

Eastbourne AUTHORITY MONITORING REPORT 2019 - 2020



December 2020



EASTBOURNE AUTHORITY MONITORING REPORT 2019/2020

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

Executive Summary

Introduction

In December of each year, Eastbourne Borough Council publishes the Authority Monitoring Report (AMR) covering the previous monitoring year from March to April. The AMR is the main mechanism for assessing the performance of the planning policies adopted by Eastbourne Borough Council. 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 2019 – 31st March 2020. 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.

Evidence gathering for the New Local Plan is ongoing, and 'Eastbourne's Direction of Travel: Issues and Options for the Eastbourne Local Plan' concluded in January 2020.

The Local Development Scheme (LDS) will receive an update in due course to reflect the probable timetable of progress.

Duty to Co-operate

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. There have been regular discussions with Wealden District Council in relation to the authorities' respective Local Plans and addressing cross-boundary issues. These discussions have resulted in a

Memorandum of Understanding that sets out the process for how the authorities will work together under the duty to co-operate in the future.

Community Infrastructure Levy

This is no longer monitored as part of the AMR. Eastbourne Borough Council will produce an Infrastructure Funding Statement which will contain the information that would have previously been in this document. It will be made available on the Eastbourne Borough Council website from 31st December 2020.

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 fourth base period (31st October 2019 to 30th October 2020), an additional 17 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 2,832 new homes have been delivered in the plan period prior to the start of the 2019/2020 monitoring year.

Eastbourne delivered a total of 200 net additional dwellings over the monitoring year, which is under the annual target set out in the Core Strategy. Housing was delivered across 48 sites; however only four 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 half of 2020/21 are below target, with only 37% of the annual requirement having been met.

Only three of the neighbourhoods exceeded their annual housing target during the monitoring year: the Town Centre, St Anthony's & Langney Point and Sovereign Harbour. St Anthony's & Langney Point neighbourhood has 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, 14,563 sqm of net employment floorspace was delivered towards the target.

During the monitoring year 2019/2020, there was a net loss of 2,171 sqm of employment (class B) uses.

In terms of Town Centre Uses there was a net increase of 11,085 sqm, predominantly due to the redevelopment of the Beacon Centre.

Environment

During the monitoring year, there were four applications approved that had an objection from the Environment Agency on flood risk grounds. There were 19 planning applications within or abutting designated sites or reserves, and 11 applications within or abutting identified priority habitats. There was no infringement 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 National Planning Policy Framework (NPPF) requires that the Five Year Housing Land Supply be calculated against the Local Housing Need calculated using the standard method. For Eastbourne, this equates to 675 homes per year.

The 2019 Housing Delivery Test shows that 38% of the housing requirement has been delivered over the previous three years, which shows a record of persistent under delivery. Therefore a 20% buffer is added to the five year requirement in accordance with the NPPF, meaning that the five year housing requirement amounts to 4,050 homes.

Eastbourne has a five year land supply of 1,440 homes, 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 1.8 year supply of housing land.

Monitoring of Local Plans

Overall, the performance of the Core Strategy and Town Centre Local Plan has been fairly good during the monitoring year. There was good performance on some of the indicators, particularly as result of redevelopments within the Town Centre that completed in this monitoring period. However some of the indicators have not been met, particularly around Employment floorspace, and some indicators not being monitored due to information being unavailable.

Overall, the main concern continues to be the delivery of housing against the Core Strategy target. Total delivery is now 328 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 period rose significantly in comparison to 2018/2019; though still fell short of the annual target. The target for the next monitoring period is 37% 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 1.8 years of supply. According to the 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 have been particular improvements during this monitoring period, particularly around the development and improvement that occurred in the Town Centre. The impact of the Coronavirus Pandemic probably had little impact on this monitoring period as lockdown was only instigated toward the very end of the monitoring period. The next AMR is expected to start to show some of the impacts of the Covid-19 pandemic.

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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 2019 to 31st March 2020. 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 2020 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 is not meeting targets. 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 on 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 discusses changes to the monitoring of the Community Infrastructure Levy (CIL).
- 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 is set out in the Local Development Scheme 2019-2022.

Progress April 2019 – March 2020

- 2.8 Evidence gathering in the preparation for the new Eastbourne Local Plan was on-going throughout the monitoring period.
- 2.9 A scoping report for the Strategic Environmental Assessment and Sustainability Appraisal for the new Local Plan as subject to consultation with

the statutory environmental bodies, as well as neighbouring authorities, in June 2019.

- 2.10 A Regulation 18 public consultation on the Eastbourne's Direction of Travel: Issues and Options for the Eastbourne Local Plan Document was undertaken between 1st November 2019 and 24th January 2020. This resulted in 163 representations being received, amounting to over 2,000 comments on the questions posed in the document.

Progress April 2020 – December 2020

- 2.11 Following the conclusion of the consultation, the comments received were analysed, and these will be used to inform the next steps in the progress of preparing the Local Plan. As a result, evidence gathering for many aspects of the Local Plan has been ongoing since the end of the monitoring year.

Progress against Local Development Scheme

- 2.12 The AMR should monitor the progress of the production of Local Plans against the timetable specified in the Local Development Scheme (LDS).
- 2.13 The current 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 • 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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- 2.14 As a result of future evidence requirements coming to light through the Regulation 18 consultation progress, as well as changes in the duty to co-operate situation with Wealden District Council and the impacts of the Covid-19 pandemic, the publication of a Pre-submission version of the Local Plan has not taken place as anticipated by the LDS. The LDS will be updated in due course to reflect the likely timetable of the Local Plan.

Adopted Local Plans and Supplementary Planning Documents

- 2.15 The AMR should specify any Local Plan or Supplementary Planning Document that was adopted during the monitoring year and the date of adoption. There were no Local Plan or Supplementary Planning Documents adopted in the monitoring year.
- 2.16 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 There are no additional policies that have been revoked during the monitoring year.
- 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 co-operate 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 co-operate requires on-going constructive and active engagement on the preparation of development plan documents and other activities relating to sustainable development and the use of land. In particular it applies to strategic planning matters where they affect more than one local planning authority area.
- 3.3 Eastbourne has two neighbouring local planning authorities where strategic planning issues cross boundaries: Wealden District Council and the South Downs National Park Authority.
- 3.4 Eastbourne Borough Council perceives a functional geography covering Eastbourne and parts 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 During the summer 2019, Eastbourne Borough Council undertook an engagement exercise on options for the housing spatial strategy and distribution of development and infrastructure provision with neighbouring authorities (including Wealden District Council and the South Downs National Park Authority), East Sussex County Council, statutory consultees and infrastructure providers. The responses from this engagement exercise informed the preparation of the Eastbourne's Direction of Travel: Issues & Options for the Eastbourne Local Plan document, which was subject to a Regulation 18 public consultation between 1st November 2019 and 24th January 2020.
- 3.6 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.
- 3.7 Since the consultation, there have been regular discussions with Wealden District Council in relation to the authorities' respective Local Plans and addressing cross-boundary issues. These discussions are resulting in a Memorandum of Understanding that sets out the process for how the authorities will work together under the duty to co-operate in the future.

- 3.8 Consideration is also being given to how the authorities can work together on joint evidence studies where appropriate to inform the production of our respective Local Plans.

Joint Transformation Programme

- 3.9 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.
- 3.10 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.
- 3.11 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 Local Authorities are now required under amendments to regulations (The Community Infrastructure Levy (Amendment) (England) Regulations 2019 No.1103 that came into force 1 September 2019) to produce an Infrastructure Funding Statement (IFS) annually that sets out details about planning obligation receipts and anticipated expenditure. This is to provide clarity and transparency to local communities and developers on the infrastructure and expenditure and in aligning this to planned development, as envisaged in the Local Plan.

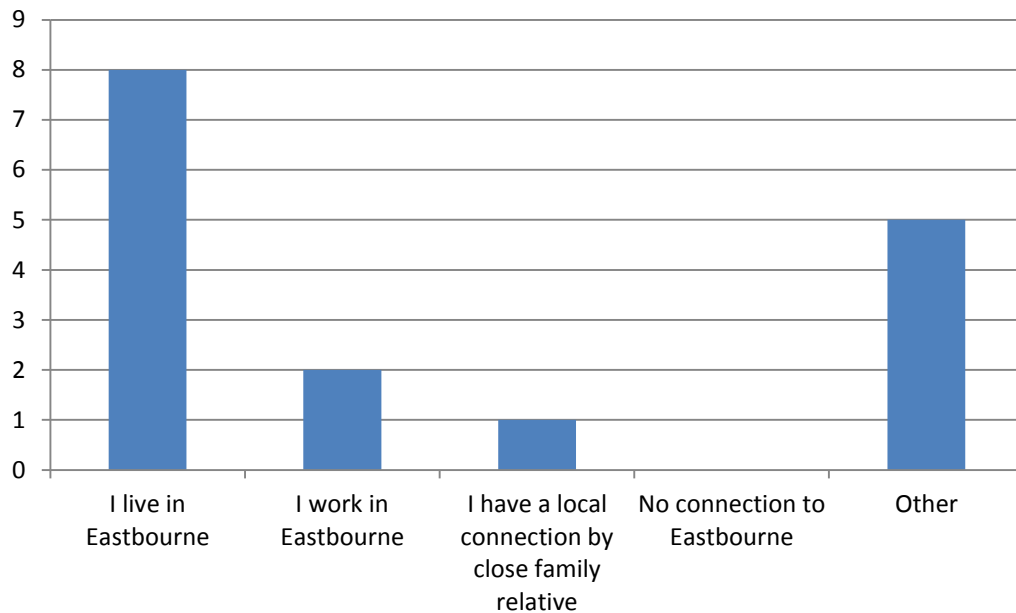
- 4.2 This IFS covering the monitoring year will be published separately to this AMR and will be made available on the Eastbourne Borough Council website from the 31st December 2020.

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 the 12 months beginning immediately after the end of the previous base period.

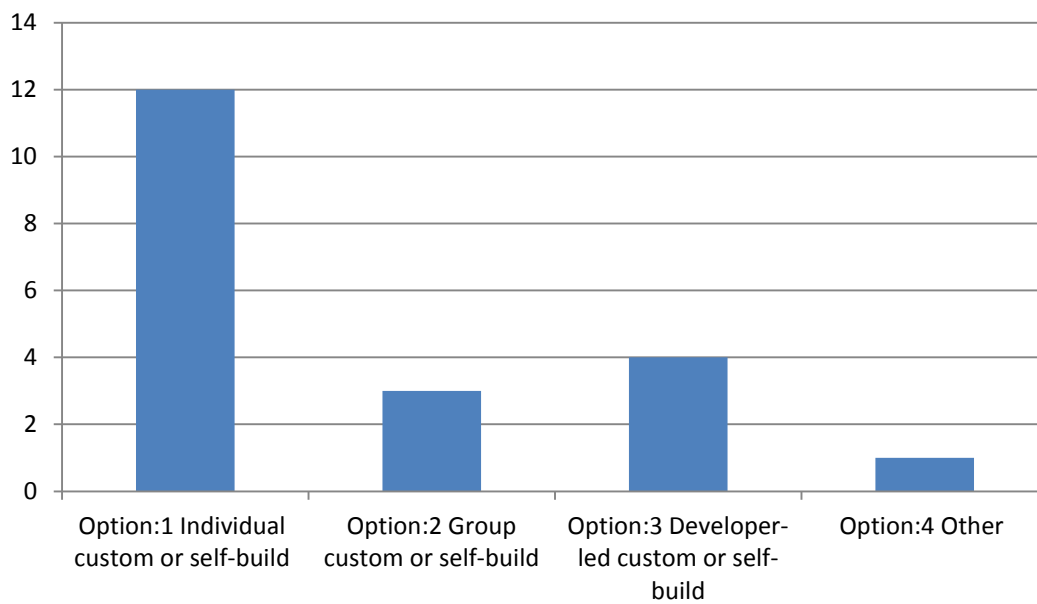
- 5.8 Within the most recent period (31st October 2019 to 30th October 2020), a total of 17 applications were made to the Self Build Register. Of these, 12 were entered onto Part 1 of the register, whilst five were entered onto Part 2 of the register.

Figure 1 – New entries to Self-Build Register - Local Connection to Eastbourne



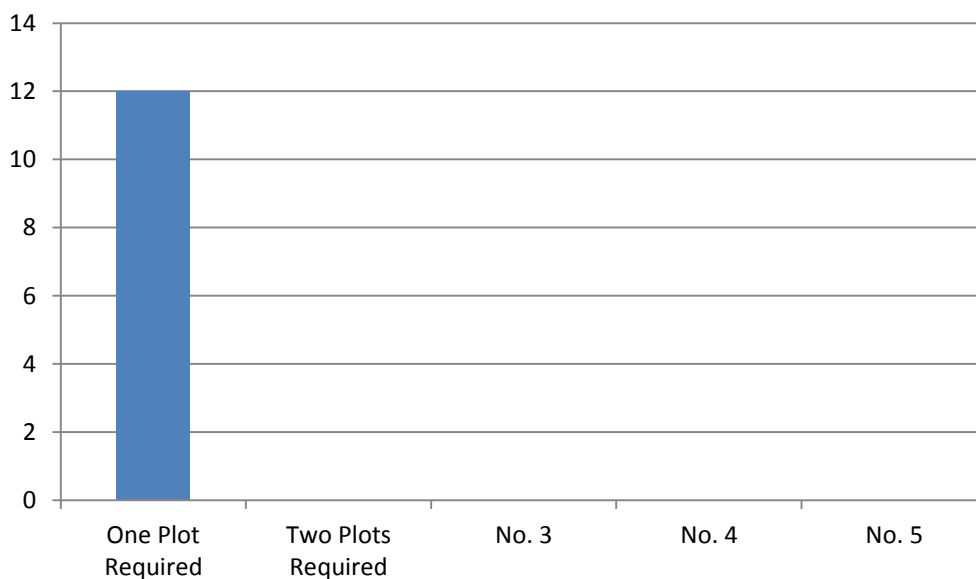
- 5.9 The timescale for the granting permission is three years from the Base Period. Permissions granted before the start of the first base period cannot be counted, and permissions cannot apply to more than one Base Period.
- 5.10 EBC has until 30th October 2023 to meet the demand arising from this period (31st October 2019 to 30th October 2020).
- 5.11 The following analysis of the Self-Build Register applies to new entries on Part 1 of the Register, those that have a local connection to Eastbourne or currently live there.
- 5.12 All 12 of the applicants on Part 1 of Self-Build Register have been individuals/single households.
- 5.13 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



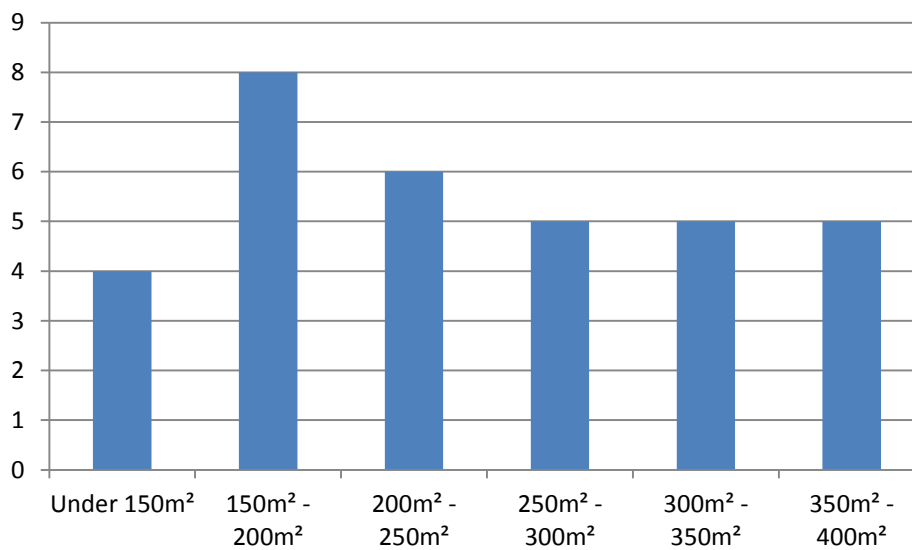
5.14 In total, there is a demand for over 12 plots. All applicants wanted a single plot. Figure 3 shows this data.

Figure 3 - Number of Serviced Plots Required



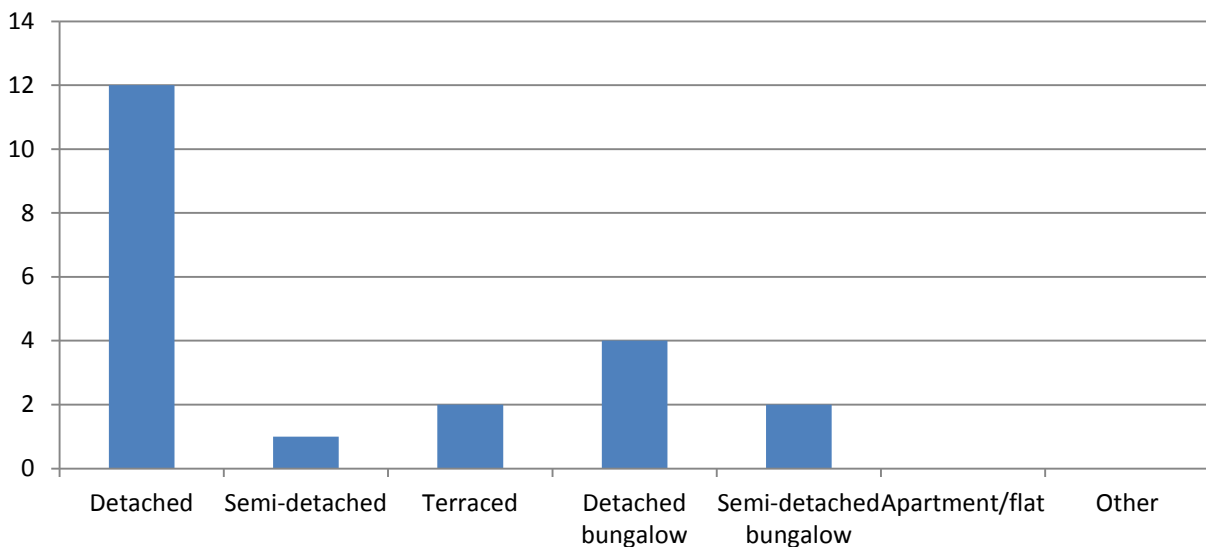
5.15 However there has been no consistent requirement for plot size, as shown in Figure 4. The most popular requirements for plot size are plots of between 150m² - 200m². There was the least demand for plots under 150m².

Figure 4 - Size of Plot Required



5.16 The most popular requirement of the type of housing is detached (57% of entries and every applicant chose it). There is little demand for self-built flats/apartments or semi-detached houses, though there were four requirements for detached bungalows. This is shown in Figure 5.

Figure 5 – Type of housing intended to be built



5.17 The outcome of the Self-Build Register is that Eastbourne Borough Council should provide a total of 12 self-build plots by 30th October 2023 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 5 additional plots.

5.18 At the end of this base period, there have been a total of 12 Self-Builds since the register was introduced. There were no new Self-Builds in this base

period, 4 in the previous base period, 7 in the base period before that, and 1 in the first base period.

- 5.19 Since the first base period, there have been a total of 69 entries into the self-build register. 52 of these were entered onto part 1 of the register, and 17 were entered into Part 2.

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 subject to amendments to the boundaries, the area would be suitable for the purposes of Neighbourhood Planning (this is also applicable in applications for "Business Areas", areas wholly or predominantly business in nature).
- 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. 'Made' and post-referendum

Neighbourhood Plans or Orders become part of the statutory development plan and are used in deciding planning applications.

- 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 The Eastbourne Core Strategy Local Plan sets the overall housing target for the Borough as 5,022 net residential units for the period 2006-2027. This equates to 240 new homes per year.
- 7.2 Eastbourne has delivered a total of 200 net additional dwellings over the 2019/2020 monitoring year. This is 53.8% higher than the net housing delivered in the previous year, but is still below the annual target. Housing delivery over the monitoring year is outlined in Table .

Table 3 - Housing Delivery by Quarter

2019/20	Q1	Q2	Q3	Q4	Total
Gross Additional Dwellings	126	26	44	21	217
Net Additional Dwellings	118	23	43	16	200

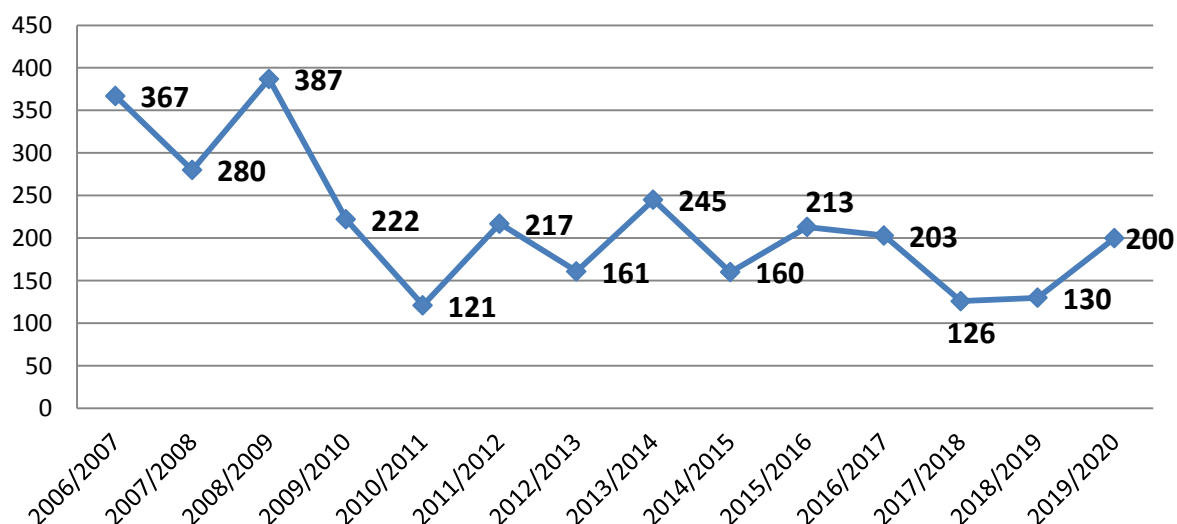
- 7.3 There were 48 individual sites that contributed to the delivery of housing in the monitoring year, which is less than the 54 sites in the previous monitoring year. There were four completions that resulted in a net loss of one dwelling each. 90% of the sites provided a net addition of 5 or less dwellings, and only four sites delivered more than 5 dwellings. 52% of the sites that delivered a dwelling net gain only provided one net additional unit.
- 7.4 The single largest site contributed 58 dwellings (29%% of the total net gain delivered). This was the redevelopment at 7 Upperton Road in the Upperton Neighbourhood. The next largest development was 32 net additional units at ongoing developments in Sovereign Harbour. A full list of housing completions is provided in Appendix B.
- 7.5 In the 2015/2016 monitoring year, the total number of dwellings delivered across the plan period dropped below the cumulative annual target for the first time since the beginning of the plan period. The continued under-delivery of housing against the annual target in each monitoring year since means that delivery is further behind where the plan anticipated at this point in time.
- 7.6 In the 14 years of the Core Strategy plan period, a total of 3,032 net additional dwellings have been delivered in Eastbourne, against a cumulative annual target of 3,360 over this period (14 x 240). Therefore as at the end of 2019/2020, housing delivery is 328 dwellings below target.

Table 4 - 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
2019/2020	200	3,032	3,360	1,990

7.7 Figure 6 shows that the trend of housing delivery has been fluctuating in recent years. However this year represents an increase on the previous two monitoring years.

Figure 6 - Housing delivery since 2006



7.8 Table 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.

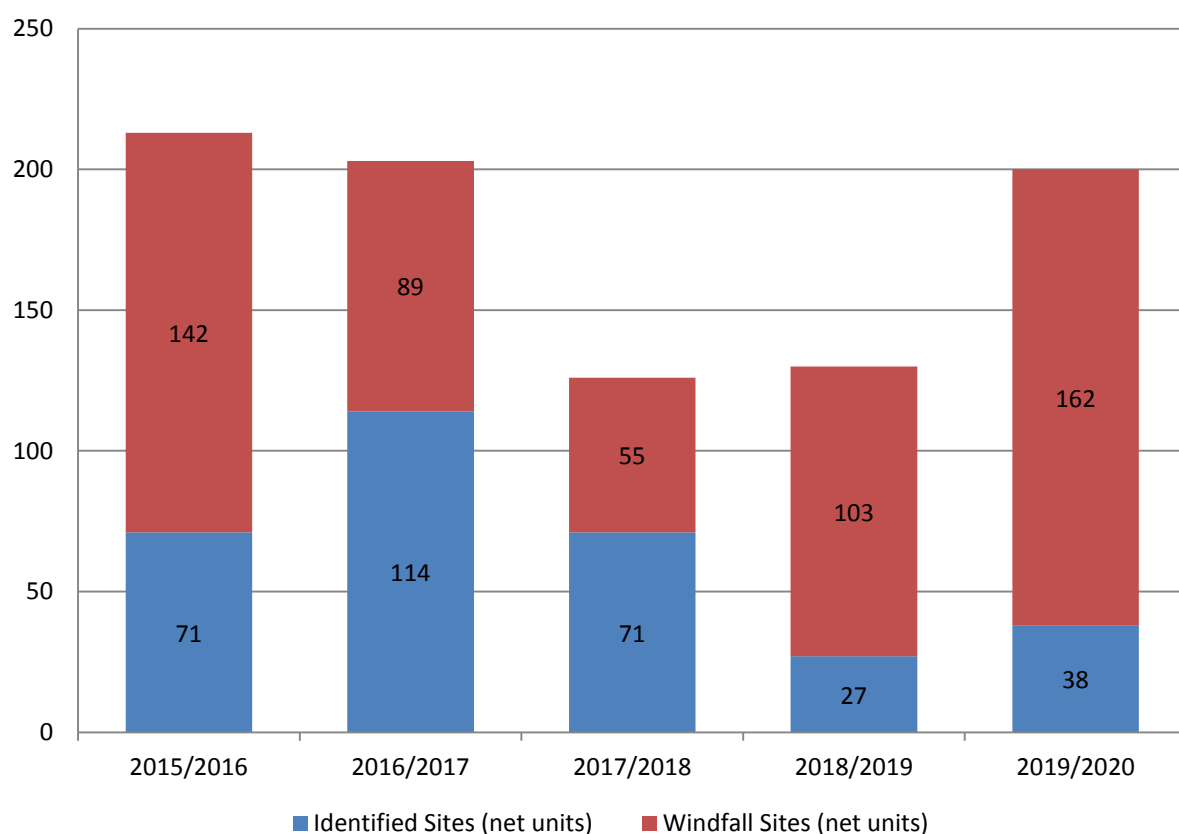
Table 5 - Housing delivery over previous five years

Year	Identified Sites (net units)	Windfall Sites (net units)	Total net additional dwellings
2015/2016	71	142	213
2016/2017	114	89	203
2017/2018	71	55	126
2018/2019	27	103	130
2019/2020	38	162	200
Total	321	551	872
5 Yr Average	64.2	110.2	174.4

7.9 The number of windfall developed sites has increased significantly from last year, which is a continuation of the trend from the year before. The number of units developed on Identified sites increased slightly, after a significant decrease from the monitoring year 2017/2018. Development on Identified sites that was delivered in this monitoring year is significantly lower than the 5 year average. There were many more sites delivered on Windfall sites than the 5 year average.

7.10 Table shows that in the current monitoring year the number of units delivered on windfall sites exceeded the delivery on identified sites, which is a continuation of the trend which started in the last monitoring period. This is illustrated in Figure 7. There were only 3 sites which were identified, and so do not count as windfall development.

Figure 7 - Housing delivery over previous five years



7.11 Housing delivery in the first half of 2020/2021 has resulted in 89 net additional dwellings so far (see Table below). This is a decent level of delivery of housing, especially considering the impacts of the Covid-19 pandemic during this period, and amounts to 37% of the annual target. The delivery of 89 units in the first half of the year is significantly less than the delivery halfway through the previous year.

Table 6 - Housing delivery in first half of 2020/2021

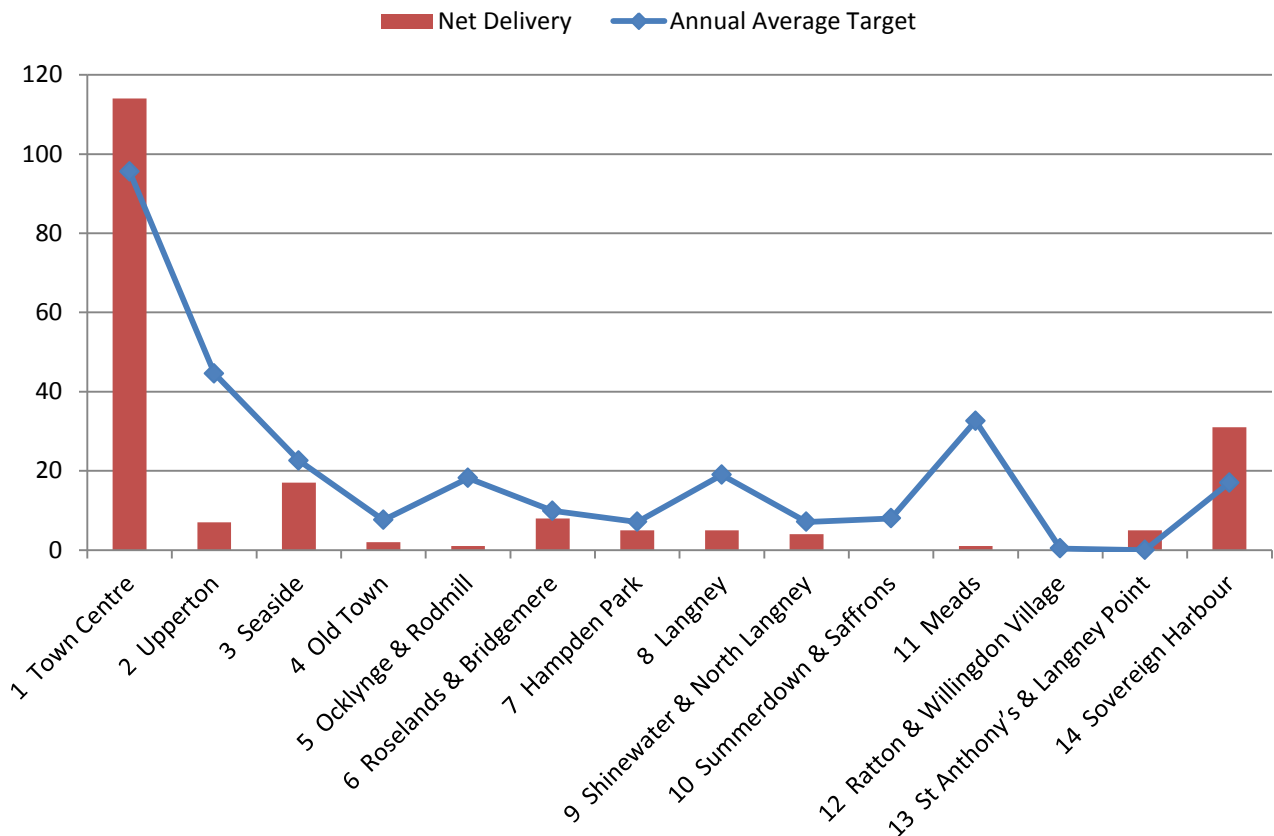
First half of 2020/2021	
Gross Additional Dwellings	92
Net Additional Dwellings	89

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 2019/2020.

7.13 In 2019/2020, the Town Centre saw the highest housing delivery of the 14 neighbourhoods with an additional 114 units, which was 18.4 units above the target. Two neighbourhoods exceeded their annual average target (Town Centre and St Anthony’s & Langney Point). Two neighbourhoods (Summerdown & Saffrons and Rattton & Willingdon Village) did not contribute any net units.

Figure 8 - Housing delivery by neighbourhood



7.14 Table 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 Rattton and Willingdon Village are now over halfway to meeting their respective neighbourhood targets.

Table 7 - Housing delivery by neighbourhood

Neighbourhood	Net Housing Delivery 2019/2020					Annual Average Target	Overall Target ¹	Total Delivered	Remaining ²
	Q1	Q2	Q3	Q4	Total				
1 Town Centre	93	10	4	7	114	95.6	1,190	521	669
2 Upperton	5	1	0	1	7	44.6	399	87	312
3 Seaside	3	11	3	0	17	22.6	448	290	158
4 Old Town	1	0	0	1	2	7.6	101	48	53
5 Ocklynge & Rodmill	0	0	0	1	1	18.2	258	130	128
6 Roselands & Bridgemere	8	0	0	0	8	9.9	116	47	69
7 Hampden Park	4	0	0	1	5	7.1	84	40	44
8 Langney	1	0	4	0	5	19	178	45	133
9 Shinewater & North Langney	2	2	0	0	4	7.1	69	23	46
10 Summerdown & Saffrons	0	0	0	0	0	8	40	0	40
11 Meads	1	0	0	0	1	32.6	358	130	228
12 Ratton & Willingdon Village	0	0	0	0	0	0.4	12	9	3
13 St Anthony's & Langney Point	0	0	0	5	5	0	25	37	-12
14 Sovereign Harbour	0	-1	32	0	31	17	150	31	119
Total	118	23	43	16	200	289.7	3,428	1,449	1,990

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 2020 gave Eastbourne a score of 38%. This was due to delivery of 460 homes over the three year period, compared to a requirement of 1,199 homes.
- 7.17 The implications of a HDT result of 38% are:
- The requirement to prepare a Housing Delivery Action Plan within six months of the publication of the HDT result
 - The requirement to add a 20% buffer to the five year housing land supply
 - The automatic application of the NPPF's presumption in favour of sustainable development
- 7.18 A Housing Delivery Test Action Plan for Eastbourne was published on the Council's website in August 2020³.

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 In the 2019/2020 monitoring year, 193 units were delivered on previously developed land. Seven units were delivered on greenfield sites, although in every case this was garden land in existing residential curtilage. Housing delivery of previously developed land is identified in Table 8.

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

Table 8 - 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%
2019/2020	96.5%
Average	91%

Affordable Housing

- 7.21 There were five net affordable housing units delivered during the 2019/2020 monitoring year, which is an increase over the previous monitoring year, but a decrease from the 14 provided in 2018/2019, and the 60 net units delivered in the year of 2017/2018.
- 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 seven years (as shown in Table), and the average annual delivery is 24.3 units.

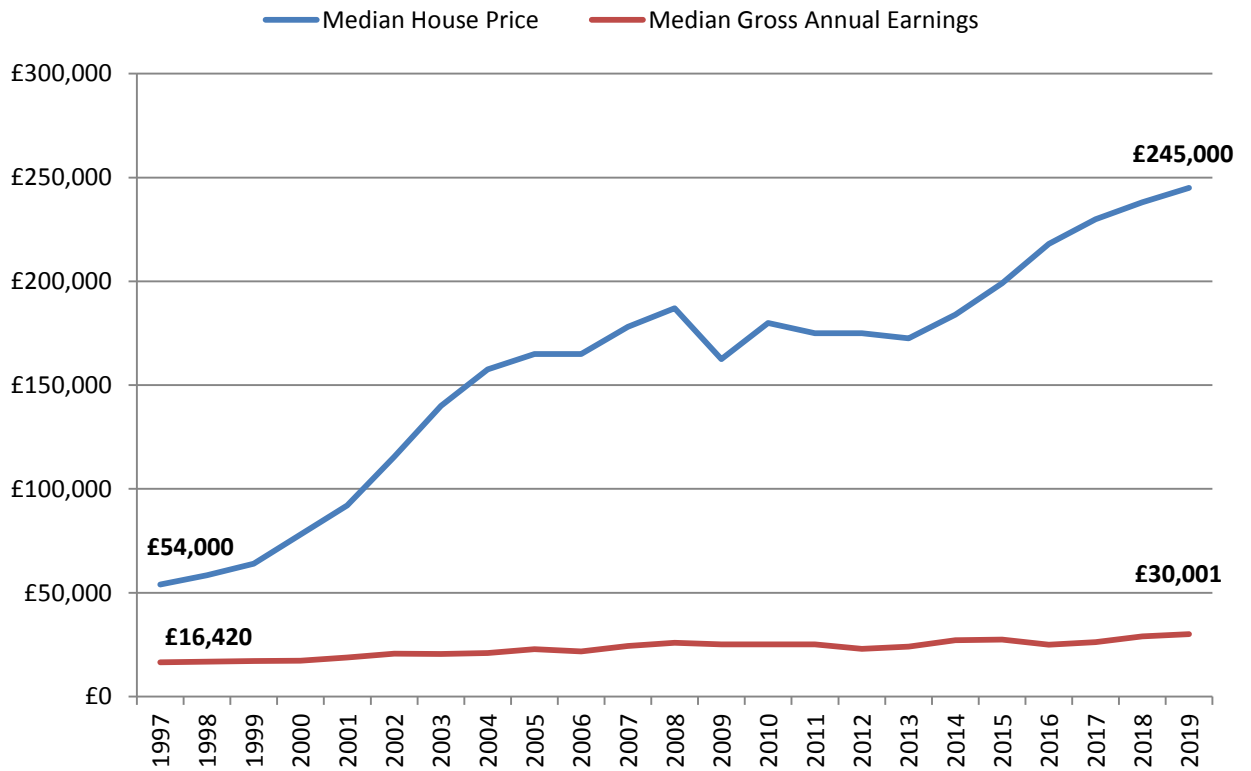
Table 9 - Affordable housing delivery over previous seven years

Monitoring Year	Affordable Housing
2013/2014	37
2014/2015	24
2015/2016	30
2016/2017	60
2017/2018	14
2018/2019	0
2019/2020	5
Total	170
Average	24.3

- 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 The standard method for calculating local housing need, which is outlined in Planning Practice Guidance, currently takes into account the affordability of the local area in the calculation of the number of homes that an area needs to provide.
- 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 was published in March 2020⁴, which is within our monitoring period. This identifies for Eastbourne, a median house price of £245,000 and median gross average workplace-based earnings of £30,001, giving an overall affordability ratio of 8.17. For comparison, the affordability ratio across the whole of England is 7.83, whilst in the South East region it is 10.12. In East Sussex it is 10.49.
- 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 8.17 (despite it improving very slightly this monitoring period). This is due to constant increases in median house prices and the stagnation of

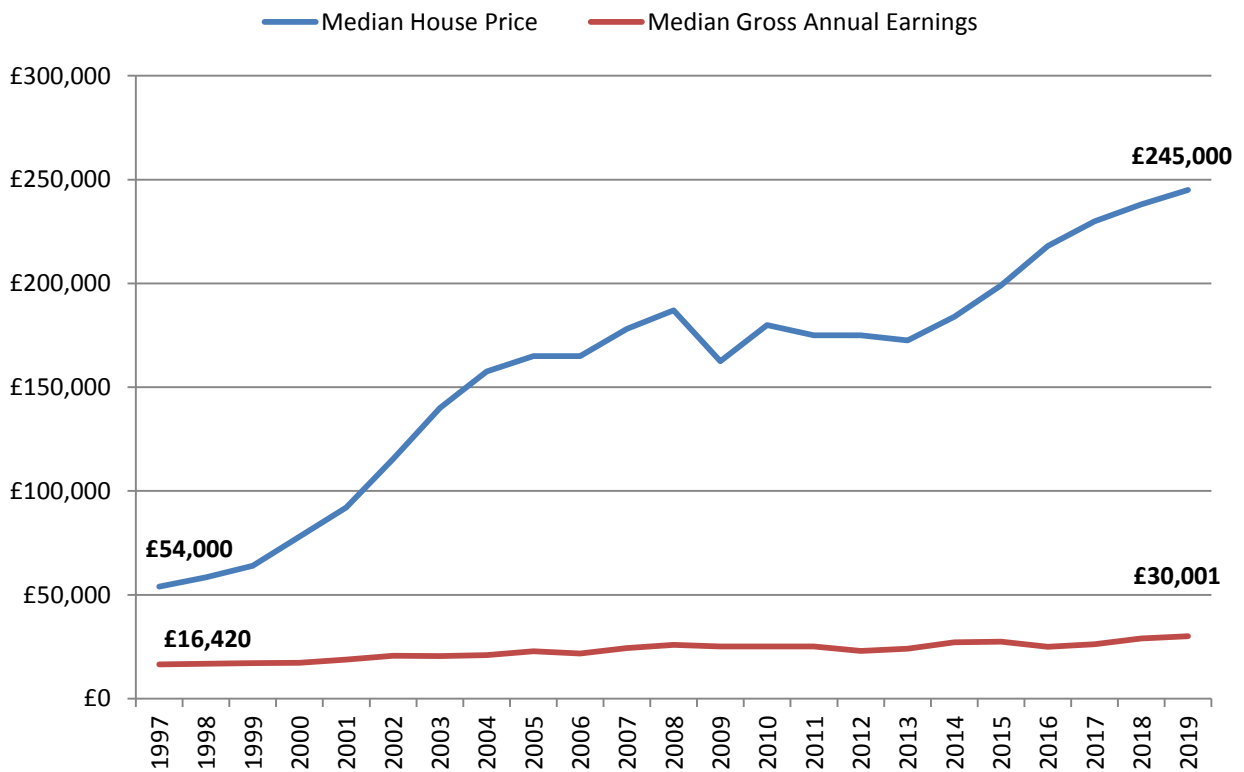
⁴<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

median earnings, as highlighted in



9. This is a similar pattern to the rest of the country.

Figure 9 - Median House Prices compared to Median Earnings



7.28 Between 2015 and 2020, the mean monthly rent in Eastbourne⁵, across all types of accommodation, increased by 18% from £699 to £825. Between 2015 and 2019 (there was no 2020 data available) earnings only rose by 9.3%. In terms of rental values, the largest increase was in the monthly rent for single rooms, which has increased by 25.6% over the last 6 years. The rental price of 4 and more bed accommodation has decreased by 8.4%, despite there being an increase of 15.5% between 2019 and 2020.

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

Changes to the Use Class System

7.30 As of the 1st September 2020, there have been significant changes to the Use Classes. The main change is the amalgamation of existing separate Use Classes into another single Use Class. A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and B1 (business) as well as parts of classes D1 (non-residential institutions) and D2 (assembly and leisure) will come together as Use Class E – Commercial, Business and Service. This will allow for changes of use between the former Use Classes without planning permission being required. This has no impact on this AMR, however it could impact the Commercial monitoring in the next AMR.

Additional Employment Floorspace

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

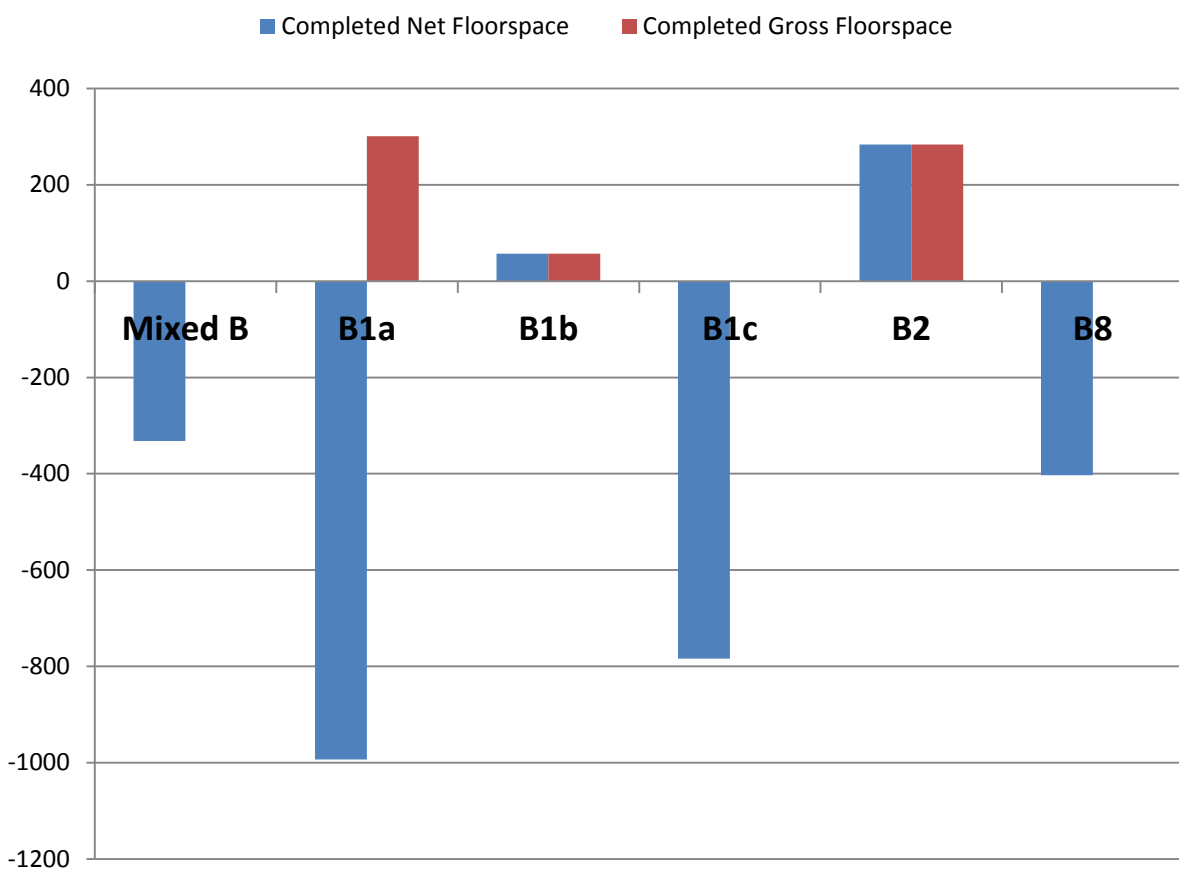
7.32 The Employment Land Local Plan was adopted in November 2016. This sets a target of 48,750 sqm (Gross External Area) of employment floorspace to be delivered between 2012 and 2027 at specific locations:

⁵<https://www.eastsussexinfigures.org.uk>

- 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

7.33 Overall in the monitoring period, there was a gross delivery of 642 sqm of employment floorspace; with an overall net loss was 2,171 sqm. There was an overall loss of office (B1a), light industrial (B1c), and warehousing (B8). There was a net gain of Research and Development (B1b) and general industrial (B2) space.

Figure 10 - Employment Floorspace completions in 2019/20



7.34 In comparison to the previous monitoring year, 2019/20 saw a significantly lower Gross and Net delivery of employment space. This continues the trend for an overall net loss of employment space which was halted during the last monitoring year. Figures for employment floorspace delivered over the monitoring year are outlined in Table 10.

Table 10- Additional Employment Floorspace in 2019/20

2019/2020	B1a	B1b	B1c	B2	B8	Mixed B	Total

Gross Floorspace (m²)	301	57	0	284	0	0	642
Net Floorspace (m²)	-993	57	-784	284	-403	-332	-2,171

- 7.35 There were 17 sites that involved a change in employment floorspace in the monitoring year. The largest loss of employment floorspace was the change of use of 3 Faraday Close of the Brampton Road Industrial Estate, which resulted in the loss of 510 sqm of B1c space. The largest gain of new employment floorspace, was at 6 Bolton Road in the Town Centre, which provided a further 115 sqm of B1a floorspace. A full list of all commercial development completions is provided in Appendix C.
- 7.36 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. This is why the first five years of the Plan the Town Centre shows there is zero change. The delivery against the Employment Land Local Plan targets is outlined in Table 11.

Table 11 - Delivery against Employment Land Local Plan floorspace targets

Year	Industrial Estates	Town Centre	Sovereign Harbour	Total Delivered
2012/2013	2,654	0	0	2,654
2013/2014	-610	0	0	-610
2014/2015	4,997	0	0	4,997
2015/2016	-141	0	3,000	2,859
2016/2017	3,409	0	0	3,409
2017/2018	-905	79	0	-826
2018/2019	4,680	-1,460	0	3,221
2019/2020	-870	-270	0	-1140
TOTAL	13,214	-1,651	3,000	14,563

- 7.37 The monitoring year did not see any employment development delivered in Sovereign Harbour. There was net loss of 870 sqm of new employment space within the Industrial Estates, and a loss of 270 sqm of employment space within the Town Centre.
- 7.38 There has been a total of 14,463 sqm of employment floorspace delivered in the first eight 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

7.39 Once again, all employment development in the monitoring period was built on previously developed land, as shown in Table 12. This is the same as the previous eight years, where 100% of employment floorspace has been built on previously developed land.

Table 12 - Employment floorspace on Previously Developed Land

2019/2020	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	301	57	0	284	0	0	642
% gross on PDL	100	100	n/a	100	n/a	n/a	100

Loss of Employment Land

7.40 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 2,529 sqm. This can be seen in Table 13.

7.41 A total of 1,269 sqm of employment space was lost to residential use, with 544 sqm (42.9%) previously being office use. None of the office to residential change of use was implemented under permitted development rights. The amount of office space lost to residential has decreased significantly from last year.

Table 13 - Loss of Employment Land

2019/2020	B1a	B1b	B1c	B2	B8	Mixed B	Total
To Non-B uses	750	0	510	0	0	0	1,260
To Residential	544	0	274	0	403	48	1,269

Employment Land Available

- 7.42 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.
- 7.43 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 14 - Employment Land Committed through Planning Permissions

2019/2020	B1a	B1b	B1c	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	1,269	0	0	899	1,971	0	4,139
Net Floorspace (m ²)	-11,460	0	-2,685	-129	99	-225	-14,400

- 7.44 Table 14 shows the amount of employment land committed through approved planning applications. There is a gross total of 4,139 sqm of employment land committed, however when losses to other uses are taken into account, there is a net loss of 14,400 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

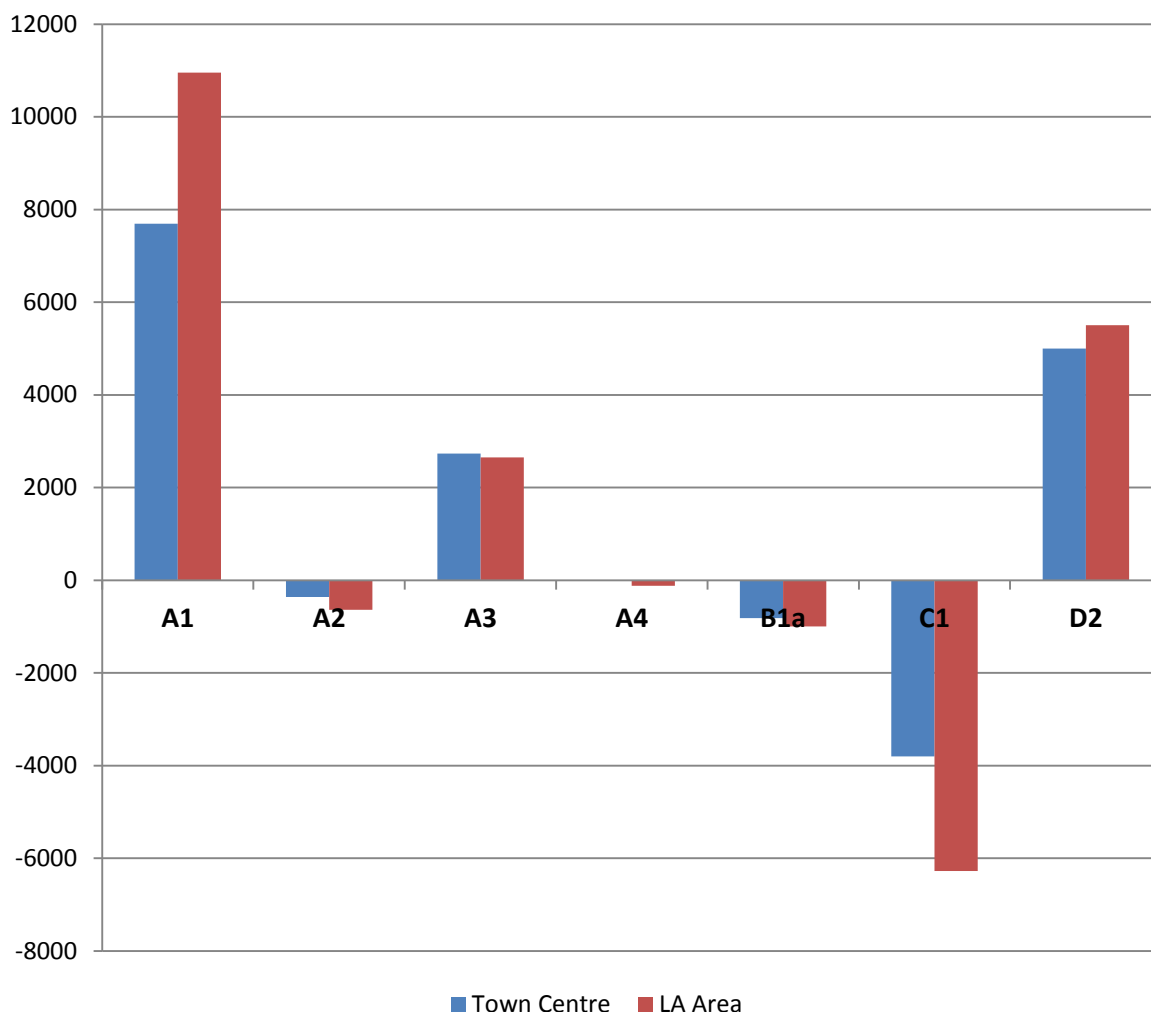
- 7.45 This monitors the amount of additional floorspace development for uses that are associated with town centres. The National Planning Policy Framework (NPPF) (2019) identifies 'Main Town Centre Uses' as *retail development (including warehouse clubs and factory outlet centres); leisure, entertainment 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.
- 7.46 Table 15 shows the additional floorspace for town centre uses over the monitoring year. Within the Town Centre, there has been a net increase of 10,444 sqm of 'town centre uses'.

- 7.47 Within the Town Centre, there was a net decrease in classes A2 (Financial & Professional Services), B1a (Offices), and C1 (Hotels) uses but an increase in classes A1 (Retail), A3 (Restaurants & Cafés), and D2 (Assembly and Leisure). There was no change in A4 (Public Houses).
- 7.48 Within the Town Centre there were 13 developments that resulted in a loss of A1 floorspace, and five that resulted in a gain. There were five developments that resulted in a loss of office space, only two of which were to residential, and none of which used permitted development rights.
- 7.49 There was a significant net gain in the amount of 'Town Centre uses' across the whole town. The largest contributing factor was the redevelopment of the Beacon Shopping Centre, and the Langney shopping Centre. Figure 11 shows that the majority of the change, and particularly change in classes A1 (retail), took place inside of the Town Centre. There were two applications during the monitoring period which produced a net gain of 294 sqm of 'Mixed A' use class which is not represented below as it is not a specific Town Centre Use.

Table 15 - Additional Town Centre uses floorspace

2019/2020		A1	A2	A3	A4	B1a	C1	D2	Total
Town Centre	<i>Gross</i>	8,661	0	2,788	0	115	0	4,997	16,561
	<i>Net</i>	7,695	-360	2,731	0	-819	-3,800	4,997	10,444
LA Area	<i>Gross</i>	12,752	0	2,958	100	201	150	5,503	21,664
	<i>Net</i>	10,956	-640	2,651	-116	-993	-6276	5,503	11,085

Figure 11– Net Changes in Town Centre uses 2019/20



Environment

Water and Flooding

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

Table 16 - 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

Year	Flood Risk	Water Quality
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
2019/2020	4	0
Total	4	0

7.51 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 four of these objections, the issues were subsequently resolved before the application was determined. Four of the applications were refused. Four applications had additional conditions imposed as requested by the Environment Agency. One application has yet to be decided. Four applications were permitted, despite existing Environment Agency objections, although one of these was an Outline consent and the issues will be addressed at Reserved Matters application. These are the first applications that have been granted contrary to Environment Agency advice on flood risk or water quality grounds for the last eleven years. This is shown in Table 16. Two of the applications are existing buildings, and it was felt that additional flood risk measures could not reasonably be requested of the applicants. One of the applications was a prior notification which did not include a Flood Risk Assessment.

Biodiversity & Natural Habitats

7.52 The Sussex Biodiversity Record Centre provides Eastbourne Borough Council with a Desktop Biodiversity Report for the monitoring period 2019/2020. 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.

7.53 There have been 19 planning applications that have been within or abutting designated sites or reserves. Six of these were abutting the National Park, but did not infringe on the National Park within the Eastbourne Borough

boundary⁶. There were eight applications that abutted a Local Wildlife Site. Five applications abutted sites with an Environmental Stewardship Agreement. The amount of area under designation and how they were affected by planning application is shown in Table 17.

Table 17 - 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	6	0.0	0
	Site of Special Scientific Interest	371.43	8.16	0	0.0	0
Local	Country Park	70.10	1.54	0	0.0	0.0
	Local Geological Site	117.22	2.57	0	0.0	0.0
	Local Nature Reserve	0.0	0.0	0	0.0	0.0
	Local Wildlife Sites (formerly SNCI)	77.97	1.71	8	0.0	0.0
	Notable Road Verge	0.93	0.02	0	0.0	0.0
Reserve / Property	Environmental Stewardship Scheme	1,404.47	30.85	5	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

7.54 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 11 applications that infringed upon identified habitats. This includes seven applications abutted upon Deciduous Woodland,

⁶ The planning function for the National Park is under the jurisdiction of the South Downs National Park Authority

and one of them infringed upon it. Two applications abutted Coastal & floodplain grazing marsh, with one infringing upon it. One application infringed upon a Traditional Orchard. One application infringed upon Coastal Vegetated Shingle. The impact of planning applications on habitats is shown in Table 18.

Table 18 - Habitats affected by planning applications

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Ancient Woodland	21.86	0.48	0	0.0	0
Coastal & floodplain grazing marsh	296.18	6.51	2	0.02	0.1
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	1	0.12	0.84
Deciduous woodland	201.89	4.43	7	0.44	0.22
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	0.02
Wood-pasture and parkland	0.00	0.00	0	0.00	0.00

7.55 There are 17,426 records of protected or notable species in Eastbourne. In 2019/2020, there were 2,174 instances of an application being within a 200m buffer of these species records. 100% of applications in 2019/20 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 19.

Table 19 - 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	245	64.64
Wildlife & Countryside Act Species	550	332	87.60
Section 41 Species	9,577	379	100.00
Bats	131	242	63.85
Notable Birds	4,479	353	93.14
Rare species (excludes bat and birds)	2,076	293	77.31
Invasive non-native species	447	296	78.10
Ancient Tree Hunt	15	27	7.12
Tree Register	1	7	1.85
Black poplar	0	0	0.00

7.56 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 (but within the South Downs National Park), including 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 the Borough (and the National Park). In total, the SSSIs in Eastbourne cover an area of approximately 357.66 hectares.

7.57 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 20.

Table 20 - 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 2020, and therefore the five year land supply assessment covers the period from 1st October 2020 to 30th September 2025.

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 method' that was introduced through the revisions to the NPPF in July 2018.
- 8.6 Using the standard method, Eastbourne's Local Housing Need is calculated as 675 homes per year. Therefore, five years' worth of the Local Housing Need requirement amounts to 3,375 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 2016 and 2019 amounted to 460 homes, which equates to 38% 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 4,050 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 2020;
 - Sites with a resolution to approve as at 1st October 2020;
 - 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 126 sites with an extant planning permission within the housing land supply, of which 34 sites are currently under construction. Sites that have permission but where development is yet to commence contribute 646 homes to the housing land supply, and sites that are under construction contribute 390 homes.
- 8.17 In addition, there are five sites that have a resolution to approve subject to the agreement of a Section 106 agreement that will contribute an additional 260 homes to the supply. The sites that make up the supply are identified in Appendix D.

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 1,440 homes. This consists of:
- 646 homes on sites with permission where development is yet to commence
 - 390 homes on sites that are currently under construction
 - 260 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 21 – Housing Land Supply Type and Expected Year of Delivery

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Permitted – not yet started	107	285	152	51	51	646
Permitted – under construction	203	111	45	31	0	390
Resolution to grant	0	0	52	72	136	260
Windfall	0	0	0	72	72	144
TOTAL	310	396	249	226	259	1,440

Five Year Housing Land Supply Calculation

8.23 Eastbourne currently has a 1.8 year housing land supply, which amounts to a five year supply of 1,440 homes against a five year requirement of 4,050 homes.

8.24 The table below sets out the five year housing land supply calculation as at 1st October 2020.








Table 22 – Five Year Housing Land Supply Calculations

Annual Housing Requirement	675
Five Year Housing Requirement	3,375
Buffer (20%)	675
Total Five Year Housing Requirement	4,050
Housing Land Supply (units)	1,440
Housing Land Supply (%)	35.5%
Housing Land Supply (years)	1.8 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 under target
-  = Performance against target unknown
-  = Improvement on previous monitoring year
-  = Deterioration on previous monitoring year
-  = No change / no comparison to previous year








Core Strategy Monitoring Framework










9.3 Table 23 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 23 - Core Strategy Monitoring Framework

Policy	Targets	Indicators	Performance 2019/2020
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) 200 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) 95.6 units ✓ ↑
		c) Number of annual housing completions in the Sovereign Harbour neighbourhood	c) 31 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) 114 units delivered, which is 18.4 units higher than the annual target of 95.6 ✓ ↑
	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) 12,664sqm / 200 units A uses – 10,360 sqm B uses – -1,358 sqm D uses – 4,957 sqm Other – -1,295 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) Net loss of 122 tourist bed spaces ✘ ↓

















Policy	Targets	Indicators	Performance 2019/2020
	should be approved contrary to the advice of English Heritage	Town Centre	(70 of which were due to fire)
		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) 7 units delivered, which is 37.6 units less than the annual target of 44.6 
	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 7 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) 17 units delivered, which is 5.6 units less than the annual target of 22.6 
	Increase the amount of tourism and cultural facilities available in		

Policy	Targets	Indicators	Performance 2019/2020	
	Eastbourne All new homes to achieve Code Level 4 Provision of safe walking and cycling routes across the neighbourhood	b) Net increase in new tourism and leisure facilities provided c) Percentage of journeys to work undertaken by sustainable modes d) Renewable energy capacity installation by type in Seaside	b) None c) 37.9% (2011 Census data) d) The resources required to monitor renewable energy capacity have not been available	  
C4: Old Town Neighbourhood Policy	To deliver 101 net units within Old Town before 2027 No conservation area consents should be approved contrary to the advice of English Heritage Maintain a sustainable network of local shopping facilities across Eastbourne Provision of safe walking and cycling routes across the neighbourhood	a) Number of annual housing completions in Old Town compared against the annual average target for the neighbourhood b) Proportion of vacant shops in all centres within Old Town c) Percentage of journeys to work undertaken by sustainable modes	a) 2 units delivered, which is 5.6 units less than the annual target of 7.6 b) There were no vacant units out of 62 c) 27.5% (2011 Census data)	  
C5: Ocklynge & Rodmill Neighbourhood Policy	To deliver 258 net units within Ocklynge & Rodmill before 2027 To increase the delivery of affordable housing within Ocklynge & Rodmill Provide new and improve access to community and sports facilities within Ocklynge & Rodmill Provision of safe walking and cycling routes across the neighbourhood	a) Number of annual housing completions in Ocklynge & Rodmill compared against the annual average target for the neighbourhood b) Proportion of affordable housing delivered against overall housing delivery in Ocklynge & Rodmill c) Net increase in local community	a) 1 unit delivered, which is 17.2 units less than the annual target of 18.2 b) 0% affordable as proportion of overall housing (0 affordable units of 1 overall housing unit) c) None	  






Policy	Targets	Indicators	Performance 2019/2020
	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) 8 units delivered, which is 1.9 units below the annual target of 9.9  
	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) 5 units delivered, which is 2.1 units less than the annual target of 7.1  
	Provide a net increase in high quality and easily accessible allotment provision within		















Policy	Targets	Indicators	Performance 2019/2020
	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) 9.8% (5 of 51 units)  
C8: Langney Neighbourhood Policy	To deliver 178 net units within Langney before 2027	a) Number of annual housing completions in Langney compared against the annual average target for the neighbourhood	a) 5 units delivered, which is 14 units less than the annual target of 19  
	To increase the delivery of affordable housing within Langney		
	Provision of safe walking and cycling routes across the neighbourhood	b) Proportion of affordable housing delivered against overall housing delivery in Langney	b) 0% affordable as proportion of overall housing (0 affordable units of 5 overall housing unit)  
	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) 22% (9 of 41 units) – This is undergoing an extension and the Units are undergoing significant change which is negatively impacting this figure  
C9: Shinewater & North Langney Neighbourhood Policy	To deliver 69 net units Shinewater & North Langney before 2027	a) Number of annual housing completions in Shinewater & North Langney compared against the annual average target for the neighbourhood	a) 4 units delivered, which is 3.1 units less than the annual target of 7.1  
	Provide new and improve access to community and sports facilities within Shinewater & North Langney		
	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 2019/2020
	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 8 ✘
	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) 1 units delivered, which is 31.6 units less than the annual target of 32.6 ✘
	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 2019/2020
	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) 0 delivered, which is 0.4 units less 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) 5 units delivered, which is 5 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) -351 sqm / 5 units  

Policy	Targets	Indicators	Performance 2019/2020
	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 – -216 sqm B use – -360 sqm D use – 225 sqm Other – 0 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) 31 units delivered, which is 14 more units compared to the annual target of 17 ✔
	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 in the previous monitoring period but has not opened – it should 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		

Policy	Targets	Indicators	Performance 2019/2020
		f) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	f) 0 sqm / 31 units 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 <hr/> b) Amount of employment land lost to residential development <hr/> c) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	Core Strategy Policy D2: Economy was superseded by the Employment Land Local Plan, which was adopted in November 2016. Therefore, these indicators will no longer be monitored.
D3: Tourism and Culture	Increase the total number and quality of tourist bed spaces	a) Net increase in tourist accommodation bed spaces in Eastbourne	a) Net loss of 122 beds mainly due to fire (70 beds) and conversion of Courtlands Hotel to residential (45) 
	Increase the amount of tourism and cultural facilities available in Eastbourne.	b) Net increase in hotels, bed and breakfasts and other visitor accommodation which have national quality accreditation	b) Information not available – unable to monitor 
	Increase the number of leisure facilities available in Eastbourne	c) Net increase in new tourism and leisure facilities provided	c) 5,503 sqm of D2 use, predominantly in the Beacon and Langney Shopping Centre 

Policy	Targets	Indicators	Performance 2019/2020
D4: Shopping	Enhance Eastbourne town centre's role as a shopping destination Maintain a sustainable network of local shopping facilities across Eastbourne	a) Proportion of vacant shops in all centres	a) 9.1% (68 out of 746 units) Though this includes new units which yet to be occupied which is negatively affecting results  
		b) Number of non-retail users (measured by number of units) on primary and secondary shopping frontages. Does not count units which have not yet been occupied after construction.	b) Primary frontage: A1 – 121 (79.6%)   Non A1 – 31 (20.4%) Secondary frontage: A1 – 120 (54.3%)   Non A1 – 101 (45.7%)
D5: Housing	Deliver at least 30% affordable housing in low market areas and 40% affordable housing in high market areas	a) Affordable housing will be monitored on an annual basis in terms of permissions, commitments and completions	a) Completions were higher than the last monitoring year at 5 units  
		b) The type and tenure of housing delivered as measured against needs indicated in the Strategic Housing Market Assessment	b) Of the 5 units delivered, all were for shared ownership. This is in line with the SHMA  
		c) Number of affordable units secured	c) 5 affordable units were delivered through demolition and new build  
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 2019/2020
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 Community 'Shed', New Gym, New fertility Clinic, New Welcome Centre  
		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) 98% (48) of the 49 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 (or equivalent outside of Borough)	b) 100% of the 49 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) 4 (though one is an outline application)  
	High quality and easily accessible allotment provision throughout Eastbourne No net loss of areas of biodiversity importance	b) Number of planning permissions granted contrary to the advice of the Environment	b) None  

Policy	Targets	Indicators	Performance 2019/2020
		Agency on water quality grounds	
		c) The amount of net open space which is created by new development. This will be informed by regular reviews of all open space resources in Eastbourne.	c) The resources required to review the Open Space Assessment have not been available  
		d) Implementation of Green Network Plan	d) Not implemented  
D10: Historic Environment	Reduction in percentage of Listed Buildings at risk No loss of Listed Buildings or Scheduled Monuments No conservation area consents should be approved contrary to the advice of English Heritage	a) Number of listed buildings and buildings at risk b) Number and area of Conservation Area and Article 4 Directions c) Number of Scheduled Monuments damaged as result of development	a) 269 listed buildings, with 0 new buildings added in monitoring year   b) 12 Conservation Areas / 1 Article 4 Direction   c) None  
D11: Eastbourne Park	Enhancement of Eastbourne Park as an ecological, archaeological and leisure resource	a) Creation of nature reserve b) Creation of wetland centre	a) Not implemented   b) Not implemented  
E1: Infrastructure Delivery	A monitoring framework is in place to collect and report on all financial contributions received from developers in relation to the Community Infrastructure Levy and other developer contributions.	a) The amount and level of financial contributions received by 2027 b) Monitoring against financial levels set out in the Infrastructure Delivery Plan by 2027	This is now monitored in the Infrastructure Funding Statement which will be on Eastbourne Borough Councils Website on from the 31 st December 2020

- 9.4 There continued to be a mixed performance of the Core Strategy policies as reflected by the above indicators during the 2019/2020 monitoring year. Compared to the previous monitoring year (2018/2019), there was an improvement on 18 indicators though 15 performed worse, however overall it was an improvement on last year. In relation to targets for each indicator, 18 indicators met the target, however 39 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 328 units below where it should be at this point in the plan period.
- 9.5 Headline performance for housing delivery shows a significant increase of 53.85% from the previous year, from 130 new dwellings in 2018/2019 to 200 in 2019/2020. Some of the neighbourhoods continued to deliver significantly towards their long term target with the Town Centre, St Anthony's & Langney Point and Sovereign Harbour 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 two of the neighbourhoods: Summerdown & Saffrons and Ratton and Willingdon Village. Of the 14 neighbourhoods six saw an improvement in housing delivery during the year in comparison to 2018/2019, and 7 saw a decrease, though the amount of units delivered was greater. In terms of affordable housing, there was a slight increase in the number (5) of affordable dwellings delivered in 2019/2020 compared to the previous monitoring year which delivered no affordable units.
- 9.6 There continued to be good performance for sustainable development with the indicators showing 98% of the 200 new housing units delivered during the monitoring year were within 400m of a bus stop (a slight decrease from 100% last monitoring period) and 100% of the new developments were within 800m of a district, neighbourhood or local centre (a slight increase from 98.27% in the previous monitoring period).
- 9.7 Retail policy appeared to be performing slightly worse during 2019/2020 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 9.1% (up from 5.52%). The largest proportion of vacant units was with the Hampden Park and Langney Neighbourhoods. Langney Shopping Centre has just undergone serious building refurbishment, which has negatively affected the vacancy figures, as units have been created but not yet occupied.
- 9.8 In the tourism sector there was a significant net loss in the amount of bed spaces provided within the town. The largest factor was the loss of the Claremont Hotel due to fire which resulted in a loss of 70 beds. The Courtlands Hotel changed











to residential, and so there was a loss of 45 beds. There was a net loss of 122 beds this monitoring period, which is significantly worse than the net gain of 5 achieved last monitoring period.





Town Centre Local Plan Monitoring Framework

9.9 Table 24 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 24 - Town Centre Local Plan Monitoring Framework













Policy	Target	Indicators	Performance 2019/2020
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 has been completed.</p> <p>✓ ↔</p>











Policy	Target	Indicators	Performance 2019/2020
		b) Number and size of public realm enhancement projects implemented comprising approaches, gateways, streets and public spaces (i) within the Town Centre and (ii) linked to Development Opportunity Sites	b) The Beacon Centre and the first phase of the Town Centre Improvement Scheme have been completed.  
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 completed during this monitoring period  
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	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 that have not yet been occupied after development	a) Overall – 78.01% in A1 use Beacon Centre – 91 % in A1 use Other – 64.7% in A1 use  
		b) Number of instances where there are more than three	b) No instances of more than three  















Policy	Target	Indicators	Performance 2019/2020
	non-retail use	consecutive uses in A2, A3 or A4 use, against a target of 0 ⁷ (discounting the 'Restaurant Area' in the Beacon)	consecutive non-A1 uses
TC5 Secondary Retail Areas	Maintain dominance of small and independent retail uses within the secondary retail areas Resist the amalgamation of single units into larger retail units Ensure at least 65% of frontages are within A1 retail use	a) Proportion of non-A1 retail (measured using frontage distance in metres) uses present in Secondary Retail frontages, compared to policy requirement	a) 53.84% in A1 use 
TC6 Residential Development in the Town Centre	Secure increase in well-designed new residential development that accord with the design criteria of the policy	a) Annual delivery of net residential units, compared against Town Centre target	a) 114 units delivered, which is 18.4 units more than the annual target of 95.6 
	Provide a range of dwelling sizes (from 1 to 3 bedroom) and tenures within the Town Centre Deliver 1190 net units in the Town Centre over the next 15 year period (2012-2027)	b) Number of new dwellings negotiated and approved in accordance with TCLP design criteria	b) The indicator is not specific enough to allow this monitoring to be undertaken 
TC7 Supporting the Evening and Night-time Economy	Increasing the diversity and offer of the evening economy through new A3 and A4 premises in key locations	a) Number of new A3 and A4 businesses approved in each of the evening economy key locations where an application for planning permission or change of use is approved	a) None 









⁷ This does not include the 'Restaurant Area' on the first floor of the Beacon

Policy	Target	Indicators	Performance 2019/2020
TC8 Arts Trail	Enhance legibility and presence of the Arts District and improve awareness of independent retailing through design and implementation of an Arts Trail	a) Tracking performance against Implementation of an arts trail within the next 5 years	a) There has been no progress towards an Arts Trail so far  
TC9 Development Quality	Enhance the design quality of new buildings and development proposals Ensure key historic buildings and areas of historic value are respected	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken  
TC10 Building Frontages and Elevations	Ensure that the design of building elevations in the Town Centre have clearly defined structure in accordance with the policy	a) Assessed having regard to the appraisals within the delegated/committee report	b) The indicator is not specific enough to allow this monitoring to be undertaken  
TC11 Building Heights	Control building heights in the Town Centre	a) Monitor number of applications consented for buildings over 5 storeys in height in the Town Centre	a) None within the monitoring year on new build schemes.  
		b) Assessed having regard to the appraisals within the delegated/committee report	b) The indicator is not specific enough to allow this monitoring to be undertaken  
TC12 Servicing, Access and Storage	Ensure the design and layout of development is operationally and visually acceptable having regard to TCLP policy criteria	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken  
TC13 Public Realm Quality	Bring forward prioritised enhancements to the Town Centre	a) Number of public realm projects designed and implemented in	a) Work on the Town Centre Public Realm Scheme (Terminus Road,  

Policy	Target	Indicators	Performance 2019/2020
and Priorities	public realm	the Town Centre compared against the 10 schemes identified in TC13	Cornfield Road and Gildredge Road) have been completed.
		b) Track progress of the 10 schemes identified above on an annual basis	b) Several of these schemes were completed during the monitoring period  
TC14 Public Transport Interchange	Enhancing the environmental quality and operational efficiency of the bus interchange to underpin attractiveness, vitality and viability of the Town Centre	a) Tracking performance against Implementation of enhancements to bus interchange facilities within the next 5 years	a) The bus interchange redevelopment along with the development of Terminus Road has been completed.  
		b) Improvements to timetable efficiency monitored with bus operator (working closely with the bus operator)	b) Information not available – 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  

Policy	Target	Indicators	Performance 2019/2020
TC16 Town Centre Streets	Improve accessibility and appearance of key streets principally for pedestrians and public transport users in accordance with TCLP policy criteria	a) Number, size and length of key street public realm projects designed and implemented in the Town Centre in accordance with TCLP policy criteria	a) Terminus Road, Cornfield Road and Gildredge Road have been redeveloped.  
TC17 Strategic Approach to Town Centre Development Sites	Ensure that all major development proposals are implemented in accordance with an approved master plan	a) Number of planning applications approved with a master plan on either Development Opportunity Sites or other major development or redevelopment sites that come forward within the Town Centre	a) No new applications approved with a master plan on the Development Opportunity Sites  
	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) There was a Net Increase in floorspace on DO one contributing to Local Plan Requirements  
TC19 Development Opportunity Site Two	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None  

Policy	Target	Indicators	Performance 2019/2020
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) Residential Units have been developed in part of site 3  
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. There have been additional residential developments since April 2020  
TC22 Development Opportunity Site Five	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) Development Opportunity Site 5 was developed in 2014/15  
TC23 Transition Areas	Secure an enhanced mix of uses	a) Amount of net additional floorspace and dwellings developed	a) 3 Net dwellings in Transition Areas  
	Ensure there are not 3 consecutive A5 uses within Transition Area One.	b) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	b) Phase 1 of the Town Centre signage has been implemented  
	Ensure enhancements to the public realm and implementation of a wayfinding strategy	c) Number of instances where there are three consecutive uses in A5 use	c) No instances of three consecutive A5 uses within Transition Area  
TC24 Potential Areas of Change	Deliver net additional dwellings within the Transition Areas, particular above ground floor level	a) Amount of net additional floorspace development and in the case of land at Langney Road and Pevensey Road	a) 2 additional dwellings completed on Pevensey Road and Langney Road  

Policy	Target	Indicators	Performance 2019/2020
	master plan	number of dwellings developed	
	Widen the tourism, cultural and conference offer associated with Devonshire Park Complex	b) Provision of additional tourism and culture offer in Devonshire Park with no net loss in floorspace	b) The Welcome Centre was completed in the Devonshire Park Complex with no Net Loss of floorspace  
	Secure a mix of uses and support redevelopment of Langney Road and Pevensey Road area	c) Submission of planning application at the Devonshire Park complex	c) Submission of Full Planning Application(150903) and Listed Building Consent(150904) in August 2015  
		d) Monitor increase in mix of uses within Langney/ Pevensey Road	d) One change of use from A1 to C3 and one from B1a to C3  
		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 improved over the last monitoring period with thirteen indicators showing a target had been met, and seven indicators showing that the target had not been met. There were more ‘performing adequately against target’ indicators than last year. Eleven indicators saw an increase in performance on the previous monitoring year, some which were part as a result of the development within the Town Centre, and some as a result of increased dwelling delivery in the Town Centre. Three indicators were worse than the last monitoring period, mainly due to a very slight decrease in the proportion of A1 uses.

- 9.11 This level of performance reflects although the main redevelopment schemes in the Town Centre Local Plan have been completed during this AMR monitoring period. The Beacon Centre has been completed, as has the Welcome Building in the Devonshire Quarter. The Wayfinding Strategy has also made progress since it was implemented in the last monitoring period.
- 9.12 Retail indicators showed a slight decrease in the proportion of retail A1 frontage within the Primary Shopping Area, with 78.01% in A1 use. Within the Beacon Centre, it was 91%. In secondary retail frontages, there a minor decrease in the proportion of retail non-A1 frontage, which is now 11.16% below the target of 65%. The performance of the retail area will continue to be monitored – the Beacon Centre was completed within the monitoring period, and has yet to reach full occupancy.
- 9.13 This year the Town Centre continued to deliver the most residential units; continuing the trend which resumed last monitoring period, had the highest delivery rates of residential units across all of the neighbourhoods. The Neighbourhood exceeded its annual target by 19%. There were no instances of Permitted Development rights resulting in the loss of office space during this monitoring period.
- 9.14 The redevelopment of Beacon Centre has been completed, though there remains some units that have yet to be occupied. The redevelopment of the Devonshire Park is largely complete, with the Welcome Centre being opened in the monitoring period. Work on the refurbishment of the Winter Garden Theatre is underway, and once complete will further increase the offering of the area.

Employment Land Local Plan Monitoring Framework

- 9.15 Table 25 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 25 - Employment Land Local Plan Monitoring Framework

Policy	Targets	Indicators	Performance 2019/20	
EL1: Employment Land Strategy	Meet the requirement for additional employment land	a) Total amount of employment floorspace provided against requirement	a) -2,171 sqm (net) ✘ ↓	
	Increase the number of businesses in Eastbourne	b) Change in the number of businesses over the year	b) + 105 (2019-2020) ✔ ↑	
	Increase the number of business start-ups	c) Change in the number of business start-ups over the year	c) + 100 (2018-2019) ✔ ↑	
	Increase job creation for local people	d) Number of people employed via Local Employment and Training SPD	d) There were 13 live construction sites over the monitoring period with a Local Labour Agreement. An average of 71% 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 (2018-2019) +1925	
	Enhance the existing education and skills provision			✔ ↑
	Ensure amount of office space lost does not exceed the allowance in the ELLP forecast			✔ ↑
	Ensure amount of industrial space lost does not exceed the allowances in ELLP forecast			Agriculture, fishing, mining and utilities +25 ✔ ↑
	Ensure amount of warehouse space lost does not exceed the allowances in ELLP forecast			Manufacturing +250 ✔ ↑
				Construction +250 ✔ ↑
	Wholesale and retail trade; repair of motor vehicles and motorcycles +1000 ✔ ↑			
	Transportation and storage 0 ~ ↔			

Policy	Targets	Indicators	Performance 2019/20
			Accommodation and food service activities +500 ✓ ↑
			Information and communication 0 ~ ↔
			Financial, insurance and real estate 0 ~ ↔
			Professional, scientific and technical activities +250 ✓ ↑
			Administrative and support service activities - 500 ✗ ↓
			Public administration, education and health 0 ~ ↔
			Arts, entertainment and recreation -100 ✗ ↓
			Other service activities +250 ✓ ↑
	f)	Change in participation and achievement rates in Further Education	f) Difference between 2017/18 and 2018/19 (most up to date available) <ul style="list-style-type: none"> • Participation -420 • Achievement -170 ✗ ↓
	g)	Total amount of office (class B1a and B1b) floorspace lost to non-B uses compared to allowances in ELLP forecast	g) Lost 2012-2020: 12,958 sqm <i>Allowance: 4,095 sqm</i> ✗ ↓
	h)	Total amount of industrial (class B1c and B2) floorspace lost to non-B uses compared to	h) Lost 2012-2020: 15,584 sqm <i>Allowance: 14,085 sqm</i> ✗ ↓

Policy	Targets	Indicators	Performance 2019/20
		allowances in ELLP forecast	
		i) Total amount of warehouse (class B8) floorspace lost to non-B uses compared to allowances in ELLP forecast	i) Lost 2012-2020: 307 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) 2012-2020: 8,520 sqm x ↓
		b) Total amount of net additional office (class B1a and B1b) floorspace completed in Industrial Estates in sqm	b) 2012-2020: -360 sqm x ↓
		c) Total amount of net additional industrial (class B1c and B2) floorspace completed in Industrial Estates in sqm	c) 2012-2020: 1,150 sqm x ↓
		d) Total amount of warehouse (class B8) floorspace completed in Industrial Estates in sqm	d) 2012-2020: 12,258 sqm ✓ ↔
		e) Amount of class B floorspace lost to non-B uses in sqm within each industrial estate	e) 2012-2020: 8,568 sqm lost x ↓
EL3: Town Centre	Delivery of 3,750 sqm of office (class B1a/B1b) floorspace in the Town Centre Resist the loss of office (class	a) Total amount of office (class B1a/B1b) floorspace completed in the Town Centre	a) 2012-2020: - 710 sqm x ↓
		b) Amount of office (class B1a/B1b)	b) 2012-2020: 8,811 sqm lost x ↓

Policy	Targets	Indicators	Performance 2019/20
	B1a/B1b) floorspace to other uses	<p>floorspace lost to other uses in the Town Centre</p> <hr/> <p>c) Amount of office (class B1a/B1b) floorspace lost to residential use in the Town Centre</p> <hr/> <p>d) Amount of office (class B1a/B1b) floorspace lost to residential through 'Permitted Development'.</p>	<p>c) 2012-2019: 9,752 sqm ✘ ↓</p> <hr/> <p>d) 2012-2020: 7,531 sqm (none this period) ~ ↔</p>
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) 2012-2020: 3,000 sqm ~ ↔

9.16 Overall Eastbourne has low delivery rates for employment land. 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 increase of 1,925 jobs within the Borough. This increase was mainly through the increase of 1000 new jobs in the Wholesale and retail trade for the repair and of motor vehicles. There was also 500 new Accommodation and food service activities 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, though this is not through the permitted development rights which have fuelled these changes in previous 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 The Consultation for the 'Eastbourne's Direction of Travel: Issues and Options for the Eastbourne Local Plan' concluded in January 2020.

10.6 The preparation of the new Eastbourne Local Plan is ongoing, and there will be an update to the Local Development Scheme in due course.

10.7 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.

Duty to Co-operate

10.8 There have been regular discussions with Wealden District Council in relation to the authorities' respective Local Plans and addressing cross-boundary issues. These discussions are resulting in a Memorandum of Understanding that sets out the process for how the authorities will work together under the duty to co-operate in the future.

Community Infrastructure Levy

10.9 This is no longer monitored as part of the AMR. Eastbourne Borough Council will produce an Infrastructure Funding Statement which will contain the information that would have previously been in the AMR. It will be put available on the Eastbourne Borough Council Website from 31st December 2020.

Self-Build Register

10.10 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.

10.11 Within the fourth base period (31st October 2019 to 30th October 2020), an additional 17 applications were made to the Self-Build Register. The majority of applications to the Self-Build Register have been from individuals or single households.

10.12 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

10.13 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.

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

Housing Development

10.15 The Core Strategy sets out a target for the delivery of 5,022 new homes between 2006 and 2027, equating to 240 homes per year. Eastbourne delivered a total of 200 net additional dwellings over the monitoring year. This figure is less the annual target, but is a significant increase on delivery from the previous monitoring year. Housing was delivered across 48 sites, with only four sites delivering more than five units. A total of 2,832 new homes were delivered prior to the start of the 2019/2020 monitoring year.

- 10.16 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. Delivery within the first half of the 2019/20 monitoring year has been below the target, with over 37% (89 units) of the units required for the year having already been delivered.
- 10.17 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.
- 10.18 Just three of the neighbourhoods exceeded their annual housing target during the monitoring year: Sovereign Harbour, St Anthony's & Langney Point and The Town Centre. 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.
- 10.19 There were five affordable units delivered during the monitoring period, which an increase from the zero delivered in the previous year, but down from the 14 delivered the year before. Affordability more generally is slightly better than the last monitoring period; currently average house prices are 8.17 times the average annual work-place earnings in Eastbourne. There was a 15.5% increase on rental costs.

Five Year Housing Land Supply

- 10.20 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 675 homes per year, compared with 240 homes per year in the Core Strategy.
- 10.21 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 4,050 homes.
- 10.22 Eastbourne's housing land supply consists of:
- 646 homes on sites with permission where development is yet to commence
 - 390 homes on sites that are currently under construction
 - 160 homes on sites where there is a resolution to grant
 - 144 homes on windfall sites.

10.23 As at 1st October 2019, Eastbourne had a 1.8 year housing land supply, which amounts to a five year supply of 1,440 homes against a five year requirement of 4,050 homes.

Commercial development

10.24 The Employment Land Local Plan sets a revised target of 48,750 sqm for employment floorspace. In the first eight years of the plan period since 2012, 14,563 sqm of employment floorspace was delivered towards the target.

10.25 During the monitoring year 2019/2020, there was a net loss of 2,171 sqm of employment uses, which is significantly loss compared to last year. The single biggest loss of floorspace was a Change of Use from B1c to Sui Generis.

10.26 In terms of town centre uses as defined by the National Planning Policy Framework (NPPF), there was a net increase of 11,085 sqm, which is significantly increase compared to net loss during the last monitoring period. The single biggest gain was the new A1 floorspace in the Beacon Centre. Within the Town Centre, there was a net increase in classes A1 (Retail), A3 (Hot Food Takeaways) and D2 (Assembly and Leisure) and a decrease in A2 (Financial & Professional Services), A3 (Hot Food Takeaways) and C1 (Hotels) A4 (Public Houses) and B1a (Offices) uses.

Environment

10.27 During the monitoring year, there were four applications approved that had outstanding objections from the Environment Agency, which were all on flood risk grounds. There were 19 planning applications within or abutting designated sites or reserves, and 11 applications within or abutting identified priority habitats.

10.28 There were no applications that infringed upon designated sites or reserves.

10.29 There were two permissions that infringed upon 0.1 % of Coastal & Floodplain Grazing Marsh, one application that infringed upon 0.84% Coastal Vegetated Shingle, and seven which infringed upon 0.22% of Deciduous Woodland. The area infringed upon in all of these cases was very small.

Local Plan Performance

10.30 Overall the performance of the Core Strategy and Town Centre Local Plan has been fairly good during the monitoring year, compared to recent previous years. There was good performance on some of the indicators, particularly as result of redevelopments within the Town Centre that completed in this monitoring period. However some of the indicators have not been met,

particularly around employment floorspace, along with some indicators not being able to be monitored due to information being unavailable.

- 10.31 There have been particular improvements during this monitoring period, particularly around the development and improvement that occurred in the Town Centre. The impact of the Coronavirus Pandemic probably had little impact on this monitoring period as lockdown was only instigated toward the very end of the monitoring period. The next AMR is expected to start to show some of the impacts of the Covid-19 pandemic.

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 2019/20

This appendix provides a list of residential development sites and the respective completed units during the monitoring year 2019/2020.

Planning Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Delivered
EB/2006/0752	St Lukes Church	Hampden Park	Yes	4	4
EB/2012/0615	The Lodge Inn, 559 Seaside	St Anthony's and Langney Point	Yes	6	5
131002	Sovereign Harbour	Sovereign Harbour	Yes	32	32
140084	2 Priory Road	Langney	Yes	5	4
140548	19 Elms Avenue	Town Centre	Yes	4	4
141159	37 Grove Road	Town Centre	Yes	2	2
150031	6 Cornfield Terrace	Town Centre	Yes	1	1
150517	45 Susans Road	Town Centre	Yes	4	3
150537	70 Seaside	Seaside	Yes	2	1
151134	Courtlands Hotel, Wilmington Gardens	Town Centre	Yes	21	21
151363	6 Cornfield Terrace	Town Centre	Yes	2	2
160056	Regent Hotel 3 Cavendish Place	Seaside	Yes	1	1
160242	32-34 Cornfield Road	Town Centre	Yes	1	1
160733	6 Bolton Road	Town Centre	Yes	0	-1
161127	39 Winchcombe Road	Seaside	Yes	1	1
161153	21 Langney Road	Town Centre	Yes	4	4
161278	4a Wellesley Road	Town Centre	Yes	4	4
161385	Bourne Lea 93 Langney Road	Seaside	Yes	5	5
170019	46 Ocklynge Road	Old Town	Yes	1	1

170144	24 Hyde Road	Town Centre	Yes	3	3
170224	84-90 Northbourne Road	Roselands & Bridgemere	Yes	12	8
170275	315 Seaside	Seaside	Yes	1	1
170340	Bramble Guest House, 16 Lewes Road	Upperton	Yes	1	1
170680	1b Carlton Road	Seaside	Yes	1	1
170813	7 Upperton Road	Town Centre	Yes	58	58
170962	Oakridge, 5 Old Drove	Shinewater and North Langney	No	2	2
171049	3 Hartfield Lane	Upperton	Yes	5	5
171369	Riverbourne House, Belmore Road	Seaside	Yes	2	2
171375	Samara House, 55-61 Seaside	Town Centre	Yes	1	1
180179	251 Seaside	Seaside	No	1	1
180362	Meads Hollow 15 Upper Carlisle Road	Meads	No	1	1
180496	Land fronting Friday Street	Shinewater and North Langney	Yes	2	2
180548	94a Melbourne Road	Seaside	Yes	1	1
180561	18-22 Terminus Road	Town Centre	Yes	1	1
180608	106 Cavendish Place	Town Centre	Yes	1	1
180696	Curtilage of 25 Rodmill Drive	Ocklynge and Rodmill	No	1	1
180723	63 Seaside	Seaside	Yes	1	1
180865	147 Priory Road	Langney	Yes	1	1
181008	34 Dillingburgh Road	Old Town	No	1	1
181019	81-83 Seaside	Seaside	Yes	3	3
181080	90a Tidswell Road	Town Centre	Yes	2	2
181106	34 South Street	Town Centre	Yes	2	3
181158	9 Langney Road	Town Centre	Yes	1	1
181198	Far End Private Hotel	Seaside	Yes	1	1
190069	1 and 2 Palmyra Place	Sovereign Harbour	Yes	1	-1
190132	131 Southern Road	Hampden Park	No	1	1
190135	150-152 Seaside	Seaside	Yes	0	-2

190276	66 Seaside Road	Town Centre	Yes	2	2
190702	8 Pevensey Road	Town Centre	Yes	1	1
190810	Flat B, 7 Old Orchard Road	Town Centre	Yes	0	-1
190881	14 Seaside Road	Town Centre	Yes	2	1
190976	Flat 1, 46 Carew Road	Upperton	Yes	1	1
200150	13 Lushington Road	Town Centre	Yes	2	1
Total				217	200

Appendix C: Commercial Completions 2019/20

This appendix provides a list of commercial development sites and the respective floorspace completed during the monitoring period 2019/20.

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																Lost to Res.					
		Gross	Net	A1	A2	A3	A4	A5	Mix A	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2		SG				
130229	Langney Shopping Centre, Kingfisher Drive	3956	3956	3956																					
131071	Land to the west of the Arndale Centre Terminus Rd	17093	14841	8606		2428															3807				
140548	19 Elms Avenue	198	198																					198	
141159	37 Grove Road	0	-73	-73																					73
150031	6 Cornfield Terrace	0	-195		-195																				195
150903	Devonshire Park, College Road	2650	1000																			1000			
151134	Courtlands Hotel, Wilmington Gardens	0	1949																						1949
151363	6 Cornfield Terrace	0	-218																						218
160242	32-34 Cornfield	0	-135	-135																					135

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																	Lost to Res.
		Gross	Net	A1	A2	A3	A4	A5	Mix A	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG	
	Road																				
160733	6 Bolton Road	115	115							115											
160751	17-18 Lushington Lane	0	-215																	215	
161153	21 Langney Road	0	-326																	326	
161278	4a Wellesley Road	0	-381																	381	
170019	46 Ocklynge Road	0	-75	-75																75	
170077	St Agnes Church Whitley Road	12	12																12		
170144	24 Hyde Road	0	-297																	297	
170239	93 Pevensey Bay Road	367	-476																	476	
170301	318-320 Seaside	81	81							81											
170340	Bramble Guest House, 16 Lewes Road	0	-300																	300	
170425	25 Seaside	150	0																	150	
170680	1b Carlton Road	0	-48																	48	
170813	7 Upperton Road	0	-																	1492	
170976	Gildredge House	145	0																	145	
171049	3 Hartfield Lane	0	-130																	130	

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																	Lost to Res.	
		Gross	Net	A1	A2	A3	A4	A5	Mix A	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG		
171085	143-145 Terminus Road (Old Post Office to KFC)	247	0	-247		247																
171375	Samara House, 55-61 Seaside	0	-22											-22								22
171477	19-20 Bedfordwell Road	70	70														70					
180134	4 North Street	57	0			-57					57											
180548	94a Melbourne Road	0	-59														-59					59
180608	106 Cavendish Place	0	-27	-27																		27
180723	63 Seaside	0	-51	-51																		51
180789	Compton Estate Office	105	0								105											-105
180901	Wish Tower House, Ic Edward Road	280	0		-280														280			
181019	81-83 Seaside	0	-165		-165																	165
181090	421 Seaside	50	50	50																		
181116	20 The Broadway	60	0	-60		60																
181132	9 Edison Road	284	0										284		-284							
181158	9 Langney Road	0	-77	-77																		77
181193	121 South	67	0	-67					67													

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																	Lost to Res.
		Gross	Net	A1	A2	A3	A4	A5	Mix A	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG	
	Street																				
181198	Far End Private Hotel	0	-377																	-377	377
190008	The Pilot	100	100				100														
190076	19 Brassey Parade	73	0			-73		73													
190083	15 Station Parade	113	0	-113		113															
190138	25-27A The Stables	55	0	55																	
190139	7 The Waterfront	96	0	-96		96															
190212	Unit 10, 45a Commercial Road	190	0																		190
190262	3 Faraday Close	510	0																		
190288	Unit 3, Langney Shopping Centre	85	0	85																	
190306	68 Terminus Road	227	0	-227																	
190370	9 Brassey Parade	42	0	-42																	42
190472	Unit 6, Park View	360	0																		
190497	Eastbourne Academy	49	49																		
190681	Unit SU1 Langney Shopping Centre	506	0	-506																	
190690	10 Willingdon Road	27	0			-27															

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class																	Lost to Res.
		Gross	Net	A1	A2	A3	A4	A5	Mix A	B1a	B1b	B1c	B2	B8	Mix B	C1	C2	D1	D2	SG	
190717	44 Meads Street	14	14			14															
190810	Flat B, 7 Old Orchard Road	112	112																112		
191025	Claremont Hotel	0	-380																		
EB/2006/0752	St Lukes Church	0	-273																	-273	273
EB/2012/0615	The Lodge Inn, 559 Seaside	0	-216				-216														216
Total		31,853	9221	10,956	-640	2651	-116	73	294	-993	57	-784	284	-403	-332	-6276	-406	215	5503	-862	7,101

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 2020*

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
130907	Bedfordwell Road Depot	Not started	102	0	0	0	51	51
141346	183a Langney Road	Commenced	9	0	0	9	0	0
141521	Heatherleigh Hotel, Royal Parade	Commenced	24	12	12	0	0	0
150598	Map House 36-38 St Leonards Road	Not started	10	0	10	0	0	0
150796	Sovereign Harbour Site 7c	Commenced	56	22	34	0	0	0
151056	Sovereign Harbour Site 1	Commenced	62	0	0	31	31	0
150889	1 Crown Street	Commenced	3	3	0	0	0	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
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	0	1	0	0
160615	4-6 Old Orchard Road	Not started	1	0	1	0	0	0
160770	The Meads Club 75 Meads Road	Commenced	3	3	0	0	0	0

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
160794	Unit 2 Fort Lane	Not started	7	0	0	7	0	0
161308	Ravelston Grange 10 Denton Road	Commenced	9	9	0	0	0	0
161394	259 Seaside	Commenced	1	1	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	5	0	0	5	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
170156	St Andrews United Reformed Church, Cornfield Lane	Not started	35	0	0	35	0	0
170286	164-168 Ashford Road	Not started	3	0	3	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	Commenced	5	5	0	0	0	0
170786	Pisces House 3 Cornfield Terrace	Not started	1	0	1	0	0	0
170819	Former Police Station, Grove Road	Not started	50	0	0	50	0	0
170928	125 Langney Road (Coda Bar)	Not started	9	9	0	0	0	0
170960	192 Seaside and 2a Hoad Road	Not started	9	0	0	9	0	0
170964	20 Upperton Road	Not started	5	0	5	0	0	0
171007	136-138 Seaside	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
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
171321	Southfields House, Southfields Road	Commenced	6	6	0	0	0	0
171403	Land to the rear of 35 Windermere Crescent	Not started	1	1	0	0	0	0
180006	2-4 Moy Avenue	Not started	72	0	0	0	72	0
180196	Land Adjacent to 5 Elmwood Gardens	Not started	1	0	1	0	0	0
180227	Garages between 5 and 10 North Street	Not started	6	6	0	0	0	0
180231	Land to the rear of 60 Northbourne Road	Commenced	1	1	0	0	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
180328	90a Tideswell Road	Not started	2	0	2	0	0	0
180352	Savoy Court Hotel, Cavendish Place	Not started	15	0	15	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	4	0	0	0
180440	Lanark Court - Lanark Close 2	Not started	4	0	4	0	0	0
180441	Land adjacent to 38 Timberley Road	Not started	4	0	4	0	0	0

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
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	9	0	0	0
180538	74 Beach Road	Not started	8	8	0	0	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	1	0	0	0	0
180773	117 South Street	Commenced	2	2	0	0	0	0
180810	3-5 Susans Road	Not started	5	5	0	0	0	0
180913	14-29 Brassey Parade	Not started	22	11	11	0	0	0
180965	164 Seaside	Not started	2	2	0	0	0	0
180985	Kempston, 3 Granville Road	Not started	8	0	8	0	0	0
180998	Garage Block on Wish Road	Not started	2	2	0	0	0	0
181039	16 Old Drove	Commenced	3	0	3	0	0	0
181054	Arundel Court, 20 Arundel Road	Not started	2	2	0	0	0	0
181058	Spring Mead, 25 Meads Brow	Not started	16	0	16	0	0	0
181104	22-24 Gildredge Road	Not started	22	0	0	22	0	0
181127	Brydes, Wedderburn Road	Not started	1	1	0	0	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

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
181178	282 Kings Drive	Commenced	44	0	44	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	2	0	0	0	0
190048	11 Victoria Drive	Not started	1	1	0	0	0	0
190053	2 Upland Road	Not started	1	1	0	0	0	0
190061	79 Cavendish Place	Not started	2	2	0	0	0	0
190135	150-152 Seaside	Commenced	4	4	0	0	0	0
190158	36 - 38 Seaside	Not started	2	2	0	0	0	0
190225	3 Abbey Road	Commenced	1	1	0	0	0	0
190246	20 Cornfield Terrace	Commenced	2	2	0	0	0	0
190256	Westgate Motors, Stansted Road	Not started	6	6	0	0	0	0
190312	Marshalls Yard, Winchelsea Road	Not started	8	8	0	0	0	0
190339	Woods Cottages, Swanley Close	Not started	33	0	33	0	0	0
190437	8 Chiswick Place	Not started	1	1	0	0	0	0
190461	First Church of Christ Scientist, Spencer Road	Commenced	7	7	0	0	0	0
190504	Mon-Abri, Old Drove	Commenced	2	2	0	0	0	0
190537	Seaforth Court, 91-93 Victoria Drive	Not started	2	2	0	0	0	0
190626	54 and 56 Upperton Road	Not started	27	0	27	0	0	0
190655	243-245 Terminus Road	Commenced	6	6	0	0	0	0
190665	The South Down Hotel, 1-3 Howard Square	Not started	15	0	0	15	0	0

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
190668	Land South of Langney Shopping Centre	Commenced	9	9	0	0	0	0
190796	291 Seaside	Not started	2	2	0	0	0	0
190809	28a Pevensey Road	Commenced	1	1	0	0	0	0
190824	Glebe Cottage, 4 Grassington Road	Not started	10	0	10	0	0	0
190846	9a South Street	Not started	1	1	0	0	0	0
190858	87-89 Pevensey Bay Road	Not started	7	0	7	0	0	0
190888	74 Seaside	Not started	5	0	5	0	0	0
190919	145a Ashford Road	Commenced	13	13	0	0	0	0
190953	4 Avenue Mews	Not started	1	1	0	0	0	0
190962	5 and 7 Friday Street	Not started	7	7	0	0	0	0
190967	ESK, Courtlands Road	Not started	136	0	0	0	0	136
190968	51 Willingdon Road	Not started	1	0	1	0	0	0
190969	32 Hyde Gardens	Not started	4	4	0	0	0	0
191029	26 - 28 Lottbridge Drive	Not started	3	3	0	0	0	0
200035	Meads House, 26 Denton Road	Not started	6	6	0	0	0	0
200049	2 Percival Crescent	Not started	1	1	0	0	0	0
200050	Land at Langney Rise opposite Priory Road Junction	Commenced	6	0	6	0	0	0
200076	235 - 237 Seaside	Not started	3	3	0	0	0	0
200108	213 Seaside	Not started	2	2	0	0	0	0
200178	Chantry House, 22 Upperton Road	Not started	18	0	18	0	0	0

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
200195	The Bungalow, Hurst Lane	Commenced	1	1	0	0	0	0
200198	110a Longstone Road	Not started	4	4	0	0	0	0
200203	68 Southern Road	Commenced	1	0	1	0	0	0
200262	18 - 22 Terminus Road	Not started	1	0	1	0	0	0
200289	Langney Shopping Centre Car Valet	Commenced	11	0	11	0	0	0
200298	4 Willingdon Road	Not started	1	0	1	0	0	0
200304	34 South Street	Not started	1	0	1	0	0	0
200313	5 Upwick Road	Not started	1	0	1	0	0	0
200319	166 Seaside	Not started	3	0	3	0	0	0
200322	21 - 25 Gildredge Road	Not started	15	0	0	15	0	0
200360	291 Seaside	Not started	1	0	1	0	0	0
200409	Chantry House, 22 Upperton Road	Not started	3	0	3	0	0	0
200461	7 Gildredge Road	Not started	2	0	2	0	0	0
200514	Southcroft Hotel, 15 South Cliff Avenue	Not started	1	0	1	0	0	0
200568	Bishopsbourne, 15 Fairfield Road	Not started	1	0	1	0	0	0