment land	a) Total amount of employment floorspace provided against requirement	a) -2,735 sqm (net) (2017-18)	 
	Increase the number of businesses in Eastbourne	b) Change in the number of businesses over the year	b) + 15 (2017-2018)	
	Increase the number of business start-ups	c) Change in the number of business start-ups over the year	c) - 65 (2015-2016)	 
	Increase job diversification	d) Number of people employed via Local Employment and Training SPD	d) At the end of the monitoring year, there were 8 live construction developments with local labour agreements. 27% of labour was 'local'	 
	Enhance the existing education and skills provision			
	Ensure amount of office space lost does not exceed the allowance in the ELLP forecast	e) Change in numbers of people employed by sector over the year	e) Total (2016-2017) 0	 
	Ensure amount of industrial space lost does not exceed the		Agriculture, fishing, mining and utilities 0	 

Policy	Targets	Indicators	Performance 2017/18
	allowances in ELLP forecast		Manufacturing 0 ✘ ↓
	Ensure amount of warehouse space lost does not exceed the allowances in ELLP forecast		Construction +500 ✔ ↑
			Wholesale and retail trade; repair of motor vehicles and motorcycles 0 ~ ↔
			Transportation and storage -250 ✘ ↓
			Accommodation and food service activities -500 ✘ ↑
			Information and communication 0 ~ ↔
			Financial, insurance and real estate -250 ✘ ↓
			Professional, scientific and technical activities -500 ✘ ↓
			Administrative and support service activities -250 ✘ ↓
			Public administration, education and health +1000 ✔ ↑
			Arts, entertainment and recreation 0 ~ ↔
			Other service activities 0 ~ ↔
	f) Change in participation and achievement rates in Further Education	f) 2015-2016 (no new data from last year)	✘ ↓ <ul style="list-style-type: none"> • Participation -570 • Achievement -620

Policy	Targets	Indicators	Performance 2017/18
		g) Total amount of office (class B1a and B1b) floorspace lost to non-B uses compared to allowances in ELLP forecast	g) Lost 2012-2018: 9,534 sqm <i>Allowance: 4,095 sqm</i> ✘ ↓
		h) Total amount of industrial (class B1c and B2) floorspace lost to non-B uses compared to allowances in ELLP forecast	h) Lost 2012-2018: 14,225 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: 124 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) 2012-2018: 4,710 sqm ✘ ↔
		b) Total amount of net additional office (class B1a and B1b) floorspace completed in Industrial Estates in sqm	b) 2012-2018: 0 sqm ✘ ↔
		c) Total amount of net additional industrial (class B1c and B2) floorspace completed in Industrial Estates in sqm	c) 2012-2018: 1,256 sqm ~ ↔
		d) Total amount of warehouse (class B8) floorspace completed in Industrial Estates in sqm	d) 2012-2018: 6,459 sqm ~ ↔

Policy	Targets	Indicators	Performance 2017/18	
		e) Amount of class B floorspace lost to non-B uses in sqm within each industrial estate	e) 2012-2018: 6,708 sqm	x ↓
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) 2012-2018: 1477 sqm	x ↑
	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	x ↔
		c) Amount of office (class B1a/B1b) floorspace lost to residential use in the Town Centre	c) 2012-2018: 8,196 sqm	x ↓
		d) Amount of office (class B1a/B1b) floorspace lost to residential through 'Permitted Development'.	d) 2012-2018: 6,768 sqm	x ↔
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) 2012-2018: 3,000 sqm	~ ↔

9.17 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 250, with particular losses in the Accommodation and food service activities and Professional, scientific and technical activity sectors, though this is offset by the increase in Public administration, education and health sectors and Construction sector.

- 9.18 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, though to a lesser extent than the last monitoring period.
- 9.19 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.

10.0 Conclusion and Recommendations

10.1 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

10.2 Due to the five year anniversary of the adoption of the Core Strategy, a review has taken place to determine whether or not the policies in the plan need updating, in accordance with amendments made to the Town and Country Planning (Local Planning) (England) Regulations in December 2017.

10.3 The review identified that due to the under delivery of housing against the housing requirement set out in the plan, an increase in the housing need requirement calculated through the Local Housing Need standard method, and the lack of a five year housing land supply, the Core Strategy could not be considered to be up to date. As such, the Core Strategy should be replaced by a new Eastbourne Local Plan.

10.4 A timetable for the preparation of the new Eastbourne Local Plan to replace the Eastbourne Core Strategy Local Plan is set out in the Local Development Scheme (LDS).

10.5 During the monitoring year, a new Statement of Community Involvement (SCI) was adopted in July 2017 to replace the original one that was adopted in 2006. The Council also adopted a new Affordable Housing Supplementary Planning Document (SPD) in November 2017 to provide additional advice on the interpretation of the Core Strategy policy on affordable housing.

10.6 The preparation of the new Eastbourne Local Plan is now behind the schedule set in the LDS. Progress on the formal consultation stage of the Local Plan production has been delayed, due to delays in the production of evidence studies and significant changes in national planning policy.

10.7 One of the changes was the introduction of Statements of Common Ground to address the duty to co-operate issue. 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). Eastbourne Borough Council is currently in discussions with Wealden District Council about how this can be progressed.

Duty to Co-operate

10.8 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.

Community Infrastructure Levy

10.8 Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. This is the second year of collections within a monitoring period, with a cumulative total of £46,418.37 being collected with £30,502.99 being collected in this monitoring period. None of this CIL money has yet been spent.

Self-Build Register

10.9 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.

10.10 Within the third base period (31st October 2017 to 30th October 2018), an additional 15 applications were made to the Self-Build Register. The majority of applications to the Self-Build Register have been from individuals or single households.

10.11 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. At the end of this base period, there have been a total of 8 Self-Builds since the register was introduced.

Neighbourhood Plans

10.12 Neighbourhood Planning is a tier of the planning system introduced by the Localism Act 2011. It provides an opportunity for local communities to shape development in their area by preparing Neighbourhood Development Orders or Neighbourhood Plans. The take up of Neighbourhood Planning since its introduction has been relatively consistent across rural, Parished areas in England. Its implementation in urban un-Parished areas, however, has been less frequent.

10.13 Eastbourne, as an urban and un-Parished area does not currently have any community groups seeking to engage in Neighbourhood Planning, although the Council is committed to supporting groups who do wish to engage in

Neighbourhood Planning. As long as no Neighbourhood Plans or Orders are in development, these provisions will not provide a key performance indicator for the purposes of the AMR, however any progress would be noted.

Housing Development

10.14 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 126 net additional dwellings over the monitoring year. This figure is less the annual target, and a significant reduction on delivery in the previous monitoring year (predominately due to a single housing development). Housing was delivered across 42 sites, with only six sites delivering more than five units. A total of 2,576 new homes were delivered prior to the start of the 2017/2018 monitoring year.

10.15 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 low, with just 41 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.

10.16 The number of units delivered on identified sites was greater than delivery through windfall sites. The main reason for this is that the two largest developments were on identified land.

10.17 Just three of the neighbourhoods exceeded their annual housing target during the monitoring year: Roselands & Bridgemere, Hampden Park and St **Anthony's and Langley Point**. **St Anthony's & Langney Point neighbourhood** has now exceeded its neighbourhood target, although it was a relatively low target compared to other neighbourhoods. Ratton and Willingdon Village, despite not contributing any units during the monitoring period, only require 5 more to meet the plan target.

10.18 Delivery of affordable housing decreased to 14 units, down from 60 the previous year, and was delivered on only two sites. Affordability more generally is decreasing; currently average house prices are 9.31 times the average annual work-place earnings in Eastbourne. There was no update on rental values.

Five Year Housing Land Supply

10.19 The five year housing land supply has been affected by falling housing delivery and lack of sites coming forward, but also by the Core Strategy turning five years old. This has meant that the housing requirement is judged

by the Local Housing Need figure **calculated using the Government's standard** method, rather than the housing target set out in the Core Strategy. The Local Housing Need is 640 homes per year, compared with 240 homes per year in the Core Strategy.

10.20 In addition, persistent under delivery of housing means that a 20% buffer should be applied to the requirement, which means that the five year housing requirement is 3,840 homes.

10.21 **Eastbourne's housing land supply consists of:**

- 523 homes on sites with permission where development is yet to commence
- 321 homes on sites that are currently under construction
- 50 homes on sites where there is a resolution to grant
- **85 homes on sites that have been assessed as 'deliverable' in the SHELAA**
- 196 homes on windfall sites.

10.22 As at 1st October 2018, Eastbourne had a 1.53 year housing land supply, which amounts to a five year supply of 1,175 homes against a five year requirement of 3,840 homes.

Commercial development

10.23 The Employment Land Local Plan sets a revised target of 48,750 sqm for employment floorspace. In the first six years of the plan period since 2012, 12,483 sqm of employment floorspace was delivered towards the target.

10.24 During the monitoring year 2017/2018, there was a net loss of 2,746 sqm of employment uses. The re-development of 44-48 East Dead Road resulted in a loss of 1180 sqm of B1c use, where a car mechanic was replaced with a residential care home. The loss of employment (B1c) use to residential institutions (C2) amounts to 2,444 sqm. In comparison to the previous monitoring year, 2017/18 saw a lower gross delivery, but also a lower net loss of employment space. This trend for an overall net loss of employment space continues from previous years.

10.25 In terms of town centre uses as defined by the National Planning Policy Framework (NPPF), there was a net decrease of 1,062 sqm. Within the Town Centre, there was a net increase in classes A2 (Financial & Professional Services) and A3 (Hot Food Takeaways) and a decrease in A4 (Public Houses), A1 (Retail) and B1a (Offices) uses. Across the whole town, there **was an overall net loss in the amount of 'Town Centre uses'**. The main reason for the large overall loss is the development of 44-48 East Dean Road.

Environment

- 10.26 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 17 planning applications within or abutting designated sites or reserves, and 8 applications within or abutting identified priority habitats.
- 10.27 There were 11 permissions that infringed upon a Local Wildlife Site, and two permissions that infringed upon an area with an Environmental Stewardship Agreement. However the area infringed in all of these cases was very small.
- 10.28 In terms of identified habitats, there were four applications that infringed on 1.12% of the total area of coastal and floodplain grazing marsh, 3 applications that infringed upon 0.43% of ancient woodland. One application infringed upon 0.07% of Traditional Orchard.

Local Plan Performance

- 10.29 Overall the performance of the Core Strategy and Town Centre Local Plan has been mixed during the monitoring year. There was good performance on some of the indicators, with three neighbourhoods exceeding their annual housing delivery target, and continued high levels of retail use within the Beacon (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, some of which are currently underway.
- 10.30 Housing delivery fell significantly during the monitoring year in comparison to 2016/2017 and short of the annual target. Delivery continues to fluctuate year to year and is likely to decrease further in 2018/2019, especially judging from the figures from the first half of 2018.
- 10.31 Significant progress has been made in the re-development of the Beacon Centre (formally Arndale) and the Devonshire Park complex, though the benefits of these have not been recognised in during this monitoring period (with the exception of the development of the Tennis Players Village). In the coming years the redevelopment of Devonshire Park and continued progress on the Beacon Centre redevelopment, as well as the expansion of the Langley shopping centre, will help to deliver 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	PoHution Mitigation Measures
NE14	Source Protection Zone
NE15	Protection of Water Quality
NE16	Development within 250 Metres of a Former Landfill Site
NE17	Contaminated Land
NE18	Noise
NE19	Local Nature Reserves
NE20	Sites of Nature Conservation Importance

Policy Ref	Policy Name
NE21	Nature Conservation in Eastbourne Park
NE22	Wildlife Habitats
NE23	Nature Conservation of Other Sites
NE24	New Development in Eastbourne Park
NE25	Tree and Woodland Planting in Eastbourne Park
NE26	Protected Species
NE27	Developed/Partly Developed Coast
NE28	Environmental Amenity
D1	Area of Outstanding Natural Beauty
D2	Heritage Coast
D3	Sites of Special Scientific Interest
D4	Agricultural Development
D5	Change of Use of Agricultural Bodies
D6	Recreation and Leisure
UHT1	Design of New Development
UHT2	Height of Buildings
UHT3	Setting of the AONB
UHT4	Visual Amenity
UHT5	Protecting Walls/Landscape Features
UHT6	Tree Planting
UHT7	Landscaping
UHT8	Protection of Amenity Space
UHT9	Protection of Historic Parks and Gardens
UHT10	Design of Public Areas
UHT11	Shopfronts
UHT12	Advertisements
UHT13	External Floodlighting
UHT14	Public Art
UHT15	Protection of Conservation Areas
UHT16	Protection of Areas of High Townscape Value
UHT17	Protection of Listed Buildings and their Settings
UHT18	Buildings of Local Interest

Policy Ref	Policy Name
UHT19	Retention of Historic Buildings
UHT20	Archaeological Sites and Scheduled Monuments
HO1	Residential Development Within the Existing Built-up Area
HO2	Predominantly Residential Areas
HO3	Retaining Residential Use
HO4	Housing Allocations
HO5	Other Housing Commitments
HO6	Infill Development
HO7	Redevelopment
HO8	Redevelopment of Garage Courts
HO9	Conversions and Change of Use
HO10	Residential Use Above Shops
HO11	Residential Densities
HO12	Residential Mix
HO13	Affordable Housing
HO14	Houses in Multiple Occupation
HO15	Dedicated Student Accommodation
HO16	Sheltered Housing
HO17	Supported and Special Needs Housing
HO18	Wheelchair Housing
HO19	Sites for Gypsies and Travelling Showpeople
HO20	Residential Amenity
BI1	Retention of Class B1, B2 and B8 Sites and Premises
BI2	Designated Industrial Areas
BI3	Allocations for Class B1 Use
BI4	Retention of Employment Commitments
BI5	Allocations for Class B1, B2 and B8 Use
BI6	Business and Industry in Residential and Tourist Areas
BI7	Design Criteria
TR1	Locations for Major Development Proposals
TR2	Travel Demands
TR3	Travel Plans

Policy Ref	Policy Name
TR4	Quality Bus Corridors
TR5	Contributions to the Cycle Network
TR6	Facilities for Cyclists
TR7	Provision for Pedestrians
TR8	Contributions to the Pedestrian Network
TR9	'Home Zones'
TR10	Safer Routes to Schools
TR11	Car Parking
TR12	Car Parking for Those with Mobility Problems
TR13	Park and Ride
TR14	Coach Parking
TR15	Lorry Park
TR16	A22 New Route
TR17	St Anthony's/Upperton Farm Links
TR18	Bedfordwell Road Gyratory System
SH1	Retail Hierarchy
SH2	Business uses Outside the Retail Hierarchy
SH3	New Retail Development
SH4	Retail Development Outside the Shopping Hierarchy
SH5	Large Retail Development on the Edge or Outside Designated Shopping Areas
SH6	New Local Convenience Stores
SH7	District, Local and Neighbourhood Centres
TC1	Public Transport Interchange
TC2	Cavendish Place Coach Station
TC3	Public Car Parking
TC4	Retail Development Adjacent to the Station
TC5	Mixed Use Scheme at the Western End of Terminus Road
TC6	Town Centre Shopping Areas
TC7	Area for Later Opening of Class A3 Uses
TC8	Seaside Road
TC9	Cultural Facility

Policy Ref	Policy Name
TC10	Areas for Business Use
TC11	St Leonard's Road Area
TC12	Retaining Residential Use
TC13	Town Centre Housing Allocations
TC14	Residential Use Above Shops
TO1	Tourist Accommodation Area
TO2	Retention of Tourist Accommodation
TO3	Tourist Accommodation Outside the Designated Area
TO4	Improvements to Existing Accommodation
TO5	New Tourist Accommodation
TO6	Camping and Caravanning
TO7	Preferred Areas for Tourist Attractions and Facilities
TO8	New Tourist Attractions and Facilities
TO9	Commercial Uses on the Seafront
TO10	Language Schools
LCF1	Playing Field Allocations
LCF2	Resisting Loss of Playing Fields
LCF3	Criteria for Children's Playspace
LCF4	Outdoor Playing Space Contributions
LCF5	Eastbourne Sports Park
LCF6	Significant Area for Sport
LCF7	Water Recreation
LCF8	Small Scale Sport and Recreation Facilities
LCF9	Recreation Facilities in Eastbourne Park
LCF10	Location of Major Leisure Developments
LCF11	Major Leisure Developments
LCF12	Site Adjacent to the Sovereign Centre
LCF13	Retention of Allotments
LCF14	Sites for Allotments
LCF15	Site Allocated for New School
LCF16	Criteria for New Schools
LCF17	Education Requirements

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

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

Policy Ref	Policy Name
B1	Spatial Development Strategy and Distribution
B2	Creating Sustainable Neighbourhoods
C1	Town Centre Neighbourhood Policy
C2	Upperton Neighbourhood Policy
C3	Seaside Neighbourhood Policy
C4	Old Town Neighbourhood Policy
C5	Ocklynge & Rodmill Neighbourhood Policy
C6	Roselands & Bridgemere Neighbourhood Policy
C7	Hampden Park Neighbourhood Policy
C8	Langney Neighbourhood Policy

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

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

Policy Ref	Policy Name
TC1	Character Areas
TC2	Town Centre Structure
TC3	Mixed Use Development
TC4	Primary Retail Areas
TC5	Secondary Retail Areas
TC6	Residential Development in the Town Centre
TC7	Supporting the Evening & Night-time Economy
TC8	Arts Trail
TC9	Development Quality
TC10	Buildings Frontages & Elevations

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

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

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

Appendix B: Housing Completions 2017/18

This appendix provides a list of residential development sites and the respective completed units during the monitoring year 2017/2018.

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Delivered
EB/2008/0339	Former Magistrates Court 4 The Avenue	Upperton	Yes	13	13
140071	Land At Rear And To Side Of No. 2 Ringwood Road	Roselands & Bridgemere	Yes	7	7
140833	Twin English Centre, 25 St Annes Road	Upperton	Yes	11	11
141087	41 South Street	Town Centre	Yes	1	1
141439	22-24 Langney Road	Town Centre	Yes	4	4
150092	The Drive, 153 Victoria Drive	Old Town	Yes	3	2
150298	14 Jevington Gardens	Meads	Yes	5	4
150706	35 Susans Road	Town Centre	Yes	2	1
151061	56 Beach Road	Seaside	Yes	3	2
151157	The Drive, 153 Victoria Drive	Old Town	Yes	1	1
151170	Land at Sumach Close	Hampden Park	No	13	13
151174	Land to the rear of 10 Spring Lodge Close	Langney	Yes	2	2
160129	Corner House, 69 Percival Crescent	Hampden Park	Yes	1	1
160178	Falconhurst, 16 Jevington Gardens	Meads	Yes	4	3
160223	12 Commercial Road	Town Centre	Yes	1	1
160224	Land off Oak Tree Lane	Shinewater & North Langney	No	2	2
160332	182-184 Seaside	Seaside	Yes	2	2
160411	Fitzmaurice Mews, Fitzmaurice Avenue	Roselands & Bridgemere	Yes	6	6

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Delivered
160425	14 Lismore Road	Town Centre	Yes	6	6
160558	9 Churchdale Road	Roselands & Bridgemere	Yes	1	-1
160559	11 Lushington Road	Town Centre	Yes	2	1
160562	4 St James Road	Seaside	Yes	1	1
160593	8 College Road	Town Centre	Yes	1	-1
160718	2 Snowdon Close	Shinewater & North Langney	Yes	1	1
160758	41 Susans Road	Town Centre	Yes	2	2
160772	Old Crookham 24 York Road	Town Centre	Yes	2	1
160798	62a Tideswell Road	Town Centre	Yes	4	4
160825	5 Wessex Place	Old Town	Yes	3	3
160832	Alley House, 99a Cavendish Place	Town Centre	Yes	4	4
161010	Land to the rear of Wesley Place, Ringwood Road	Roselands & Bridgemere	Yes	5	5
161091	145 Seaside	Seaside	Yes	2	2
161130	Marine Lodge 13 Marine Road	Seaside	Yes	6	6
161146	Flat 10 Wilshire Court Etchingam Road	Langney	Yes	1	1
161298	30 Brodrick Road	Hampden Park	Yes	1	1
161465	Flat 8 Sia Court 49 Pevensey Road	Town Centre	Yes	2	1
170024	32 South Street	Town Centre	Yes	3	2
170039	2 Ecmud Road	Roselands & Bridgemere	Yes	1	1
170058	1 Stuart Avenue	Ocklynge & Rodmill	Yes	1	1
170157	11 Meads Road	Meads	Yes	3	2
170276	315 Seaside	Seaside	Yes	1	1
170701	1a West Street	Town Centre	Yes	1	1

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Delivered
170874	4 Hyde Gardens	Town Centre	Yes	4	4
170918	68 Cavendish Avenue	Town Centre	Yes	0	-1
170984	4 Aylesbury Avenue	St Anthony's & Langney Point	Yes	2	1
171470	8 Ratton Road	Upperton	Yes	1	1
			TOTAL	142	126

Appendix C: Commercial Completions 2017/18

This appendix provides a list of commercial development sites and the respective floorspace completed during the monitoring period 2017/18.

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		
140194	Eastbourne College	9988	5573														5573					
140833	Twin English Centre, 25 St Annes Road	0	-469														-469				469	
141087	41 South Street	0	-145						-								145				145	
141439	22-24 Langney Road	453	-230	-683															453		230	
160223	12 Commercial Road	0	-45	-45																	45	
160332	182-184 Seaside	0	-132	-132																	132	
160425	14 Lismore Road	0	-215						-								215				215	
160443	Downs Garage 44-48 East Dean Road	2869	1689																		-1180	2869
160475	Devonshire Park, College Road	666	149																		149	
160534	Kiosk 14 adj Marine Parade	6	0	-6																		6
160544	Lower Parade opposite Metropole	6	6																			6

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	
	Gardens																				
160553	Unit 13 The Birch Estate	105	0								-105									105	
160562	4 St James Road	0	-60								-60									60	
160758	41 Susans Road	0	-128																	-128	
160798	62a Tideswell Road	0	-211							-87										211	
160825	5 Wessex Place	0	-145																	145	
160832	Alleyn House, 99a Cavendish Place	0	-133	-133																133	
161010	Land to the rear of Wesley Place, Ringwood Road	0	-773																	-773	773
161091	145 Seaside	0	-97	-97																	97
161311	Greencoat House 32 St Leonards Road	107	0																	107	
161340	1 Faraday Close	800	0																	800	
170035	27 Gildredge Road	150	0																	150	
170078	20 Cornfield Terrace	159	0		159															-159	
170139	41 Gildredge Road	138	0																	138	
170237	12 Station Street	224	0																	224	

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		
170273	18 Cornfield Road	156	0	-156		156															
170274	The Old Printworks 20 Wharf Road	151	151						151												
170276	315 Seaside	0	-30	-30																	30
170291	Nirvana Private Hotel	0	-185												-185						185
170618	6 Bolton Road	50	50				50														
170640	52 Grove Road	149	0	-149		149															
170701	1a West Street	0	-100							-100											100
170797	7 Lushington Road	31	31														31				
170874	4 Hyde Gardens	0	-260							-260											260
170918	68 Cavendish Avenue	160	160																		160
171069	Central Library (Grove Road)	634	0						634												-634
171391	236 Terminus Road	6	0	-6		6															
EB/2010/0445	Islamic Community Centre 40A Ashford Square	515	310																		310
EB/2012/0794	St Michaels and All Angels Church	16	16																		16
Total		17539	4777	-1,437	159	311	-174	0	-338	0	1,345	4944	124	928	-185	2869	5,863	602	-496	3,102	

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 2018

Site Ref	Planning Ref	Site location	Source	Total Net Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
HA08	170801	Edgeland Terrace (Former CMS Buildings)	Commenced	11	0	11	0	0	0	0
HA29	EB/06/0752	Former St Luke's Church, Elm Grove	Commitment	4	0	0	0	4	0	0
LA22	180437	Garages between 7 and 9 Biddenden Close	Commitment	5	0	0	5	0	0	0
LA35	160150	Woods Cottages, Langney Rise	Commitment	8	0	0	0	8	0	0
LA46	140084	2 Priory Road	Commenced	4	4	0	0	0	0	0
LA47	170634	1 Goldsmith Close	Commenced	1	0	1	0	0	0	0
LA48	170741	177 Sevenoaks Road	Commitment	1	0	1	0	0	0	0
LA49	170997	Wayside Stores Priory Road	Commitment	4	0	4	0	0	0	0
LA50	180293	1 Spring Lodge Close	Commitment	1	0	1	0	0	0	0
ME05	160226	Wood Winton, 63A Silverdale Road	Commitment	6	0	0	0	6	0	0
ME18	150096	Birley House 13 College Road	Commenced	3	3	0	0	0	0	0
ME19	151134	Courtlands Hotel, Wilmington Gardens	Commenced	21	0	15	6	0	0	0
ME20	160401	5 Denton Road	Commitment	1	0	1	0	0	0	0
ME21	160456	Alexandra Hotel, King Edwards Parade	Commitment	1	0	1	0	0	0	0
ME22	161308	Ravelston Grange 10 Denton Road	Commitment	9	0	0	9	0	0	0
ME23	180425	Robin Hill Nursery, 23 Fairfield Road	Commenced	1	1	0	0	0	0	0
ME24	180368	The Pilot, Meads Street	Commitment	1	0	0	1	0	0	0
ME29	180362	Meads Hollow 15 Upper Carlisle Road	Commitment	1	0	0	1	0	0	0
ME30	160770	The Meads Club 75 Meads Road	Commenced	3	0	3	0	0	0	0

Site Ref	Planning Ref	Site location	Source	Total Net Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
OC12	160824	25 Baldwin Avenue	Commenced	1	0	1	0	0	0	0
OC17	180065	146 Willingdon Road	Commitment	1	0	1	0	0	0	0
OC18	180696	Curtilage of 25 Rodmill Drive	Commitment	1	0	0	1	0	0	0
OL07	151011	2a St. Mary's Road	Commenced	3	3	0	0	0	0	0
OL30	180439	Garages to the front of 33-40 Lanark Court	Commitment	4	0	0	4	0	0	0
OL31	180440	Garages adjacent to 1 to 6 Lanark Court	Commitment	4	0	0	4	0	0	0
OL41	150889	1 Crown Street	Commitment	3	0	3	0	0	0	0
OL42	170019	46 Ocklynge Road	Commitment	1	0	1	0	0	0	0
OL43	180064	8 Albert Parade	Commitment	1	0	1	0	0	0	0
OL44	180406	34 Church Street, Eastbourne, BN21 1HS	Commitment	1	0	0	1	0	0	0
RA08	140153	Land within curtilage of 35 Melvill Lane	Commenced	1	1	0	0	0	0	0
RO03	180006	2-4 Moy Avenue	SHELAA	85	0	0	0	38	20	27
RO16	170224	Junction of Northbourne Road and Britland Estate	Commenced	8	0	8	0	0	0	0
RO21	171072	4 Churchdale Road (SeaScrew)	Commitment	1	0	1	0	0	0	0
RO22	171403	Land to the rear of 35 Windermere Crescent	Commitment	1	0	1	0	0	0	0
SE08	151291	21a Manifold Road	Commenced	4	0	4	0	0	0	0
SE17	180438	Land Adjacent 3-14 Brede Close	Commitment	6	0	0	6	0	0	0
SE24	170898	56 Latimer Road	Commitment	1	0	1	0	0	0	0
SE41	170548	14-18 Seabeach Lane	Commitment	1	0	1	0	0	0	0
SE49	170928	Bar Coda - Bourne Street	Commitment	9	0	0	0	9	0	0
SE51	170960	A2Z Cars - 192 Seaside/2a Hoad Road	Commitment	9	0	0	0	9	0	0
SE57	170009	2a Cavendish Avenue	Commenced	7	0	7	0	0	0	0
SE60	170087	15 Beamsley Road	Commitment	1	0	1	0	0	0	0
SE63	141346	183a Langney Road	Commenced	9	0	9	0	0	0	0

Site Ref	Planning Ref	Site location	Source	Total Net Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
SE64	141521	Heatherleigh Hotel, Royal Parade	Commitment	24	0	16	8	0	0	0
SE65	160794	Unit 2 Fort Lane	Commitment	7	0	7	0	0	0	0
SE66	171007	136-138 Seaside	Commitment	2	0	0	2	0	0	0
SE67	161022	44 Seaside	Commenced	1	1	0	0	0	0	0
SE68	161394	259 Seaside	Commitment	1	0	1	0	0	0	0
SE69	161473	196 Seaside	Commenced	1	0	1	0	0	0	0
SE70	170275	315 Seaside	Commitment	1	0	1	0	0	0	0
SE71	170680	1b Carlton Road	Commitment	1	0	1	0	0	0	0
SE72	170881	Flat 4, Holmdale, 93 Pevensey Road	Commenced	1	1	0	0	0	0	0
SE73	171010	84 Seaside	Commitment	1	0	1	0	0	0	0
SE74	171038	112 & 114 Langney Road	Commitment	2	0	0	2	0	0	0
SE75	171130	150-152 Seaside	Commenced	1	0	1	0	0	0	0
SE76	171340	118 Langney Road	Commenced	3	3	0	0	0	0	0
SE77	171341	116 Langney Road	Commenced	3	3	0	0	0	0	0
SE78	171369	Riverbourne House, Belmore Road	Commitment	2	0	0	2	0	0	0
SE84	170657	11-17 Manifold Road	Commitment	5	0	5	0	0	0	0
SE86	180179	251 Seaside	Commitment	1	0	1	0	0	0	0
SE87	180538	74 Beach Road	Commitment	8	0	0	8	0	0	0
SE88	180548	94a Melbourne Road	Commitment	1	0	0	1	0	0	0
SH15	171460	Land fronting Friday Street at Borough Boundary	Commitment	2	0	2	0	0	0	0
SH16	170962	Oakridge, 5 Old Drove	Commitment	2	0	0	2	0	0	0
SO10	141469	Sovereign Harbour Site 8	Commenced	8	8	0	0	0	0	0
SO11	150796	Sovereign Harbour Site 7c	Commenced	72	0	0	20	20	20	12
SO12	151056	Sovereign Harbour Site 1	Commenced	70	0	0	10	0	40	20

Site Ref	Planning Ref	Site location	Source	Total Net Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
ST08	171051	35 Wallis Avenue	Commenced	2	2	0	0	0	0	0
ST09	EB/12/0615	The Lodge Inn, 559 Seaside	Commenced	5	0	0	5	0	0	0
SU08	160615	4-6 Old Orchard Road	Commitment	1	0	1	0	0	0	0
TO03	170036	Central Methodist, Langney Road	Commitment	10	0	0	10	0	0	0
TO04	170156	St Andrew's United Reform Church, Blackwater Road	Commitment	35	0	0	35	0	0	0
TO100	171375	Samara House, 55-61 Seaside	Commitment	1	0	0	1	0	0	0
TO101	171476	1 The Avenue	Commenced	4	4	0	0	0	0	0
TO102	180110	6 Station Parade	Commenced	5	5	0	0	0	0	0
TO103	180227	Garages between 5 and 10 North Street	Commitment	6	0	0	0	6	0	0
TO11	171229	74-78 Terminus Road	Commitment	2	0	2	0	0	0	0
TO120	161485	102A Tideswell Road	Commitment	4	0	0	4	0	0	0
TO121	180328	Arch Mews, 90a Tideswell Road	Commitment	4	0	0	0	4	0	0
TO122	180608	106 Cavendish Place	Commitment	1	0	0	1	0	0	0
TO123	180773	117 South Street	Commitment	2	0	0	2	0	0	0
TO124	180561	18-22 Terminus Road	Commitment	1	0	0	1	0	0	0
TO125	180685	2 The Avenue	Commitment	2	0	0	2	0	0	0
TO126	180229	38 Cornfield Road	Commitment	1	0	0	1	0	0	0
TO127	180289	43a Grove Road	Commitment	2	0	0	2	0	0	0
TO128	180585	79 Langney Road	Commitment	1	0	0	1	0	0	0
TO129	180476	Albany Lions Hotel, Grand Parade	Commitment	10	0	0	0	10	0	0
TO130	180238	Berkley House 26-28 Gildredge Road	Commitment	28	0	0	28	0	0	0
TO18	180058	99 South Street	Commitment	3	0	3	0	0	0	0
TO22	160751	17-18 Lushington Lane	Commenced	6	6	0	0	0	0	0
TO25	170286	164-168 Ashford Road	Commitment	3	0	0	3	0	0	0

Site Ref	Planning Ref	Site location	Source	Total Net Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
TO27	171149	Cavendish Business Centre, 86a Cavendish Place	Commenced	5	0	5	0	0	0	0
TO41	130895	19 Langney Road	Commitment	3	0	0	3	0	0	0
TO56	170819	Eastbourne Police Station, Grove Road	Res. to Grant	50	0	0	0	0	50	0
TO59	170341	12 North Street	Commitment	1	0	1	0	0	0	0
TO60	160437	Upper floors, 219 Terminus Road	Commenced	2	2	0	0	0	0	0
TO63	170144	WRVS Centre, 24 Hyde Road	Commitment	3	0	0	3	0	0	0
TO64	161127	39 Winchcombe Road	Commenced	1	1	0	0	0	0	0
TO66	EB/10/0506	64-66 Terminus Road	Commenced	3	3	0	0	0	0	0
TO68	140036	6 Bolton Road	Commenced	1	1	0	0	0	0	0
TO69	141054	8 Gildredge Road	Commitment	2	0	2	0	0	0	0
TO70	141159	37 Grove Road	Commenced	1	1	0	0	0	0	0
TO71	180567	Greencoat House 32 St Leonards Road	Commitment	9	0	0	9	0	0	0
TO73	141568	17 Cornfield Road	Commitment	2	0	0	2	0	0	0
TO74	151363	6 Cornfield Terrace	Commenced	3	3	0	0	0	0	0
TO75	180533	Land to rear of 48 St Leonards Road	Commitment	9	0	0	0	9	0	0
TO76	150517	45 Susans Road	Commenced	3	3	0	0	0	0	0
TO77	151201	Map House 36-38 St Leonards Road	Commitment	16	0	16	0	0	0	0
TO79	151249	26 Terminus Road	Commenced	2	2	0	0	0	0	0
TO81	151361	56b Grove Road	Commitment	2	0	2	0	0	0	0
TO83	160056	Regent Hotel 3 Cavendish Place	Commitment	5	0	5	0	0	0	0
TO84	160076	157 Terminus Road	Commenced	4	4	0	0	0	0	0
TO85	160202	Rear of 110 Longstone Road	Commitment	1	0	0	1	0	0	0
TO86	160242	32-34 Cornfield Road	Commenced	1	1	0	0	0	0	0
TO87	160337	St Annes House 2 St Annes Road	Commitment	35	0	0	35	0	0	0

Site Ref	Planning Ref	Site location	Source	Total Net Units	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024
T088	161153	21 Langney Road	Commenced	4	4	0	0	0	0	0
T089	161216	43 South Street	Commitment	2	0	0	2	0	0	0
T090	161278	4a Wellesley Road	Commitment	4	0	4	0	0	0	0
T092	170341	12 North Street	Commitment	1	0	0	1	0	0	0
T093	170598	12 Trinity Trees	Commitment	3	0	0	3	0	0	0
T094	170621	2 Hardwick Road	Commitment	1	0	0	1	0	0	0
T095	170725	21 Susans Road	Commitment	2	0	0	2	0	0	0
T097	170786	Pisces House 3 Cornfield Terrace	Commitment	1	0	0	1	0	0	0
T098	170813	7 Upperton Road	Commitment	58	0	58	0	0	0	0
T099	171148	7c Bolton Road	Commenced	6	6	0	0	0	0	0
UP04	161448	Former St Wilfrid's Hospice, Mill Gap Road	Commenced	9	0	6	3	0	0	0
UP11	171133	8 Mill Gap Road	Commenced	1	1	0	0	0	0	0
UP13	160768	Steel House, 2 Enys Road	Commenced	6	6	0	0	0	0	0
UP16	170340	Bramble Guest House, 16 Lewes Road	Commenced	1	0	0	1	0	0	0
UP17	141112	Hurst Arms 76 Willingdon Road	Commitment	2	0	2	0	0	0	0
UP18	180275	Cedar House 29 Bedfordwell Road	Commitment	7	0	0	7	0	0	0
UP21	161482	Preston Court 30 Upper Avenue	Commitment	2	0	2	0	0	0	0
UP24	170527	20 Upperton Road	Commitment	78	0	0	0	78	0	0
UP25	170878	Chantry House, 22 Upperton Road	Commitment	2	0	0	2	0	0	0
UP27	171028	14 Hartfield Road	Commitment	1	0	0	1	0	0	0
UP28	171049	3 Hartfield Lane	Commenced	5	0	5	0	0	0	0
UP29	171145	70 Kings Drive	Commenced	2	2	0	0	0	0	0
UP30	171235	Carbrooke Lodge, Watts Lane	Commitment	1	0	0	1	0	0	0
UP31	171321	Southfields House, Southfields Road	Commitment	6	0	6	0	0	0	0

Site Ref	Planning Ref	Site location	Source	Total Net Units	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024
UP32	180319	Land adjacent to 3 Selwyn Road	Commenced	1	1	0	0	0	0	0
UP36	180193	Highland House 18-20 Carew Road	Commenced	1	1	0	0	0	0	0
TOTAL				979	87	235	267	201	130	59