

Eastbourne AUTHORITY MONITORING REPORT 2018 - 2019



December 2019



EASTBOURNE AUTHORITY MONITORING REPORT 2018/2019

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<http://www.lewes-eastbourne.gov.uk/planning-policy/authority-monitoring-report-amr/>

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 2018 – 31st March 2019. 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

The Local Development Scheme (LDS) has been updated. This update was adopted in 2019.

The preparation of the new Eastbourne Local Plan is on schedule with the new LDS. Evidence gathering for the New Local Plan is ongoing, and 'Eastbourne's Direction of Travel: Issues and Options for the Eastbourne Local Plan' is currently out for Consultation, which will finish in January 2020.

Duty to Co-operate

Eastbourne Borough Council has agreed a Memorandum of Understanding (MOU) with Wealden District Council concerning the future Eastbourne Local Plan and future review of the Wealden Local Plan. The Paper sets out the position of the Councils in relation to plan-making, identifies the cross-boundary issues and

matters agreed between the parties. It is expected that the MOU will change and evolve as further discussions between the two authorities takes place.

Community Infrastructure Levy

Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. This is the third year of collections within a monitoring period, with a cumulative total of £188,073.27 being collected with £161,153.24 being collected in this monitoring period. 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 2018 to 30th October 2019), 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 Plans, Neighbourhood Development Orders or Community Right to Build Orders. 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 engaged 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 240 new homes per annum. A total of 2,702 new homes were delivered prior to the start of the 2018/2019 monitoring year.

Eastbourne delivered a total of 130 net additional dwellings over the monitoring year, which is under the annual target set out in the Core Strategy. Housing was delivered across 58 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 windfall sites was greater than delivery through identified sites. Housing completions in the first two quarters of 2018/19 are good, with 58% of the target having already been met.

Only three of the neighbourhoods exceeded their annual housing target during the monitoring year: Ratton & Willingdon Village, St Anthony's & Langney Point and Hamden Park. St Anthony's & Langney 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 seven years of the plan period since 2012, 15,704 sqm of net employment floorspace was delivered towards the target.

During the monitoring year 2018/2019, there was a net gain of 1,639 sqm of employment uses. The re-development of 1 Whittle Drive added 5,550 sqm of B8 space, which off-set the losses of office space (B1a) in the Town Centre. In comparison to the previous monitoring year, 2018/19 saw a higher gross delivery, and also a higher net gain of employment space.

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 26 planning applications within or abutting designated sites or reserves, and 15 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 668 homes per year.

The delivery of 73% 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 4,008 homes.

Eastbourne has a five year land supply of 1,147 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 1.43 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 the Arndale) Centre. However there was poor performance against many of the indicators, along with some indicators not being able to be monitored due to information being unavailable. Several of the large schemes should be completed in the next monitoring period.

Overall, the main concern continues to be the delivery of housing against the Core Strategy target. Total delivery is now 288 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 rose slightly in comparison to 2017/2018; though still fell short of the annual target. However, the target for the next monitoring period is 58% complete in the first 6 months. This below-target housing delivery and lack of sites coming forward is reflected in the five year housing land supply showing 1.43 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, and this is currently underway.

There has been continued progress on the large developments within the Town Centre, which should be completed within the next monitoring period. This 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 2018 to 31st March 2019. 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 2019 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 the performance against the 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 Planning 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 2019 to 2022 and was adopted in February 2019.

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, and has been updated in the Local Development Scheme 2019-2022.

Progress April 2018 – March 2019

- 2.8 Evidence gathering in the preparation of the new Eastbourne Local Plan has been on-going. This has included the preparation of background papers to inform the Issues and Options Document described below.

2.9 Changes in legislation brought into force by the Neighbourhood Planning Act 2017 required the SCI to include a policy stating what advice and assistance Eastbourne Borough Council would provide in relation to groups engaged in Neighbourhood Planning. This update to the SCI was adopted in February 2019 to ensure that requirements were met. The SCI was adopted in 2017 to replace the original SCI that was produced in 2006 and updated in 2009.

Progress April 2019 – December 2019

2.10 A document which identifies the key issues and opportunities that the Local Plan should address, titled 'Eastbourne's Direction of Travel: Issues and Options for the Eastbourne Local Plan' was produced in November 2019. It was put out for consultation in November 2019 and will run until January 2020.

Progress against Local Development Scheme

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

2.12 The timetable for the production of the Eastbourne Local Plan is set out in Table 1.

Table 1 - Eastbourne Local Plan timetable from LDS 2019-2022

Timetable specified in the LDS	<ul style="list-style-type: none"> • Engagement and evidence gathering (Reg. 18): Nov-Dec 2019 • Consultation on Issues and Options (Reg. 18): Nov-Jan 2019 • Publication of Pre Submission version (Reg. 19): Nov 2020 • Representations on Pre Submission version (Reg. 20): Nov - Dec 2020 • Submission to Secretary of State (Reg. 22): Feb 2021 • Public Examination (Reg. 24): March-April 2021 • Publication of Inspectors recommendations (Reg. 25): May-June 2021
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2.13 Currently the Eastbourne Local Plan is in the Consultation on Issues and Options Phase. We are currently on track with the timetable.

Adopted Local Plans and Supplementary Planning Documents

2.14 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 or Supplementary Planning Documents adopted in the monitoring year.

- 2.15 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

- 2.16 The AMR should identify Local Plan policies that are no longer being implemented and state why it is not being implemented.
- 2.17 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.
- 2.18 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 Localism Act 2011 places a duty on local planning authorities and other prescribed bodies to cooperate with each other on strategic planning matters relevant to their areas. The National Planning Policy Framework (NPPF) reiterates this duty.
- 3.2 The duty to cooperate requires ongoing constructive and active engagement on the preparation of development plan documents and other activities relating to sustainable development and the use of land. In particular it applies to strategic planning matters where they affect more than one local planning authority area.
- 3.3 Eastbourne Borough Council has agreed a Memorandum of Understanding (MOU) with Wealden District Council concerning the future Eastbourne Local Plan and future review of the Wealden Local Plan. The Paper sets out the position of the Councils in relation to plan-making, identifies the cross-boundary issues and matters agreed between the parties. It is expected that the MOU will change and evolve as further discussions between the two authorities takes place.
- 3.4 Eastbourne Borough Council considers that it shares a functional geography with part of southern Wealden District including Polegate, Willingdon, Stone Cross and Pevensey Bay. This area has many functional links such as access employment, retail, leisure and education, whilst the area also shares environmental characteristics such as flood catchment and green infrastructure.
- 3.5 As part of the Regulation 18 consultation on the Eastbourne Local Plan, Eastbourne Borough Council has published a Statement of Common Ground – Heads of Terms document that identifies the strategic cross boundary areas that require cooperation with other public bodies and organisations. Further work on the Statement of Common Ground will be undertaken in the coming year.

Joint Transformation Programme

- 3.6 Eastbourne Borough and Lewes District Councils are working together in a business transformation programme to modernise services and generate significant savings for both Councils. The programme has seen 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.

- 3.7 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.
- 3.8 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. 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. 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	£161,153.24
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	£11,743.81 Which includes <ul style="list-style-type: none"> • 6.77% (£795.77) for period 16/17 • 24.6% (£2,890) for period 17/18 • 68.61% (£8,057.66) for 18/19
4 (ca) (i)	Amount of neighbourhood portion passed to any Local Council	£0
4 (ca) (ii)	Amount of CIL passed to any other person to apply it to funding infrastructure	£0
4 (cb) (i)	Amount of neighbourhood portion recovered from local councils or held for area with no Local Council	£24,172.99
4 (cb) (ii)	Item of infrastructure funded with neighbourhood portion recovered from Local Councils or held for areas with no Local Council	n/a
4 (cc)	Summary of any notices served to recover neighbourhood portion from Local Councils	n/a
4 (d) (i)	Total amount of CIL receipts retained from the reported year other than the neighbourhood portion	£128,922.59
4 (d) (ii)	Total amount of CIL receipts retained from previous years other than the neighbourhood portion	£59,151.21
4 (d) (iii)	Total amount of CIL neighbourhood portion retained for the reported year	£24,172.99
4 (d) (iv)	Total amount of CIL neighbourhood portion retained from previous years	£10,886.21
4 (e)	Infrastructure payments	n/a

- 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 pots and the third pot covers the cost of administering CIL.
- 4.6 To-date, due to the limited amount of CIL collected, the Council has not opened the Neighbourhood and County pot for spending. However, it is required under the CIL Regulations to spend the administrative pot.
- 4.7 For the first three years of implementation starting on the day the schedule takes effect (i.e. 1st April 2015) and ending at the end of the third subsequent full financial year (i.e. 31st March 2019), the council can apply the pot to administrative expenses incurred during those three years and any expenses incurred before the charging schedule was published.
- 4.8 The administrative pot was applied to part of the maintenance cost for the CIL software.
- 4.9 The table below shows the total amount collected, the monies spent on projects and the available balance.

Table 5 - CIL monies collected

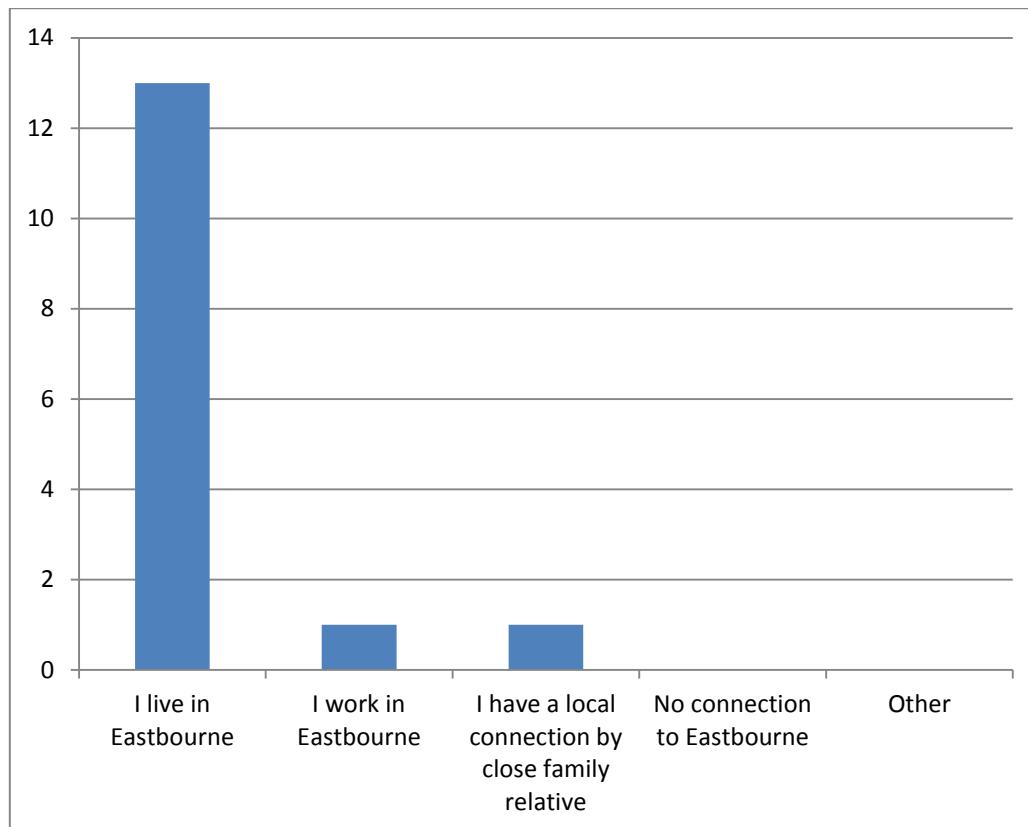
Pot	Total CIL collected to 31 st March 2019	Projects funded	Balance at 31 st March 2019
CIL Admin pot	£11,743.81	£11,743.81	£0
Neighbourhood CIL Pot	£35,059.20	£0	£35,059.20
County CIL Pot	£188,073.27	£0	£188,073.27

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 a 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.

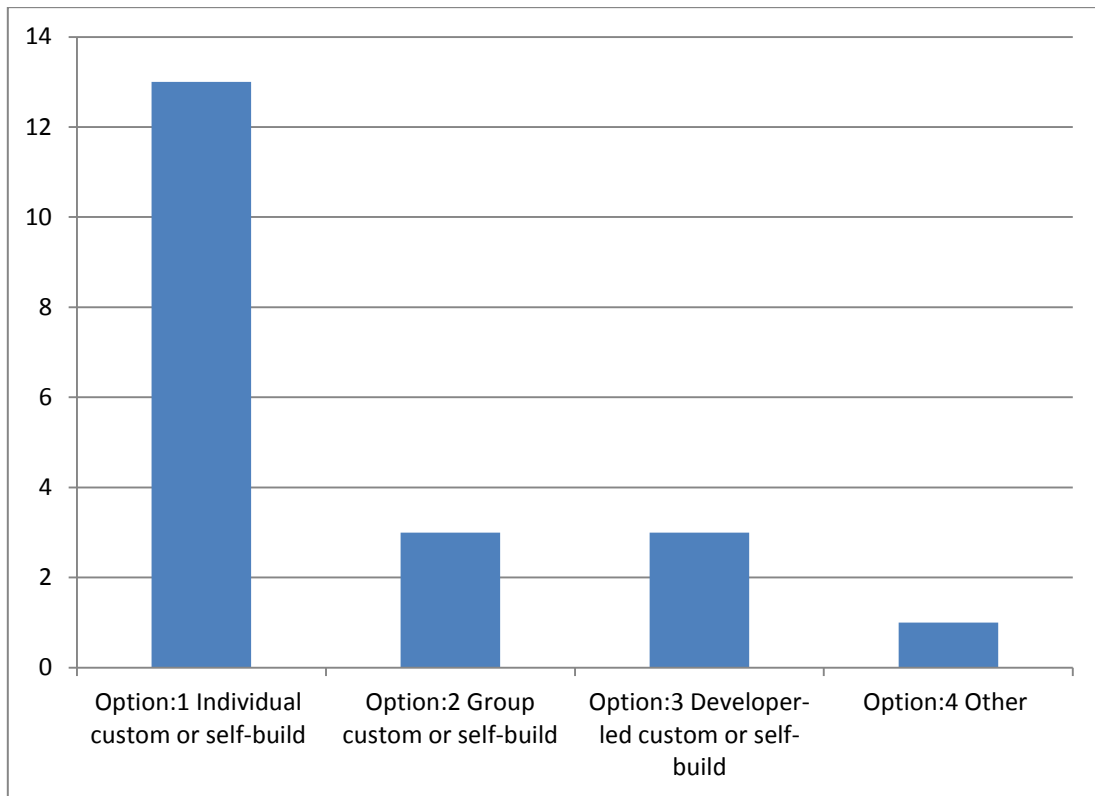
- 5.8 Within the most recent period (October 2018 to 30th October 2019), a total of 15 applications were made to the Self Build Register. Of these, 14 were entered onto Part 1 of the register, whilst 1 was entered onto Part 2 of the register.

Figure 1 - Local Connection to Eastbourne



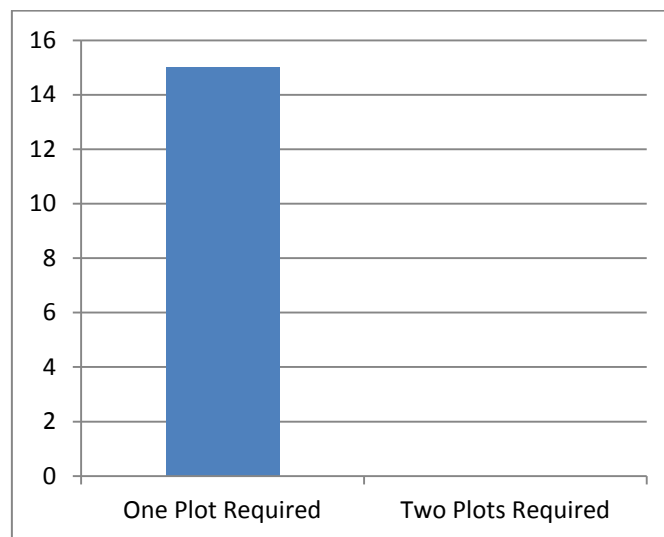
- 5.10 The timescale for the granting permission is three years from the Base Period. Permissions granted before the start of the first base period cannot be counted, and permissions cannot apply to more than one Base Period.
- 5.11 EBC has until 30th October 2021 to meet the demand arising from this period (31st October 2018 to 30th October 2019).
- 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 14 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.

Figure 2 - Type of custom/self-build project



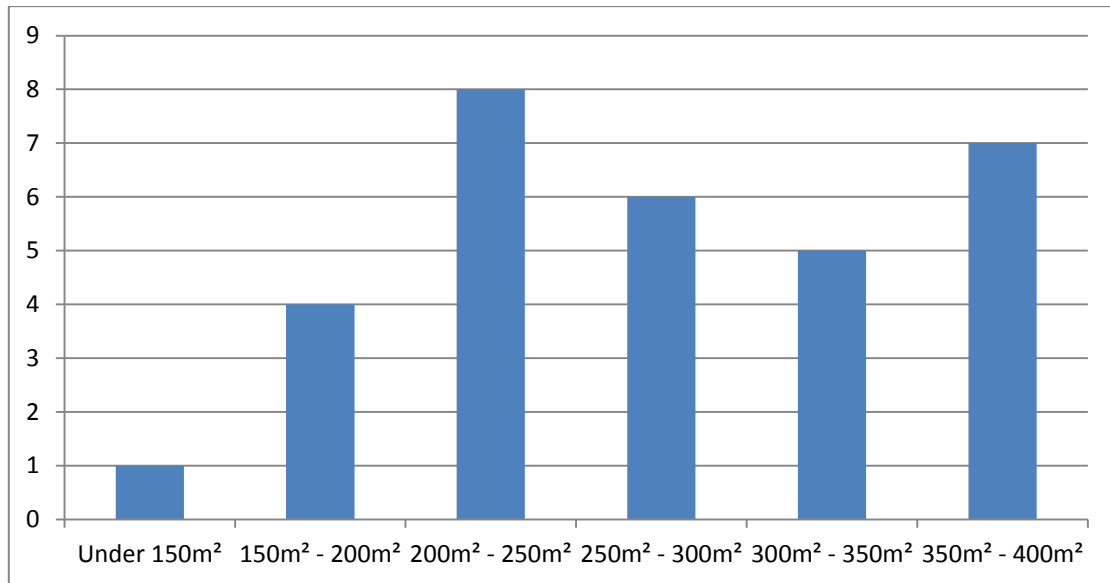
5.15 In total, there is a demand for 15 plots. Figure 3 shows that all entries required a single plot.

Figure 3 - Number of Serviced Plots Required



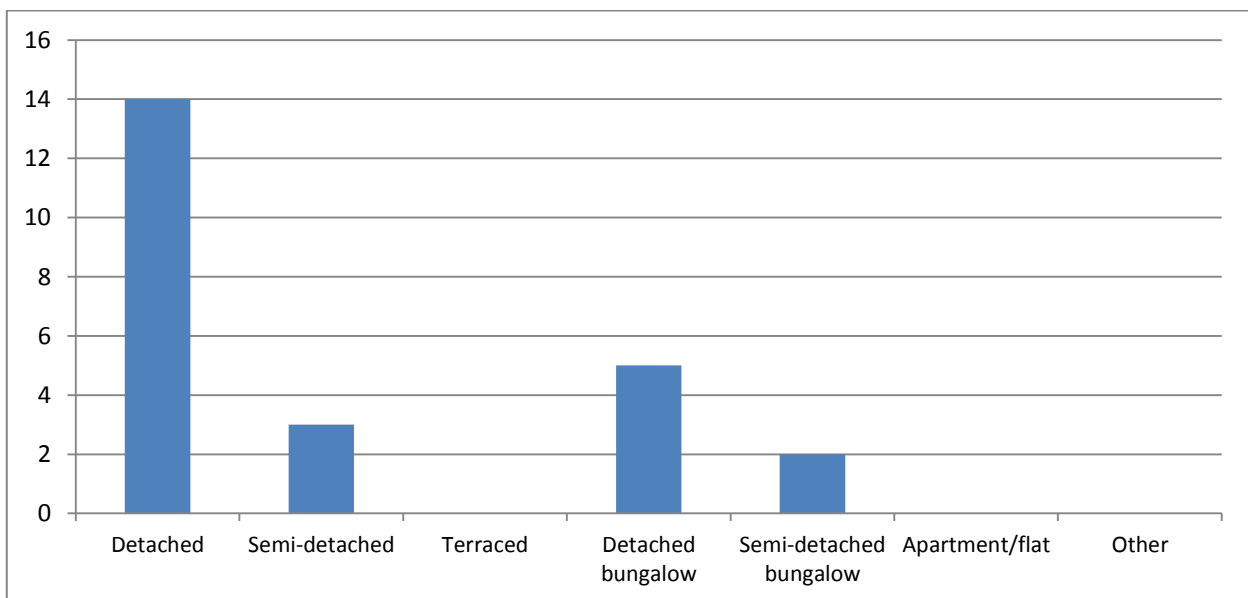
5.16 However there has been no consistent requirement for plot size, as shown in Figure 4. The most popular requirements for plot size are plots of between 200m² - 250m² and between 350m² - 400m². There is only demand for one plot under 150m² in this period.

Figure 4 - Size of Plot Required



5.17 The most popular requirement of the type of housing is detached (58.3% of entries). There is no demand for self-built flats/apartments or terraced houses, though there were two requirements for semi-detached bungalows. 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 14 self-build plots by 30th October 2021 to account for demand from this period. Account should also be taken of the demand for plots arising from entries on Part 2 of the Register, which accounts for a single additional plot.

5.19 At the end of this base period, there have been a total of 12 Self-Builds since the register was introduced. There were 4 in this base period, 7 in the previous base period, and 1 in the first base period.

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 Development Orders, Community Right to Build Orders and Neighbourhood Development Plans possible. The legislation empowers Parish/Town Councils or Neighbourhood Forums - as "Qualifying Bodies" - to initiate the process for making a Neighbourhood Development or Neighbourhood Plan. It also places a duty on Local Planning Authorities to make Orders or Plans within a specific timeframe, if there is a referendum vote in favour of the Order or Plan.
- 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. Community Right to Build Orders are similar in scope. 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 become a Neighbourhood Forum would need to submit a relevant area designation application. The Council would consider the proposal and may decide it is appropriate or that 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 Changes in legislation brought into force by the Neighbourhood Planning Act 2017 required the SCI to include a policy stating what advice and assistance Eastbourne Borough Council would provide in relation to groups engaged in Neighbourhood Planning. This update to the SCI was made in 2019 to ensure that requirements were met.

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 130 net additional dwellings over the 2018/2019 monitoring year. This is 3% higher than the net housing delivered in the previous year, but is still significantly below the annual target. Housing delivery over the monitoring year is outlined in Table 6.

Table 6 - Housing Delivery by Quarter

2018/19	Q1	Q2	Q3	Q4	Total
Gross Additional Dwellings	26	20	46	54	146
Net Additional Dwellings	24	17	39	50	130

- 7.3 There were 54 individual sites that contributed to the delivery of housing in the monitoring year, which is more than the 42 sites in the previous monitoring year. There were four completions that resulted in a net loss of one dwelling each. 88% of the sites that contributed a net gain provided a net addition of 5 or less dwellings, and only six sites contained more than 5 dwellings. 50% of the sites that delivered a dwelling net gain only delivered one net unit.
- 7.4 The single largest site contributed 11 dwellings (8.5% of the total net gain delivered). This was Veritek House, Edgeland Terrace in Hampden Park. The next largest development was 9 net additional units at Ashberry Court at 39 Lewes Road. A full list of housing completions is provided in Appendix B.
- 7.5 The three previous monitoring periods (2015/2016, 2016/2017 and 2017/2018) 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.

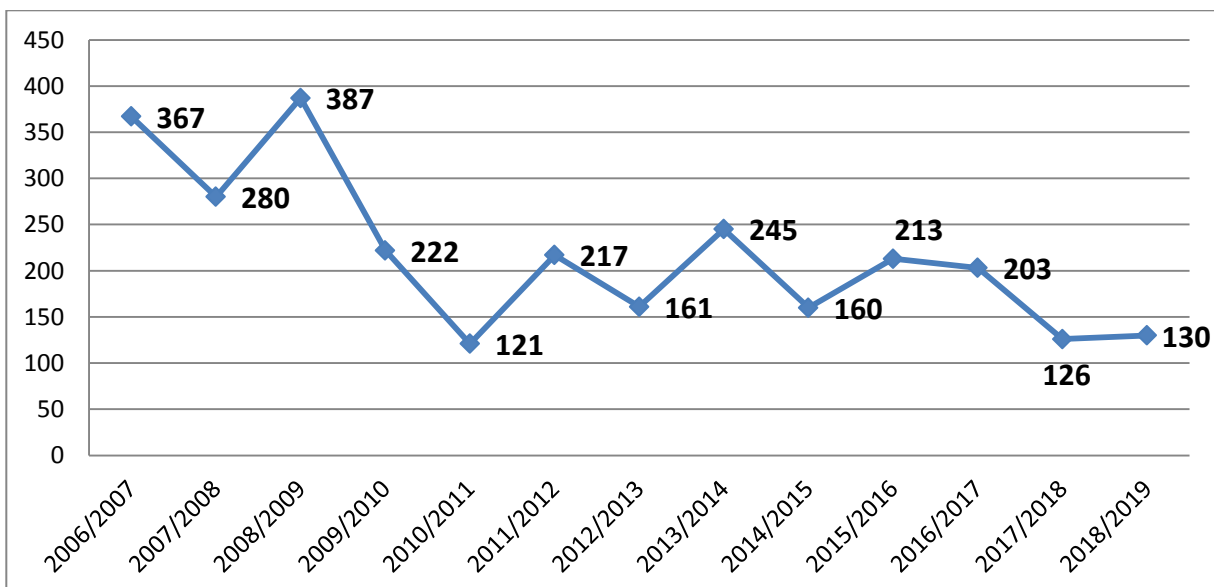
7.6 In the 13 years of the Core Strategy plan period, a total of 2,832 net additional dwellings have been delivered in Eastbourne, against a cumulative annual target of 3,120 over this period (13 x 240). Therefore as at the end of 2018/2019, housing delivery is 288 dwellings below target.

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
2018/2019	130	2,832	3,120	2,190

7.7 Figure 6 shows that the trend of housing delivery has been fluctuating in recent years. This but this year represents a very slight increase after the first consistent downward trend since the 2009 financial crash, but is the third 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
2014/2015	24	136	160
2015/2016	71	142	213
2016/2017	114	89	203
2017/2018	71	55	126
2018/2019	27	103	130
Total	307	525	832
5 Yr Average	61.4	105	166.4

7.9 The number of windfall developed sites has increased significantly from last year, where it was at its lowest since 2013/2014. The number of units developed on Identified sites has dropped significantly. Both figures are below the five year average.

7.10 Table 8 shows that in the current monitoring year the number of units delivered on windfall sites exceeded the delivery on identified sites, which is a reversal of the previous trend. This is illustrated in Figure 7. Though the site with the most housing delivery was identified, it was one of only 7 of the 54 sites that contributed net housing which was not a windfall development.

Figure 7 - Housing delivery over previous five years

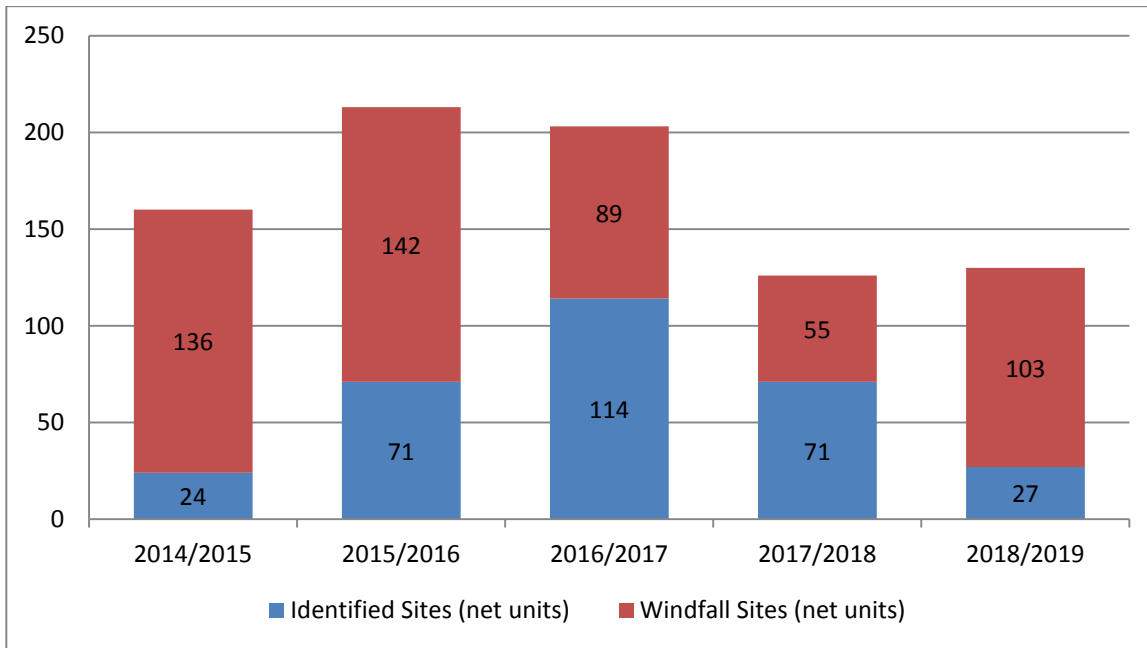


Table 9 - Housing delivery in first two quarters of 2019/2020

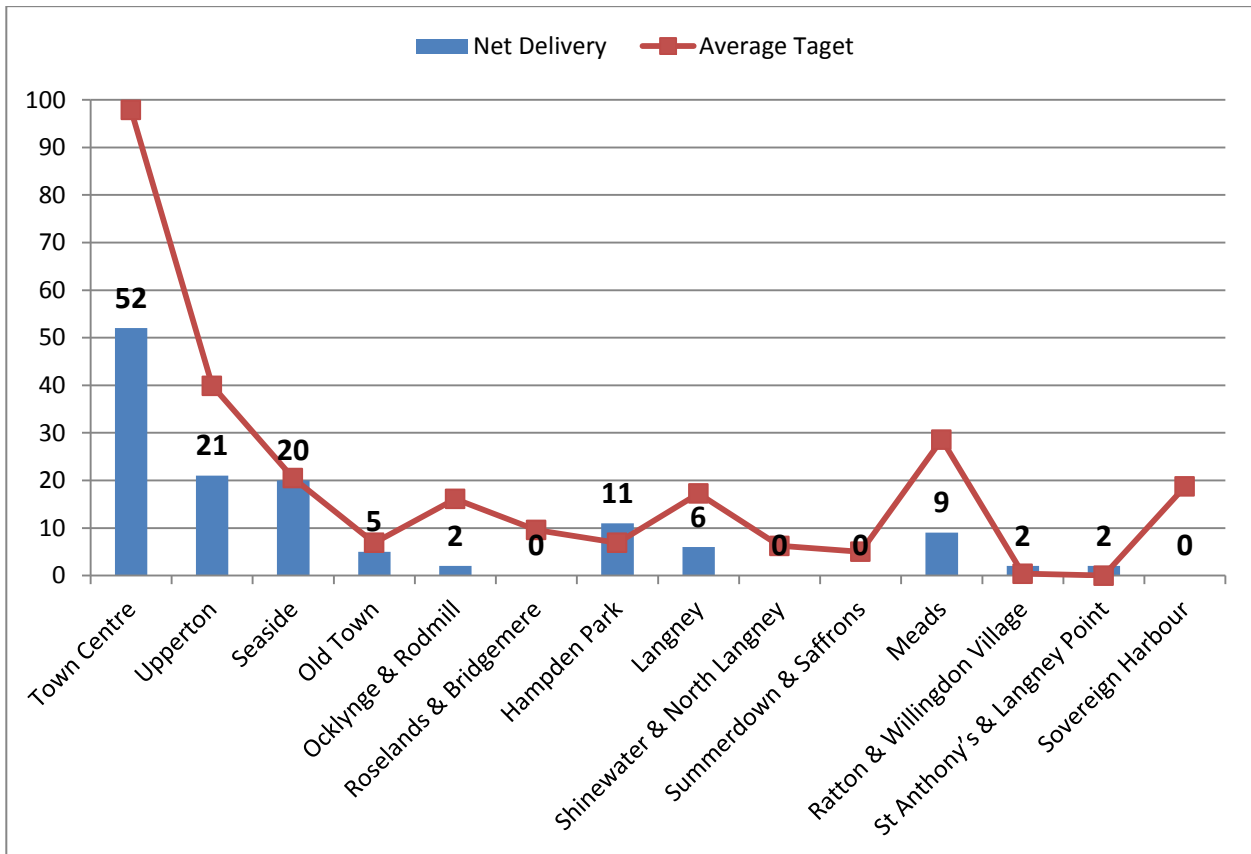
2019/2020	Q1	Q2	Total so far
Gross Additional Dwellings	126	26	152
Net Additional Dwellings	118	23	141

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 2018/2019.

7.13 In 2018/2019, the Town Centre saw the highest housing delivery of the 14 neighbourhoods with an additional 52 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, Ratton and Willingdon Village and Hampden Park). Four Neighbourhoods’ (Sovereign Harbour, Summerdown & Saffrons, Roselands and Bridgemere and Shinewater & North Langney) 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 2018/2019					Annual Average Target	Overall Target ¹	Total Delivered	Remaining ²
	Q1	Q2	Q3	Q4	Total				
1 Town Centre	7	2	20	23	52	97.9	1,190	407	783
2 Upperton	9	9	1	2	21	39.9	399	80	319
3 Seaside	6	0	12	2	20	20.5	448	284	164
4 Old Town	1	1	3	0	5	6.9	101	46	55
5 Ocklynge & Rodmill	0	0	0	2	2	16.1	258	129	129
6 Roselands & Bridgemere	0	0	0	0	0	9.6	116	39	77
7 Hampden Park	0	0	0	11	11	6.9	84	35	55
8 Langney	0	0	0	6	6	17.25	178	40	138
9 Shinewater & North Langney	0	0	0	0	0	6.25	69	19	50
10 Summerdown & Saffrons	0	0	0	0	0	5	40	0	40
11 Meads	0	6	1	2	9	28.6	358	129	229
12 Ratton & Willingdon Village	1	0	0	1	2	0.4	12	9	3
13 St Anthony's & Langney Point	0	0	0	2	2	0	25	32	0
14 Sovereign Harbour	0	0	0	0	0	18.75	150	0	150
Total	24	18	37	51	130	275.05	3,428	1,249	2,129

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

Housing Delivery Test

- 7.15 The Housing Delivery Test (HDT) is one of Government's initiatives to boost housing growth and seeks to encourage LPAs to have a more proactive role in supporting delivery, as well as greater accountability for under-delivery. It measures the number of homes required over a three year period against the number of homes that were delivered, and calculates the result as a percentage.
- 7.16 HDT results published in February 2019 gave Eastbourne a score of 73%. This was due to delivery of 543 homes over the three year period, compared to a requirement of 747 homes.
- 7.17 The implication of a HDT result of 73% is that an Action Plan will need to be produced, and a 20% buffer should be added to the 5 year housing land supply calculation, which was already being added prior to the HDT result due to the lack of a five year housing land supply in Eastbourne.
- 7.18 A Housing Delivery Test Action Plan for Eastbourne was published on the Council's website in August 2019³.

Previously Developed Land

- 7.19 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.
- 7.20 129 units (99.2%) of the housing delivered in the 2018/2019 monitoring year was delivered on previously developed land. Only one unit was delivered on a greenfield site. Housing delivery of previously developed land is identified in

³ <https://www.lewes-eastbourne.gov.uk/planning-policy/housing-delivery-test/>

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%
2018/2019	99.2%
Average	91%

Affordable Housing

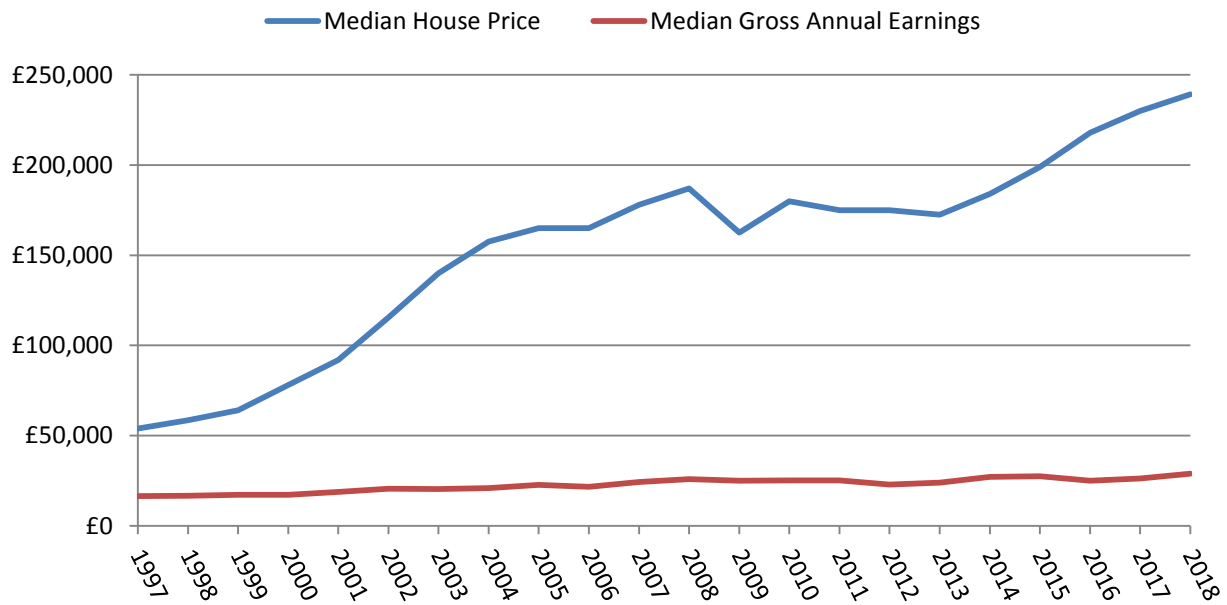
- 7.21 There were no net affordable housing units delivered during the 2018/2019 monitoring year, which is a significant decrease from the 14 provided the previous year, and the 60 net units delivered in the year of 2016/2017.
- 7.22 Affordable housing delivery over recent years has been reliant on large 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 six years (as shown in Table 12), and the average annual delivery is 33 units.

Table 12 - Affordable housing delivery over previous six years

Monitoring Year	Affordable Housing
2013/2014	37
2014/2015	24
2015/2016	30
2016/2017	60
2017/2018	14
2018/2019	0
Total	165
Average	27.5

- 7.23 Affordable housing is only required on developments that deliver 10 or more dwellings. An Affordable Housing Supplementary Planning Document (SPD) has been produced in order to update the guidance on securing affordable housing and any necessary commuted sums. This threshold means that the delivery of affordable housing on smaller sites is unlikely, and as the majority of the development sites in Eastbourne are on these smaller sites, the delivery of affordable housing is less frequent.
- 7.24 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.
- 7.25 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.
- 7.26 The most recent data available is from September 2018, which is within our monitoring period. This identifies for Eastbourne, a median house price of just under £239,250 and median gross average workplace-based earnings of £28,940, giving an overall affordability ratio of 8.27. For comparison, the affordability ratio across the whole of England and Wales is 7.83, whilst in the South East region it is 10.38. In East Sussex it is 10.10.
- 7.27 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 8.27. This is due to constant increases in median house prices and the stagnation of median earnings, as highlighted in Figure 9. This is a similar pattern to the rest of the country.

Figure 9 - Median House Prices compared to Median Earnings



7.28 Between 2014 and 2019, the mean monthly rent in Eastbourne, across all types of accommodation, increased by 17.5% from £657 to £772. Between 2014 and 2018 (there was no 2019 data available), earnings only rose by 6.46%. In terms of rental values, the largest increase was in the monthly rent for 2 bed-accommodation, which has increased by 14.7% over the last 6 years. The rental price of 4 and more bed accommodation has decreased significantly by 22.9%, where in previous years it had the largest increase.

Gypsy & Traveller Pitches

7.29 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

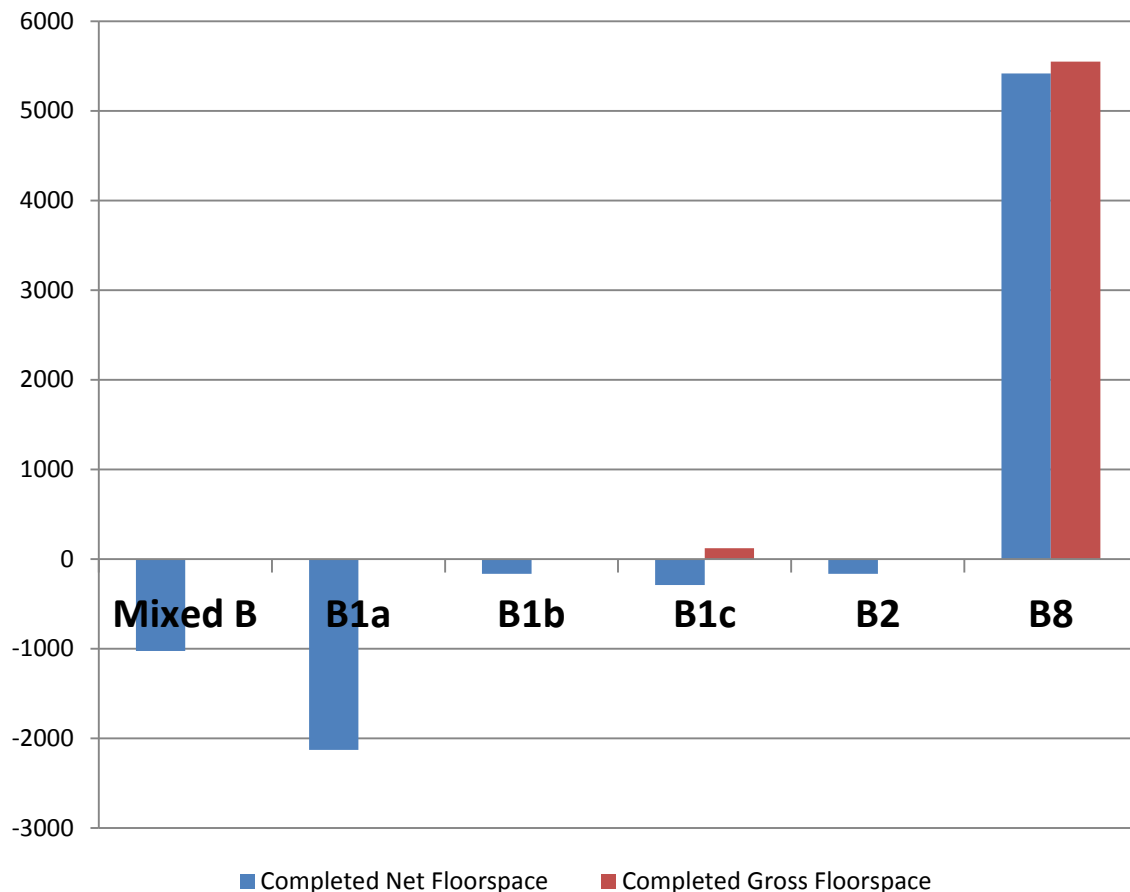
7.30 Employment floorspace is defined by class B1a (Office), B1b (Research & Development), B1c (Light Industry), B2 (General Industry) and B8 (Storage & Distribution) uses.

7.31 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

7.32 Overall in the monitoring period, there was a gross delivery of 5,670 sqm of employment floorspace; the overall net gain was 1,639 sqm. There was an overall loss of office (B1a), light industrial (B1c), and general industrial (B2) space. Only storage and warehousing (B8) had a net gain.

Figure 10 - Employment Floorspace completions in 2018/19



7.33 In comparison to the previous monitoring year, 2018/19 saw a higher gross delivery, and a much higher net gain of employment space. This stops the trend for an overall net loss of employment space which has continued over the previous years. Figures for employment floorspace delivered over the monitoring year are outlined in Table 14.

Table 14 - Additional Employment Floorspace in 2018/19

2018/2019	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	0	0	120	0	5,550	0	5,670
Net Floorspace (m ²)	-2,130	-166	-291	-164	5,415	-1,025	1,639

7.34 There were 18 sites that involved a change in employment floorspace in the monitoring year. The largest loss of employment floorspace was the change of use of Unit 1 of the White Knight Business park, which resulted in the loss of 990 sqm of Mix B space. The largest gain was at 1 Whittle Drive, which saw an extension which offered a further 5,550 sqm of B8 floorspace. A full list of all commercial development completions is provided in Appendix C.

7.35 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
2018/2019	4,680	-1,460	0	3,221
TOTAL	14,084	-1,381	3,000	15,704

7.36 The monitoring year did not see any employment development delivered in Sovereign Harbour. There was net gain 4,680 sqm of new employment space

within the Industrial Estates, however there was a loss of 1,381 sqm of employment space within the Town Centre.

- 7.37 There has been a total of 15,704 sqm of employment floorspace delivered in the first seven 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

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

Table 16 - Employment floorspace on Previously Developed Land

2018/2019	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m²)	0	0	120	0	5,550	0	5,670
% gross on PDL	n/a	n/a	100	n/a	100	n/a	100

Loss of Employment Land

- 7.39 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 4,031 sqm. This can be seen in Table 17.
- 7.40 A total of 2,759 sqm of employment space was lost to residential use, with 1,883 sqm (68.2%) previously being office use. 87% of the office to residential change of use was implemented under permitted development rights. The amount of office space lost to residential has increased significantly from last year.

Table 17 - Loss of Employment Land

2018/2019	B1a	B1b	B1c	B2	B8	Mixed B	Total
To Non-B uses	2,130	166	411	164	135	1,025	4,031
To Residential	1,883	166	411	164	135	0	2,759

Employment Land Available

- 7.41 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.
- 7.42 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

2018/2019	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	1,465	57	0	474	5,166	0	7,162
Net Floorspace (m ²)	-11,020	57	-2,373	474	650	0	-12,212

- 7.43 Table 18 shows the amount of employment land committed through approved planning applications. There is a gross total of 7,162 sqm of employment land committed, however when losses to other uses are taken into account, there is a net loss of 12,212 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

- 7.44 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,*

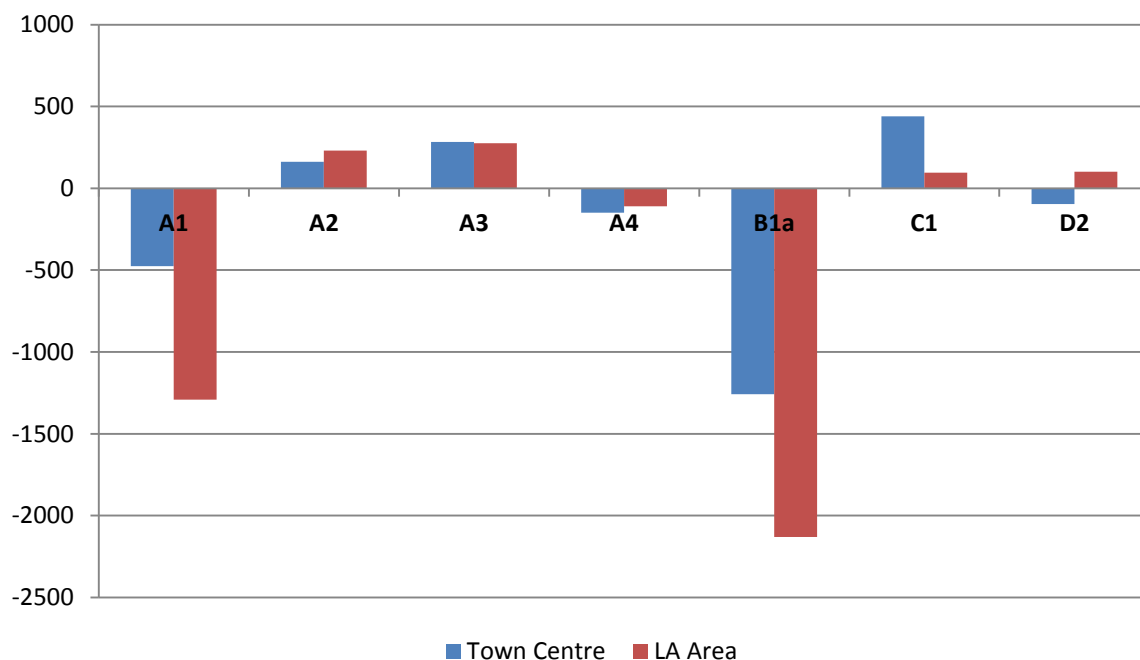
galleries and concert halls, hotels and conference facilities). It is considered that these 'main town centre uses' are uses within Use Class Orders A1 (Shops), A2 (Financial and Professional Services), A3 (Restaurants & Cafés), A4 (Public Houses), B1a (Offices), C1 (Hotels) and D2 (Assembly and Leisure).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

- 7.45 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 1,098 sqm of 'town centre uses'.
- 7.46 Within the Town Centre, there was a net increase in classes A2 (Financial & Professional Services), A3 (Restaurants & Cafés) and C1 (Hotels) uses, but a decrease in classes A1 (Retail), B1a (Offices), D2 (Assembly and Leisure) and A4 (Public Houses).
- 7.47 Within the Town Centre there were 10 developments that resulted in a loss of A1 floorspace, and 2 that resulted in a gain. There were 7 developments that resulted in a loss of office space, the majority of which were permitted developments from office to residential use.
- 7.48 There was an overall net loss in the amount of 'Town Centre uses' across the whole town. One of the largest contributing factors was the conversion of Veritek House from offices to flats. 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

2018/2019		A1	A2	A3	A4	B1a	C1	D2	Total
Town Centre	Gross	144	300	283	0	0	440	35	1,202
	Net	-476	161	283	-150	-1,259	440	-97	-1,098
LA Area	Gross	663	370	525	39	0	0	234	1,831
	Net	-1,292	231	275	-111	-2,130	95	102	-2,830

Figure 11– Net Changes in Town Centre uses 2018/19



Environment

Water and Flooding

7.49 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 SFRAs 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
2018/2019	0	0
Total	0	0

7.46 There were 11 applications that were objected to by the Environment Agency, mainly on the grounds of a lack of or inadequate Flood Risk Assessment. For three of these objections, the issues were subsequently resolved before the application was determined. 5 of the applications were refused. 1 application was withdrawn, and 2 applications had additional conditions imposed as requested by the Environment Agency. 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 ten years. This is shown in Table 20.

Biodiversity & Natural Habitats

7.47 The Sussex Biodiversity Record Centre provides Eastbourne Borough Council with a Desktop Biodiversity Report for the monitoring period 2018/2019. 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.

7.48 There have been 41 planning applications that have been within or abutting designated sites or reserves. 7 of these were abutting the National Park, but did not infringe on the National Park within the Eastbourne Borough

boundary⁴, and one was within the National Park. There was one infringement upon a Site of Special Scientific Interest (SSSI). There were 7 permissions that abutted an area with an Environmental Stewardship Agreement. There were 5 applications that infringed upon a Local Wildlife Site, and an additional 4 that abutted one. 1 application infringed upon a Local Geological Site. 2 applications abutted Ancient Woodland. 2 applications abutted Coastal and floodplain grazing marsh. 1 application abutted a Traditional Orchard. 2 applications infringed upon Deciduous woodland, and 8 abutted it. 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	8	0.03	0
	Site of Special Scientific Interest	371.43	8.16	1	0.03	1
Local	Country Park	70.10	1.54	0	0.0	0.0
	Local Geological Site	117.22	2.57	1	0.03	0.2
	Local Nature Reserve	0.0	0.0	0	0.0	0.0
	Local Wildlife Sites (formerly SNCI)	77.97	1.71	9	1.01	1.30
	Notable Road Verge	0.93	0.02	0	0.0	0.0
Reserve / Property	Environmental Stewardship Scheme	1,404.47	30.85	7	0	0
	National Trust	0.22	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

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

7.49 The largest habitats in Eastbourne are coastal & floodplain grazing marsh (6.5% of Eastbourne), lowland calcareous grassland (6.53%) and deciduous woodland (4.43%). There were 15 applications that infringed upon identified habitats. This includes 2 on coastal & floodplain grazing marsh, 2 on ancient woodland, 10 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	2	0.0	0
Coastal & floodplain grazing marsh	296.18	6.51	2	0.0	0
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	10	0.03	0.02
Ghyll woodland	0.0	0.0	0	0.00	0.00
Intertidal chalk	60.09	1.32	0	0.00	0.00
Intertidal mudflat	7.29	0.16	0	0.00	0.00
Lowland calcareous grassland	297.19	6.53	0	0.00	0.00
Lowland fen	1.18	0.03	0	0.00	0.00
Lowland heathland	0.00	0.00	0	0.00	0.00
Lowland meadow	23.21	0.51	0	0.00	0.00
Maritime cliff and slope	25.86	0.57	0	0.00	0.00
Reedbed	11.58	0.25	0	0.00	0.00
Saline lagoon	0.00	0.00	0	0.00	0.00
Traditional orchard	0.04	0.00	1	0.00	0.07
Wood-pasture and parkland	0.00	0.00	0	0.00	0.00

7.50 There are 17,426 records of protected or notable species in Eastbourne. In 2018/2019, there were 2,054 instances of an application being within a 200m buffer of these species records. 100% of applications in 2018/19 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	150	231	68.81
Wildlife & Countryside Act Species	550	319	88.12
Section 41 Species	9,577	362	100.00
Bats	131	231	63.81
Notable Birds	4,479	338	93.37
Rare species (excludes bat and birds)	2,076	277	76.52
Invasive non-native species	447	274	75.69
Ancient Tree Hunt	15	19	5.25
Tree Register	1	3	0.83
Black poplar	0	0	0.00

7.51 The nationally important wildlife sites in Eastbourne are in the form of Sites of Special Scientific Interest (SSSIs). There are two SSSIs within the Borough, although there are seven individual units. The 'Willingdon Downs SSSI' is one unit, while the 'Seaford to Beachy Head SSSI' contains a number of units, six of which are within Eastbourne. In total, the SSSIs in Eastbourne cover an area of approximately 357.66 hectares.

7.52 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 2019, and therefore the five year land supply assessment covers the period from 1st October 2019 to 30th September 2024.

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 668 homes per year. Therefore, five years' worth of the Local Housing Need requirement amounts to 3,340 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. Significant under delivery is measured by the Housing Delivery Test.
- 8.8 The Housing Delivery Test shows that delivery over the three year period between 2015 and 2018 amounted to 543 homes, which equates to 73% of the number of homes required. The NPPF identifies that a score of less than

85% represents significant under delivery (NPPF footnote 39) and as such, 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 4,008 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 2019;
- Sites with a resolution to approve as at 1st October 2019;
- 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 108 sites with an extant planning permission within the housing land supply, of which 35 sites are currently under construction. Sites that have permission but where development is yet to commence contribute 502 homes to the housing land supply, and sites that are under construction contribute 328 homes.
- 8.17 In addition, there are four sites that have a resolution to approve subject to the agreement of a Section 106 agreement that will contribute an additional 173 homes to the supply.

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 (2019) identifies a total annual windfall figure of 72 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 72 per year for years 4 and 5. This means a total of 144 homes have been included in the housing land supply.

Land Supply

- 8.21 Eastbourne has a housing land supply of 1,147 homes. This consists of:
- 328 homes on sites with permission where development is yet to commence
 - 502 homes on sites that are currently under construction
 - 173 homes on sites where there is a resolution to grant
 - 144 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	Total
Permitted – not yet started	0	150	178	0	0	328
Permitted – under construction	248	92	80	82	0	502
Resolution to grant	0	0	0	72	101	173
Windfall	0	0	0	72	72	144
TOTAL	248	242	258	226	173	1,147

Five Year Housing Land Supply Calculation

8.23 Eastbourne currently has a 1.43 year housing land supply, which amounts to a five year supply of 1,147 homes against a five year requirement of 4,008 homes.

8.24 The table below sets out the five year housing land supply calculation as at 1st October 2019.








Table 26 – Five Year Housing Land Supply Calculations

Annual Housing Requirement	668
Five Year Housing Requirement	3,340
Buffer (20%)	668
Total Five Year Housing Requirement	4,008
Housing Land Supply (units)	1,147
Housing Land Supply (%)	28.6%
Housing Land Supply (years)	1.43 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 2018/2019
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) 130 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) 52 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) 52 units delivered, which is 45.9 units lower than the annual target of 97.9 ✘ ↑
	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) -2,273 sqm / 52 units A uses – -182 sqm B uses – -1,460 sqm D uses – -567 sqm Other – -64 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) 440 sqm of C1 floorspace ✓ ↑

















Policy	Targets	Indicators	Performance 2018/2019
	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) 21 units delivered, which is 18.9 units less than the annual target of 39.9  
	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 21 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) 20 units delivered, which is 0.5 units less than the annual target of 20.5  
	Increase the amount of tourism and cultural facilities available in		

Policy	Targets	Indicators	Performance 2018/2019
	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) 5 units delivered, which is 1.9 units less than the annual target of 6.9 ✘
	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 62 ✔
	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) 2 unit delivered, which is 14.1 units less than the annual target of 16.1 ✘
	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 2 overall housing units) ✘
	Provision of safe walking and cycling routes across the neighbourhood	c) Net increase in local community	c) None ✘





Policy	Targets	Indicators	Performance 2018/2019
	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) No units delivered, compare to the annual target of 9.6  
	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) 11 units delivered, which is 4.1 units more than the annual target of 6.9  
	Provide a net increase in high quality and easily accessible allotment provision within		
















Policy	Targets	Indicators	Performance 2018/2019
	the neighbourhood Provision of safe walking and cycling routes across the neighbourhood	b) Percentage of journeys to work undertaken by sustainable modes	b) 27.4% (2011 Census data)  
	Maintain a sustainable network of local shopping facilities across Eastbourne	c) Proportion of vacant shops in all centres within Hampden Park	c) 10% (5 of 50 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) 6 units delivered, which is 11.25 units less than the annual target of 17.25  
	Provision of safe walking and cycling routes across the neighbourhood	b) Proportion of affordable housing delivered against overall housing delivery in Langney	b) 0%  
	Improve retail and leisure offer within Langney Shopping Centre, as part of future extension and redevelopment of the area	c) Percentage of journeys to work undertaken by sustainable modes	c) 20.2% (2011 Census data)  
		d) Number of vacant uses and shops within Langney Shopping Centre	d) 10% (3 of 30 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) No units delivered, compare to the annual target of 6.25  
	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 2018/2019
	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 5 ✘
	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 19.6 units less than the annual target of 28.6 ✘
	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 2018/2019
	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) 2 delivered, which is 1.6 units more than the annual target of 0.4  
	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) 2 units delivered, which is 2 units 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 / 2 units  

Policy	Targets	Indicators	Performance 2018/2019
	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 – -990 sqm D use – 0 sqm Other – +990 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 18.75 ✘
	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 (Sovereign Harbour Community Centre was constructed during this period but not opened – it will be included in the next AMR) ✘
	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	f) 0 sqm / 0 units ~

Policy	Targets	Indicators	Performance 2018/2019
		development compared against net housing completions to provide an indication of the balance between jobs and homes	A use – 0 sqm 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 Increase the amount of tourism and cultural facilities available in Eastbourne. Increase the number of leisure facilities available in Eastbourne	a) Net increase in tourist accommodation bed spaces in Eastbourne b) Net increase in hotels, bed and breakfasts and other visitor accommodation which have national quality accreditation c) Net increase in new tourism and leisure facilities provided	a) Net gain of 5 beds from the Heatherdean Hotel (13 beds) after the loss of the Bramble Guest House (8 beds)  b) Information not available – unable to monitor  c) 102 sqm of D2 use (Hydrotherapy Pool and Yoga Studio) 

Policy	Targets	Indicators	Performance 2018/2019
D4: Shopping	Enhance Eastbourne town centre's role as a shopping destination Maintain a sustainable network of local shopping facilities across Eastbourne	a) Proportion of vacant shops in all centres	a) 5.52% (37 out of 670 units) This does not include units that are being developed or redeveloped  
		b) Number of non-retail users (measured by number of units) on primary and secondary shopping frontages	b) Primary frontage: A1 – 106 (79.1%) Non A1 – 28 (20.9%)   Secondary frontage: A1 – 120 (55%)   Non A1 – 98 (45. %) 
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 as no units were provided  
		b) The type and tenure of housing delivered as measured against needs indicated in the Strategic Housing Market Assessment	b) No affordable units were delivered  
		c) Number of affordable units secured	c) No affordable units were delivered  
D6: Gypsies, Travellers and Travelling Showpeople	Provide a level of gypsy, traveller and travelling showpeople's residential and transit pitches in accordance with need assessments and contributing to the need for transit pitches in East Sussex	a) Number of additional gypsy, traveller and travelling showpeople's residential and transit pitches permitted and delivered.	a) None  

Policy	Targets	Indicators	Performance 2018/2019
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 Hydrotherapy Pool, and a new Yoga Studio.  
		b) Increase in sustainability index for access to community facilities	b) The resources required to review the Sustainable Neighbourhood Assessment have not been available  
D8: Sustainable Travel	Ensure that all new development is located within 400 metres of a bus stop.	a) Percentage of new development located within 400 metres of a bus stop	a) 100.0% of the 58 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) 98.27% (57) of the 58 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	b) Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds	b) None  
	No net loss of areas of biodiversity importance		

Policy	Targets	Indicators	Performance 2018/2019
		c) The amount of net open space which is created by new development. This will be informed by regular reviews of all open space resources in Eastbourne.	c) The resources required to review the Open Space Assessment have not been available  
		d) Implementation of Green Network Plan	d) Not implemented  
D10: Historic Environment	Reduction in percentage of Listed Buildings at risk	a) Number of listed buildings and buildings at risk	a) 269 listed buildings, with 0 new buildings added in monitoring year  
	No loss of Listed Buildings or Scheduled Monuments	b) Number and area of Conservation Area and Article 4 Directions	b) 12 Conservation Areas / 1 Article 4 Direction  
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Number of Scheduled Monuments damaged as result of development	c) None  
D11: Eastbourne Park	Enhancement of Eastbourne Park as an ecological, archaeological and leisure resource	a) Creation of nature reserve	a) Not implemented  
		b) Creation of wetland centre	b) Not implemented  
E1: Infrastructure Delivery	A monitoring framework is in place to collect and report on all financial contributions received from developers in relation to the Community Infrastructure Levy and other developer contributions.	a) The amount and level of financial contributions received by 2027	a) £188,073.27  
		b) Monitoring against financial levels set out in the Infrastructure Delivery Plan by 2027	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 2018/2019 monitoring year. Compared to the previous monitoring year (2017/2018), there was an improvement on 14

indicators though 15 performed worse, however overall it was an improvement on last year. In relation to targets for each indicator, 19 indicators met the target, however 42 indicators did not meet the target. Overall, the main concern continues to be the delivery of housing against the Core Strategy target. Total delivery is now 145 units below where it should be at this point in the plan period, which is slightly better than the previous AMR.











- 9.5 Headline performance for housing delivery shows a slight increase of 3.17% from the previous year, from 126 new dwellings in 2017/2018 to 130 in 2018/2019. Some of the neighbourhoods continued to deliver significantly towards their long term target with Ratton & Willingdon Village, St Anthony's & Langney Point and Hamden Park delivering above their annual target. Delivery in the St Anthony's & Langney Point neighbourhood has now exceeded the overall target for the plan period. However there was no additional housing delivered in four of the neighbourhoods: Summerdown & Saffrons, Shinewater & North Langney and Sovereign Harbour as well as St Anthony's & Langney Point. Of the 14 neighbourhoods six saw an improvement in housing delivery during the year in comparison to 2017/2018, and 5 saw a decrease. In terms of affordable housing, there was a significant decrease in the number of affordable dwellings delivered in 2018/2019 compared to the previous monitoring year, as there were no affordable dwellings delivered.
- 9.6 There continued to be good performance for sustainable development with the indicators showing 100% of the 130 new housing units delivered during the monitoring year were within 400m of a bus stop and 98.27% of the 58 new developments were within 800m of a district, neighbourhood or local centre (a slight increase from 95.23% in the previous monitoring period).
- 9.7 Retail policy appeared to be performing consistently during 2018/2019 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 5.52% (down from 6.6%). The largest proportion of vacant units was with the Hampden Park and Langney Neighbourhoods.
- 9.8 In the tourism sector there was a net gain in the amount of bed spaces provided within the town, as one HMO converted into tourist accommodation, which made up from the losses incurred when a different guest house converted into a single dwelling. There was a total net gain of 5 bedspaces.











Town Centre Local Plan Monitoring Framework













9.9 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 2018/2019
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 completed and has been used to inform the design of the Town Centre Improvement Scheme.</p> <p>✓ ↑</p>
TC2 Town Centre Structure	<p>Secure investment for key approaches, gateways, streets and public spaces</p> <p>Ensure key approaches gateways, streets and public spaces within or in close proximity to Development Opportunity Sites are included in development proposals</p>	a) Amount of financial contributions received from town centre schemes towards approaches, gateways, streets and public spaces	<p>a) 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). The work is currently in the final stages.</p> <p>✓ ↑</p>
		b) Number and size of public realm enhancement projects implemented comprising approaches, gateways, streets	<p>b) The Beacon Centre has almost been completed, though there are some associated minor works continuing. The Town Centre Improvement</p> <p>~ ↑</p>













Policy	Target	Indicators	Performance 2018/2019
		and public spaces (i) within the Town Centre and (ii) linked to Development Opportunity Sites	Scheme is due to finish shortly. These should be completed by the next AMR period.
TC3 Mixed Use Development	Increase proportion of mixed use as part of major development proposals in the Town Centre	a) Number of planning applications approved and implemented for mixed use development schemes compared against other single use developments per annum in the Town Centre	a) The indicator is not specific enough to allow this monitoring to be undertaken  
		b) Amount of new retail, residential and employment approved and implemented on development and redevelopment sites, compared against local targets in the Eastbourne Core Strategy Local Plan	b) The Beacon Centre was in the final stages during this monitoring period, but will be completed in the next AMR.  
TC4 Primary Retail Area	Maintain dominance of A1 retail uses within the primary retail area, compared to A2, A3, A4 and other non-retail uses. 90% in Beacon (Arndale) Shopping Centre 75% in other Primary Shopping Areas No more than three consecutive units are in A2, A3, A4 or other non-retail use	a) Proportion of non-A1 retail (measured using frontage distance in metres) uses present in Primary Retail frontages, compared to policy requirement. Not including units under redevelopment.	a) Overall – 78.71% in A1 use Arndale Centre – 94.68% in A1 use Other – 65.14% in A1 use  
		b) Number of instances where there are more than three consecutive uses in A2, A3 or A4 use, against a target of 0	b) No instances of more than three consecutive non-A1 uses  
TC5 Secondary	Maintain dominance of small and independent retail uses within the	a) Proportion of non-A1 retail (measured using frontage	a) 54.63% in A1 use  









Policy	Target	Indicators	Performance 2018/2019
Retail Areas	<p>secondary retail areas</p> <p>Resist the amalgamation of single units into larger retail units</p> <p>Ensure at least 65% of frontages are within A1 retail use</p>	<p>distance in metres) uses present in Secondary Retail frontages, compared to policy requirement</p>	
TC6 Residential Development in the Town Centre	<p>Secure increase in well-designed new residential development that accord with the design criteria of the policy</p>	<p>a) Annual delivery of net residential units, compared against Town Centre target</p>	<p>a) 52 units delivered, which is 45.9 units lower than the annual target of 97.9  </p>
	<p>Provide a range of dwelling sizes (from 1 to 3 bedroom) and tenures within the Town Centre</p> <p>Deliver 1190 net units in the Town Centre over the next 15 year period (2012-2027)</p>	<p>b) Number of new dwellings negotiated and approved in accordance with TCLP design criteria.</p>	<p>b) The indicator is not specific enough to allow this monitoring to be undertaken  </p>
TC7 Supporting the Evening and Night-time Economy	<p>Increasing the diversity and offer of the evening economy through new A3 and A4 premises in key locations</p>	<p>a) Number of new A3 and A4 businesses approved in each of the evening economy key locations where an application for planning permission or change of use is approved</p>	<p>a) None  </p>
TC8 Arts Trail	<p>Enhance legibility and presence of the Arts District and improve awareness of independent retailing through design and implementation of an Arts Trail</p>	<p>a) Tracking performance against Implementation of an arts trail within the next 5 years</p>	<p>a) There has been no progress towards an Arts Trail so far  </p>
TC9 Development Quality	<p>Enhance the design quality of new buildings and development proposals</p>	<p>a) Assessed having regard to the appraisals within the</p>	<p>a) The indicator is not specific enough to allow this monitoring to be  </p>

Policy	Target	Indicators	Performance 2018/2019
	Ensure key historic buildings and areas of historic value are respected	delegated/committee report	undertaken
TC10 Building Frontages and Elevations	Ensure that the design of building elevations in the Town Centre have clearly defined structure in accordance with the policy	a) Assessed having regard to the appraisals within the delegated/committee report	b) The indicator is not specific enough to allow this monitoring to be undertaken  
TC11 Building Heights	Control building heights in the Town Centre	a) Monitor number of applications consented for buildings over 5 storeys in height in the Town Centre	a) None within the monitoring year on new build schemes.  
		b) Assessed having regard to the appraisals within the delegated/committee report	b) The indicator is not specific enough to allow this monitoring to be undertaken  
TC12 Servicing, Access and Storage	Ensure the design and layout of development is operationally and visually acceptable having regard to TCLP policy criteria	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken  
TC13 Public Realm Quality and Priorities	Bring forward prioritised enhancements to the Town Centre public realm	a) Number of public realm projects designed and implemented in the Town Centre compared against the 10 schemes identified in TC13	a) Work on the Town Centre Public Realm Scheme (Terminus Road, Cornfield Road and Gildredge Road) has is making good progress and should be completed in the next AMR period.  
		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 the next AMR period.  

Policy	Target	Indicators	Performance 2018/2019
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 in the next AMR period.  
		b) Improvements to timetable efficiency monitored with bus operator (working closely with the bus operator)	b) Information not available – unable to monitor  
TC15 Parking in the Town Centre	Maximise utilisation of existing facilities to underpin attractiveness, vitality and viability of the Town Centre	a) Record level of car parking usage in existing car parking facilities across the Town Centre	a) It is now evident that it is not possible to monitor the level of car parking usage across the Town Centre due to commercial sensitivities. Therefore this indicator will not be monitored in future years.  
		b) Secure contributions towards Car Park Information System	b) None  
		c) Track progress of establishing a Quality Parking Partnership as recommended in the Council’s Parking Strategy	c) There has been no progress towards a Quality Parking Partnership so far  
TC16 Town Centre Streets	Improve accessibility and appearance of key streets principally for pedestrians and public transport users in accordance with TCLP policy criteria	a) Number, size and length of key street public realm projects designed and implemented in the Town Centre in accordance with TCLP policy criteria	a) Terminus Road, Cornfield Road and Gildredge Road are currently being developed but have not been completed – they should be completed in the next AMR period.  

Policy	Target	Indicators	Performance 2018/2019
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) There were no new applications during the monitoring period. Development Opportunity Site one should be completed in the next AMR monitoring period  
	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) Ongoing – Since the end of the monitoring period some retail units have opened. The development on DO Site 1 is due to be completed completely in the next AMR period  
TC19 Development Opportunity Site Two	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None  
TC20 Development Opportunity Site Three	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None during this AMR period, however there has been development after April 2019  

Policy	Target	Indicators	Performance 2018/2019
TC21 Development Opportunity Site Four	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None  
TC22 Development Opportunity Site Five	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) Development Opportunity Site 5 was developed in 2014/15  
TC23 Transition Areas	Secure an enhanced mix of uses Ensure there are not 3 consecutive A5 uses within Transition Area One.	a) Amount of net additional floorspace and dwellings developed	a) No net additional floorspace, or net additional dwellings  
	Ensure enhancements to the public realm and implementation of a wayfinding strategy	b) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	b) The strategy has been created, and so this can be tracked going forward  
	Deliver net additional dwellings within the Transition Areas, particular above ground floor level	c) Number of instances where there are three consecutive uses in A5 use	c) No instances of three consecutive A5 uses within Transition Area  
TC24 Potential Areas of Change	Give specific guidance to potential future development proposals in accordance with an approved master plan Widen the tourism, cultural and	a) Amount of net additional floorspace development and in the case of land at Langney Road and Pevensey Road number of dwellings developed	a) 3 additional dwellings completed on Pevensey Road  

Policy	Target	Indicators	Performance 2018/2019
	conference offer associated with Devonshire Park Complex Secure a mix of uses and support redevelopment of Langney Road and Pevensey Road area	b) Provision of additional tourism and culture offer in Devonshire Park with no net loss in floorspace	b) The welcome centre was completed after the end of this monitoring period, so will appear in the next AMR  
		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 A3 on Langney Road. One change of use on Pevensey Road from D2 to A1. One change from Residential to SG  
		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  

9.10 The overall performance of the indicators for the Town Centre Local Plan remained poor with only eight indicators showing a target had been met, and eight indicators showing that the target had not been met. There were more 'performing adequately against target' indicators than last year. Twelve indicators saw an increase in performance on the previous monitoring year, most of which were part as a result of the ongoing development within the Town Centre. One indicator was worse than the last monitoring period, which was a very slight decrease in the amount of A1 uses within the Town Centre Neighbourhood.

- 9.11 This level of performance reflects although the main redevelopment schemes in the Town Centre Local Plan have been making progress, are not classed as having been completed during this AMR period. Construction of Development Opportunity 1 is well underway, with some retail units open. It will be included in the next AMR report. The Devonshire Park redevelopment is also well progressed, and should also be completed by the next AMR report.
- 9.12 Retail indicators showed a slight increase in the proportion of retail A1 frontage within the Arndale Centre, along with a small increase in primary retail frontages outside the Arndale Centre. In secondary retail frontages there was a minor decrease in the proportion of retail A1 frontage, which is now 10.37% below the target. The performance of the retail area will continue to be monitored – the Beacon Centre should be completed in the next AMR period which could lead to a significant change in the use classes within.
- 9.13 This year the Town Centre continued to deliver the most residential units; and was back on the trend of most of the previous years and had the highest delivery rates of residential units across all of the neighbourhoods. Despite this, the neighbourhood fell short of the annual target, delivering only 53% of the required units. The use of permitted development for conversion from office to residential continued with four sites delivering 12 residential units, at the loss of 190.75 sqm of office space, which is a smaller loss than last year, but delivered more units. The use of permitted development for office to residential conversion within the Town Centre was used once more than last year.
- 9.14 The redevelopment of the Development Opportunity Sites within the town centre is well under way. Many of the retail units within the development of the Beacon (formally Arndale) shopping centre are currently open, with more due to open soon. The entire project is due to be completed by next year's monitoring report. The redevelopment of the Devonshire Park is largely complete, and will fall within the next monitoring period. 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

- 9.15 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 these policies should

reveal whether the policies and proposals in the ELLP are being successfully implemented, and demonstrate the effectiveness of the ELLP and whether it needs to be reviewed at any point during its lifetime.

Table 28 - Employment Land Local Plan Monitoring Framework

Policy	Targets	Indicators	Performance 2018/19
EL1: Employment Land Strategy	Meet the requirement for additional employment land	a) Total amount of employment floorspace provided against requirement	a) -1,639 sqm (net) ✘ ↑
	Increase the number of businesses in Eastbourne	b) Change in the number of businesses over the year	b) + 5 (2018-2019) ~ ↓
	Increase the number of business start-ups	c) Change in the number of business start-ups over the year	c) - 15 (2017-2018) ✘ ↑
	Increase job creation for local people	d) Number of people employed via Local Employment and Training SPD	d) There were 9 live construction sites over the monitoring period with a Local Labour Agreement. There was an average of 77% of the workforce from either Kent or East Sussex ? ↑
	Increase job diversification	e) Change in numbers of people employed by sector over the year	e) Total (2017-2018) -325 ✘ ↓
	Enhance the existing education and skills provision		Agriculture, fishing, mining and utilities +25 ~ ↑
	Ensure amount of office space lost does not exceed the allowance in the ELLP forecast		Manufacturing 0 ~ ↔
	Ensure amount of industrial space lost does not exceed the allowances in ELLP forecast		Construction -500 ✘ ↓
	Ensure amount of warehouse space lost does not exceed the allowances in ELLP forecast		Wholesale and retail trade; repair of motor vehicles and motorcycles 0 ~ ↔

Policy	Targets	Indicators	Performance 2018/19
			Transportation and storage -100 ✘ ↑
			Accommodation and food service activities 0 ~ ↑
			Information and communication 0 ~ ↔
			Financial, insurance and real estate 0 ~ ↑
			Professional, scientific and technical activities +250 ✓ ↑
			Administrative and support service activities 0 ~ ↑
			Public administration, education and health 0 ~ ↔
			Arts, entertainment and recreation 0 ~ ↔
			Other service activities 0 ~ ↔
	f)	Change in participation and achievement rates in Further Education	f) Difference between 2016/17 and 2017/18 (most up to date available) ✘ ↑ <ul style="list-style-type: none"> • Participation -60 • Achievement -100
	g)	Total amount of office (class B1a and B1b) floorspace lost to non-B uses compared to allowances in ELLP forecast	g) Lost 2012-2019: 11,664 sqm <i>Allowance: 4,095 sqm</i> ✘ ↓

Policy	Targets	Indicators	Performance 2018/19
		h) Total amount of industrial (class B1c and B2) floorspace lost to non-B uses compared to allowances in ELLP forecast	h) Lost 2012-2019: 14,800 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 2012-2019: 259 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) 2012-2019: 9,390 sqm ✔ ↑
		b) Total amount of net additional office (class B1a and B1b) floorspace completed in Industrial Estates in sqm	b) 2012-2019: 0 sqm ✘ ↔
		c) Total amount of net additional industrial (class B1c and B2) floorspace completed in Industrial Estates in sqm	c) 2012-2019: 1,376 sqm ~ ↑
		d) Total amount of warehouse (class B8) floorspace completed in Industrial Estates in sqm	d) 2012-2019: 12,258 sqm ✔ ↑
		e) Amount of class B floorspace lost to non-B uses in sqm within each industrial estate	e) 2012-2019: 7,698 sqm ✘ ↓
EL3: Town Centre	Delivery of 3,750 sqm of office (class B1a/B1b) floorspace in the	a) Total amount of office (class B1a/B1b) floorspace completed	a) 2012-2019: 52 sqm (loss of 1,425 ✘ ↓

Policy	Targets	Indicators	Performance 2018/19
	Town Centre	in the Town Centre	sqm this season)
	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) 2012-2019: 8,421 sqm x ↓
		c) Amount of office (class B1a/B1b) floorspace lost to residential use in the Town Centre	c) 2012-2019: 9,208 sqm x ↓
		d) Amount of office (class B1a/B1b) floorspace lost to residential through 'Permitted Development'.	d) 2012-2019: 7,531 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) 2012-2019: 3,000 sqm ~ ↔

9.16 Overall Eastbourne is developing less employment land than required. 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 net decrease of 350 jobs within the Borough. This was caused by a loss of 500 Construction jobs, though this was partially offset by an increase of 250 Professional, scientific and technical jobs.

9.17 The trend of loss of office to other uses, in particular residential use, 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 use through permitted development rights, at a similar rate to recent years.

9.18 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), which was updated in 2019.

10.5 Evidence gathering for the New Eastbourne Local Plan is well underway, and the 'Eastbourne's Direction of Travel: Issues and Options for the Eastbourne Local Plan' is currently out for Consultation, which will finish in January 2020.

10.6 An update to the Statement of Community Involvement was completed during the monitoring year, which ensures that changes in legislation through the Neighbourhood Planning Act 2017 that require the inclusion of a policy of advice and assistance in Neighbourhood Planning are met.

10.7 The preparation of the new Eastbourne Local Plan is on schedule with the new Local Development Scheme.

10.8 Eastbourne Borough Council has agreed a Memorandum of Understanding (MOU) with Wealden District Council concerning the future Eastbourne Local Plan and future review of the Wealden Local Plan. The Paper sets out the position of the Councils in relation to plan-making, identifies the cross-boundary issues and matters agreed between the parties. It is expected that the MOU will change and evolve as further discussions between the two authorities takes place.

Duty to Co-operate

10.9 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

10.10 Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. This is the third year of collections within a monitoring period, with a cumulative total of £188,073.27 being collected with £161,153.24 being collected in this monitoring period. None of this CIL money has yet been spent.

Self-Build Register

10.11 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.

10.12 Within the third base period (31st October 2018 to 30th October 2019), 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.

10.13 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 12 Self-Builds since the register was introduced.

Neighbourhood Plans

10.14 No Neighbourhood Plans or Orders are in development. As such, these provisions will not provide a key performance indicator for the purposes of the AMR this reporting year.

10.15 Should any Neighbourhood Planning activities begin, details will be recorded and reported at the appropriate time.

Housing Development

10.16 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 130 net additional dwellings over the monitoring year. This figure is less the annual target, and a slight increase on delivery from the previous monitoring year. Housing was delivered across 58 sites, with only six sites delivering more than five units. A total of 2,702 new homes were delivered prior to the start of the 2018/2019 monitoring year.

10.17 It is considered likely that delivery is likely to continue to be below the annual target, as the larger sites are developed and fewer smaller sites are coming forward for development. However, delivery within the first half of the 2018/19 monitoring year has been above the target, with over 58% (141 units) of the units required for the year having already been delivered.

10.18 The number of units delivered on windfall sites was greater than delivery through identified sites. There was lack of large identified sites coming to completion during the monitoring period.

10.19 Just three of the neighbourhoods exceeded their annual housing target during the monitoring year: Ratton & Willingdon Village, St Anthony's & Langney Point and Hamden Park. St Anthony's & Langney Point neighbourhood has now exceeded its neighbourhood target, although it was a relatively low target compared to other neighbourhoods. Ratton & Willingdon Village requires only 3 more units to reach its target.

10.20 There were no affordable units delivered during the monitoring decrease, which is obviously down from the 14 delivered in the last monitoring period, and 60 from the year before. Affordability more generally is decreasing; currently average house prices are 8.27 times the average annual work-place earnings in Eastbourne. There was no update on rental values.

Five Year Housing Land Supply

10.21 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 668 homes per year, compared with 240 homes per year in the Core Strategy.

10.22 In addition, persistent under delivery of housing means that a 20% buffer should be applied to the requirement, this means that the five year housing requirement is 4,008 homes.

10.23 Eastbourne's housing land supply consists of:

- 328 homes on sites with permission where development is yet to commence
- 502 homes on sites that are currently under construction
- 173 homes on sites where there is a resolution to grant
- 144 homes on windfall sites.

10.24 As at 1st October 2019, Eastbourne had a 1.43 year housing land supply, which amounts to a five year supply of 1,147 homes against a five year requirement of 4,008 homes.

Commercial development

10.25 The Employment Land Local Plan sets a revised target of 48,750 sqm for employment floorspace. In the first seven years of the plan period since 2012, 15,704 sqm of employment floorspace was delivered towards the target.

10.26 During the monitoring year 2018/2019, there was a net gain of 1,639 sqm of employment uses. The re-development of 1 Whittle Drive added 5,550 sqm of B8 space, which off-set the losses of office space (B1a) in the Town Centre. In comparison to the previous monitoring year, 2018/19 saw a higher gross delivery, and also a higher net gain of employment space.

10.27 In terms of town centre uses as defined by the National Planning Policy Framework (NPPF), there was a net decrease of 1,098 sqm. Within the Town Centre, there was a net increase in classes A2 (Financial & Professional Services), A3 (Hot Food Takeaways) and C1 (Hotels) and a decrease in A4 (Public Houses), A1 (Retail), B1a (Offices) uses and D2 (Assembly and Leisure). Across the whole town, there was an overall net loss in the amount of 'Town Centre uses'. The main reason for the overall loss is the loss of office space.

Environment

10.28 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 26 planning applications within or abutting designated sites or reserves, and 15 applications within or abutting identified priority habitats.

10.29 There were 9 permissions that infringed upon 1.3% of Local Wildlife Sites, one application that infringed upon 1% of the Sites of Special Scientific Interest, and one which infringed upon 0.2% of a Local Geological Site. However the area infringed upon in all of these cases was very small.

10.30 In terms of identified habitats, there were 10 applications that infringed on 0.02% of the total area of Deciduous woodland and one application infringed upon 0.07% of Traditional Orchard.

Local Plan Performance

10.31 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. Several of the large schemes should be completed in the next monitoring period.

10.32 Housing delivery rose slightly during the monitoring year in comparison to 2017/2018, though was short of the annual target. However, delivery is looking good for the next AMR, with 58% of the housing target being met in the first 6 months the monitoring period.

10.33 As stated last year, significant progress has been made in the re-development of the Beacon Centre (formally Arndale) and the Devonshire Park complex, though the full benefits of these have not been recognised in during this monitoring period. 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	Pollution Mitigation Measures
NE14	Source Protection Zone
NE15	Protection of Water Quality
NE16	Development within 250 Metres of a Former Landfill Site
NE17	Contaminated Land
NE18	Noise
NE19	Local Nature Reserves
NE20	Sites of Nature Conservation Importance

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix B: Housing Completions 2018/19

This appendix provides a list of residential development sites and the respective completed units during the monitoring year 2018/2019.

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Delivered
EB/2013/0034	Land at Sutton House, 41 Meads Road	Meads	Yes	1	1
170801	Veritek House, Edgeland Terrace	Hampden Park	Yes	11	11
170634	1 Goldsmith Close	Langney	Yes	1	1
150342	The Drive 153 Victoria Drive	Old Town	Yes	1	1
170621	2 Hardwick Road	Town Centre	Yes	1	1
130133	28 Grange Road	Meads	Yes	9	6
140153	Land within curtilage of 35 Mevill Lane	Ratton and Willingdon Village	No	1	1
141054	8 Gildredge Road	Town Centre	Yes	2	2
150050	4 Pevensey Road	Seaside	Yes	4	4
151011	2a St Marys Road	Old Town	Yes	3	3
151249	26 Terminus Road	Town Centre	Yes	2	2
151290	4 South Street	Town Centre	Yes	1	1
151291	21a Manifold Road	Town Centre	Yes	4	4
151349	Ashberry Court, 39 Lewes Road	Upperton	Yes	9	9
160076	157 Terminus Road	Town Centre	Yes	5	4
160100	Crossways, 35 Prideaux Road	Upperton	Yes	1	1
160437	219 Terminus Road	Town Centre	Yes	3	2
160645	The Vintry, Farlaine Road	Ratton and Willingdon Village	Yes	1	1

160751	17-18 Lushington Lane	Town Centre	Yes	6	6
160824	25 Baldwin Avenue	Ocklynge and Rodmill	Yes	1	1
161022	44 Seaside	Seaside	Yes	1	1
161211	Land at Sutton House, 41 Meads Road	Meads	Yes	1	1
161216	43 South Street	Town Centre	Yes	2	2
161376	Mount View 21 Upperton Road	Upperton	Yes	0	-1
161385	Bourne Lea 93 Langney Road	Town Centre	Yes	0	-1
161473	196 Seaside	Seaside	Yes	1	1
170037	12 Eversfield Road	Upperton	Yes	8	8
170725	21 Susans Road	Town Centre	Yes	3	3
170741	177 Sevenoaks Road	Langney	Yes	1	1
170757	29 Grove Road	Town Centre	Yes	1	1
170758	14 Seabeach Lane	Seaside	Yes	1	1
170870	11 Lascelles Terrace	Town Centre	Yes	5	4
170881	Flat 4, Holmdale, 93 Pevensey Road	Seaside	Yes	2	1
170898	Halton House, 56 Latimer Road	Seaside	Yes	1	1
170997	Wayside Stores Priory Road	Langney	Yes	5	4
171010	84 Seaside	Seaside	Yes	1	1
171038	112 & 114 Langney Road	Seaside	Yes	3	2
171051	35 Wallis Avenue	St Anthonys and Langney Point	Yes	2	2
171133	8 Mill Gap Road	Upperton	Yes	2	1
171145	70 Kings Drive	Upperton	Yes	2	2
171148	7c Bolton Road	Town Centre	Yes	6	6
171315	15 Beach Road	Seaside	Yes	2	1
171340	118 Langney Road	Seaside	Yes	3	3

171341	116 Langney Road	Seaside	Yes	3	3
171476	1 The Avenue	Town Centre	Yes	4	4
180032	28a Cavendish Place	Town Centre	Yes	2	2
180058	99 South Street	Town Centre	Yes	3	3
180064	8 Albert Parade	Old Town	Yes	1	1
180065	146 Willingdon Road	Ocklynge and Rodmill	Yes	1	1
180110	6 Station Parade	Town Centre	Yes	4	4
180193	Highland House	Upperton	Yes	1	1
180229	38 Cornfield Road	Town Centre	Yes	1	1
180240	34 Lushington Road	Town Centre	Yes	1	-1
180367	57 Pevensey Road	Town Centre	Yes	1	1
180425	Robin Hill Nursery, 23 Fairfield Road	Meads	Yes	1	1
180685	2 The Avenue	Town Centre	Yes	2	2
180802	29 Pevensey Road	Town Centre	Yes	0	-1
181171	1b Carlton Road	Seaside	Yes	1	1
TOTAL				146	130

Appendix C: Commercial Completions 2018/19

This appendix provides a list of commercial development sites and the respective floorspace completed during the monitoring period 2018/19.

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	
141054	8 Gildredge Road	0	-150						-150											150
141594	20 Albert Parade	48	0	-48				48												
150050	4 Pevensey Road	0	-310				-150												-160	310
151244	British Rail Staff Association, Hampden Park	39	39				39													
151290	4 South Street	0	-29	-29																29
151291	21a Manifold Road	0	-411																	411
160076	157 Terminus Road	0	-188						-188											188
160645	The Vintry, Farlaine Road	0	-84																-84	84
161022	44 Seaside	0	-38	-38																38
161216	43 South Street	0	-250																-250	250
161339	3-5 Carlisle Road	39	39				39													
161376	Mount View 21 Upperton Road	338	338																	338
161385	Bourne Lea 93 Langney Road	136	136																	136
161393	1 Whittle Drive	5370	5370										5370							
161448	2 Mill Gap Road	0	-1452																-1452	1452
161473	196 Seaside	0	-46	-46																46
170037	12 Eversfield Road	0	-547																-547	547
170242	Heatherdean Hotel	458	18																440	-422

170265	114 Cavendish Place	0	-5	-5			5
170528	8 Brassey Parade	54	0	-54			54
170706	38 Meads Street	94	0	-94	94		
170725	21 Susans Road	0	-104	-104			104
170757	29 Grove Road	0	-50	-50			50
170758	14 Seabeach Lane	0	-95			-95	95
170801	Veritek House, Edgeland Terrace	0	-812			-812	812
170898	Halton House, 56 Latimer Road	0	-59			-59	59
170947	4 The Waterfront (Bright Ideas Studio)	148	0	-148	148		
170972	77 Cavendish Place	12	12	12			
170997	Wayside Stores Priory Road	0	-164			-164	
171010	84 Seaside	0	-131	-131			131
171038	112 & 114 Langney Road	0	-88	-88			88
171116	Bramble Guest House	345	0			-	345
171133	8 Mill Gap Road	0	-164			-	164
171340	118 Langney Road	0	-146	-146			146
171341	116 Langney Road	0	-149	-149			149
171399	Unit 8 Southbourne Business Park	120	120			120	
171419	14 Brassey Parade (Hydrotherapy Pool)	199	0	-199			199
171431	Langney Shopping Centre	70	0	-70			70
171476	1 The Avenue	0	-277			-277	277

180032	28a Cavendish Place	0	-95	-95			95
180033	21 Lushington Road	220	0		220		-220
180051	Office Outlet	484	484	484			
180058	99 South Street	0	-166			-166	166
180064	8 Albert Parade	0	-54	-54			54
180080	Willingdon Golf Club Southdown Road	20	20	20			
180110	6 Station Parade	0	-262	-13		-249	262
180151	19 Langney Road	80	0	-80	80		
180180	13 Gildredge Road (2nd Floor)	17	0			-17	17
180214	Lower Ground Floor -19 Gildredge Road	59	0		-59		59
180229	38 Cornfield Road	0	-80		-80		80
180307	41 Brampton Road, Eastbourne, BN22 7BN	180	180			180	
180425	Robin Hill Nursery, 23 Fairfield Road, BN20 7NA	0	-218				-218 218
180587	30 South Street	110	0	-110	110		
180591	41 Dudley Road	87	87				87
180618	Unit 1 White Knight Business Park	990	0			-990	990
180675	32 Framfield Way	70	0	-70	70		
180685	2 The Avenue	0	-148			-148	148
180802	29 Pevensey Road	76	76				76
180882	14 The Broadway	250	0		-250	250	
180927	Net Shop 1 Royale Parade	15	15	15			

180959	6 Station Parade	54	0	-54	54															
180974	7 Station Parade	80	0	-80	80															
181096	25-27A The Stables	35	0									-35						35		
181141	30 Pevensey Road	132	0	132														-		
181171	1b Carlton Road	0	-40									-40						132		40
190084	13 Gildredge Road (1st Floor)	230	0									-230								230
Total		10,659	122	-1,292	231	275	-111	134	-2130	-166	-291	-164	5,415	-1,025	95	-1,536	-1,235	102	1,820	6,648

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 2019*

Reference	Site name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
EB/2010/0506	64-66 Terminus Road	Commenced	3	3	0	0	0	0
EB/2012/0615	The Lodge Inn, 559 Seaside	Commenced	5	5	0	0	0	0
130907	Bedfordwell Road Depot	Commenced	102	0	0	50	52	0
140084	2 Priory Road	Commenced	4	4	0	0	0	0
141346	183a Langney Road	Commenced	9	0	9	0	0	0
141469	Sovereign Harbour Site 8	Commenced	8	8	0	0	0	0
141521	Heatherleigh Hotel, Royal Parade	Commenced	24	24	0	0	0	0
150096	Birley House 13 College Road	Commenced	3	3	0	0	0	0
150598	Map House 36-38 St Leonards Road	Not started	10	0	0	10	0	0
150796	Sovereign Harbour Site 7c	Commenced	72	18	54	0	0	0
151056	Sovereign Harbour Site 1	Commenced	70	10	0	30	30	0
151201	Map House 34-36 St Leonards Road	Not started	6	0	6	0	0	0
160056	Regent Hotel 3 Cavendish Place	Commenced	4	4	0	0	0	0
160150	Woods Cottages, Swanley Close	Not started	8	0	0	8	0	0
160202	Rear of 110 Longstone Road	Not started	1	0	1	0	0	0
160226	Wood Winton, 63A Silverdale Road	Not started	6	0	6	0	0	0
160337	St Annes House 2 St Annes Road	Not started	35	0	0	35	0	0
160401	5 Denton Road	Not started	1	0	1	0	0	0
160456	Alexandra Hotel, King Edwards Parade	Not started	1	0	1	0	0	0

Reference	Site name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
160615	4-6 Old Orchard Road	Not started	1	0	1	0	0	0
160768	2 Enys Road	Commenced	6	6	0	0	0	0
160770	The Meads Club 75 Meads Road	Commenced	3	3	0	0	0	0
160794	Unit 2 Fort Lane	Not started	7	0	0	7	0	0
161278	4a Wellesley Road	Commenced	4	4	0	0	0	0
161308	Ravelston Grange 10 Denton Road	Commenced	9	9	0	0	0	0
161394	259 Seaside	Not started	1	0	0	1	0	0
161448	2 Mill Gap Road	Commenced	9	9	0	0	0	0
161482	Preston Court 30 Upper Avenue	Not started	2	0	0	2	0	0
161485	102a Tideswell Road	Not started	4	0	4	0	0	0
170009	2a Cavendish Avenue	Commenced	7	7	0	0	0	0
170019	46 Ocklynge Road	Commenced	1	1	0	0	0	0
170036	Central Methodist Church, Langney Road	Not started	10	0	0	10	0	0
170087	15 Beamsley Road	Not started	1	0	1	0	0	0
170144	24 Hyde Road	Commenced	3	3	0	0	0	0
170156	St Andrews United Reformed Church, Cornfield Lane	Not started	35	0	35	0	0	0
170286	164-168 Ashford Road	Not started	3	0	3	0	0	0
170341	12 North Street	Not started	1	0	1	0	0	0
170527	20 Upperton Road	Commenced	73	73	0	0	0	0
170548	16 Seabeach Lane	Not started	1	0	1	0	0	0
170598	12 Trinity Trees	Not started	3	0	0	3	0	0
170657	Land to the rear of 11-17 Manifold Road	Not started	5	0	5	0	0	0
170786	Pisces House 3 Cornfield Terrace	Not started	1	0	1	0	0	0

Reference	Site name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
170819	Police Station, Grove Road	Res to Grant	50	0	0	0	0	50
170878	Chantry House, 22 Upperton Road	Not started	2	0	2	0	0	0
170928	125 Langney Road (Coda Bar)	Not started	9	0	0	9	0	0
170960	192 Seaside and 2a Hoad Road	Not started	9	0	0	9	0	0
170964	20 Upperton Road	Commenced	5	5	0	0	0	0
171007	136-138 Seaside	Commenced	2	2	0	0	0	0
171028	14 Hartfield Road	Not started	1	0	0	1	0	0
171072	4 Churchdale Road (SeaScrew)	Not started	1	0	1	0	0	0
171130	150-152 Seaside	Commenced	1	1	0	0	0	0
171149	Cavendish Business Centre 86a Cavendish Place	Commenced	5	5	0	0	0	0
171229	74 Terminus Road	Not started	2	0	2	0	0	0
171235	Carbrooke Lodge, Watts Lane	Not started	1	0	1	0	0	0
171282	Kempston, 3 Granville Road	Not started	8	0	8	0	0	0
171321	Southfields House, Southfields Road	Commenced	6	6	0	0	0	0
171403	Land to the rear of 35 Windermere Crescent	Not started	1	0	1	0	0	0
180006	2-4 Moy Avenue	Res to Grant	72	0	0	0	50	22
180196	Land Adjacent to 5 Elmwood Gardens	Not started	1	0	0	1	0	0
180227	Garages between 5 and 10 North Street	Not started	6	0	6	0	0	0
180231	Land to the rear of 60 Northbourne Road	Not started	1	0	0	1	0	0
180275	Cedar House 29 Bedfordwell Road	Not started	7	0	7	0	0	0
180289	43a Grove Road	Commenced	2	2	0	0	0	0
180293	1 Spring Lodge Close	Not started	1	0	1	0	0	0
180319	Land adjacent to 3 Selwyn Road	Commenced	1	1	0	0	0	0
180328	90a Tideswell Road	Not started	2	0	2	0	0	0

Reference	Site name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
180368	The Pilot, 89 Meads Street	Not started	1	0	1	0	0	0
180406	34 Church Street, Eastbourne, BN21 1HS	Not started	1	0	1	0	0	0
180437	Land off Biddenden Close	Not started	5	0	5	0	0	0
180438	Land off Brede Close	Not started	6	0	6	0	0	0
180439	Lanark Court - Lanark Close 1	Not started	4	0	0	4	0	0
180440	Lanark Court - Lanark Close 2	Not started	4	0	0	4	0	0
180441	Land adjacent to 38 Timberley Road	Not started	4	0	0	4	0	0
180476	Albany Lions Hotel, 41-43 Grand Parade	Not started	10	0	10	0	0	0
180487	29 Brassey Parade	Not started	5	0	5	0	0	0
180533	Land to rear of 48 St Leonards Road	Not started	9	0	0	9	0	0
180538	74 Beach Road	Not started	8	0	0	8	0	0
180556	Greencoat House 32 St Leonards Road	Not started	5	0	5	0	0	0
180567	Greencoat House 32 St Leonards Road	Not started	9	0	9	0	0	0
180585	79 Langney Road	Not started	1	0	0	1	0	0
180696	Curtilage of 25 Rodmill Drive	Commenced	1	1	0	0	0	0
180773	117 South Street	Not started	2	0	0	2	0	0
180810	3-5 Susans Road	Not started	5	0	0	5	0	0
180913	Brassey Parade	Not started	22	0	0	22	0	0
180962	12 Homewood Close	Not started	1	0	1	0	0	0
180965	164 Seaside	Not started	2	0	0	2	0	0
180998	Garage Block on Wish Road	Not started	2	0	0	2	0	0
181019	81-83 Seaside	Not started	3	0	3	0	0	0
181039	16 Old Drove	Not started	3	0	0	3	0	0
181054	Arundel Court, 20 Arundel Road	Not started	2	0	2	0	0	0

Reference	Site name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
181104	22-24 Gildredge Road	Res to Grant	22	0	0	0	22	0
181106	34 South Street	Commenced	2	2	0	0	0	0
181127	Brydes, Wedderburn Road	Not started	1	0	0	1	0	0
181147	34 Church Street	Not started	1	0	1	0	0	0
181152	68 Seaside Road	Not started	1	0	1	0	0	0
190016	5B - 5D Commercial Road	Commenced	8	8	0	0	0	0
190037	Selwyn Park Court, 33 Selwyn Road	Not started	2	0	2	0	0	0
190048	11 Victoria Drive	Not started	1	0	0	1	0	0
190053	2 Upland Road	Not started	1	0	0	1	0	0
190061	79 Cavendish Place	Not started	2	0	0	2	0	0
190073	Minster House, York Road	Commenced	7	7	0	0	0	0
190118	145a Ashford Road	Commenced	8	8	0	0	0	0
190135	150-152 Seaside	Commenced	4	4	0	0	0	0
190158	36 - 38 Seaside	Not started	2	0	0	2	0	0
190225	3 Abbey Road	Not started	1	0	0	1	0	0
190246	20 Cornfield Terrace	Commenced	2	2	0	0	0	0
190361	Berkley House, 26-28 Gildredge Road	Commenced	29	0	29	0	0	0
190475	110a Longstone Road	Not started	2	0	0	2	0	0
190504	Mon-Abri, Old Drove	Not started	2	0	0	2	0	0
190537	Seaforth Court, 91-93 Victoria Drive	Not started	2	0	0	2	0	0
190541	Tudor House, 5 Marine Road	Not started	1	0	0	1	0	0
190626	54-56 Upperton Road	Res to Grant	29	0	0	0	0	29