

# Eastbourne AUTHORITY MONITORING REPORT 2020 - 2021



December 2021



# **EASTBOURNE AUTHORITY MONITORING REPORT 2020/2021**

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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 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021. 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 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 up to date. As such, the Core Strategy should be replaced by a new Eastbourne Local Plan.

Evidence gathering for many aspects of the Local Plan has been ongoing since the end of the monitoring year, and further work has been undertaken to identify and address gaps in evidence required for the preparation of the local plan.

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

### Duty to Co-operate

There have been on-going discussions with Wealden District Council in relation to the authorities' respective Local Plans and addressing cross-boundary issues. The

authorities are working on drafting a Statement of Common Ground ahead of future consultation on respective local plans.

### 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 31<sup>st</sup> December 2021.

### 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 fifth base period (31<sup>st</sup> October 2020 to 30<sup>th</sup> October 2021), 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 3,032 new homes have been delivered in the plan period prior to the start of the 2020/2021 monitoring year.

Eastbourne delivered a total of 230 net additional dwellings over the monitoring year, which is under the annual target set out in the Core Strategy. Housing was delivered across 38 sites; with 11 sites delivering more than five units. Housing delivery is below the Core Strategy target for this point in the plan period.

Housing completions in the first half of 2020/21 are below target, with only 26% of the annual requirement having been met.

### *Commercial development*

The Employment Land Local Plan sets a revised target of 48,750 sqm for employment floorspace. In the first nine years of the plan period since 2012, 11,525 sqm of net employment floorspace was delivered towards the target.

During the monitoring year 2020/2021, there was an overall net loss of 5,241 sqm of employment uses.

In terms of Town Centre Uses there was a net loss of 8,042 sqm. This can be attributed to the loss of office space (Use Class Eg(i)) as well as retail (Use Class Ea) and Hotels (Use class C1).

### *Environment*

During the monitoring year, there were no applications approved that had outstanding objections from the Environment Agency. There were 21 planning applications within or abutting designated sites or reserves, and 12 applications within or abutting identified priority habitats.

### 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 693 homes per year.

The 2021 Housing Delivery Test shows that 29% 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 4,158 homes.

Eastbourne has a five-year land supply of 1,477 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 declined slightly during the monitoring year, compared to the last monitoring period. There was good performance on some of the indicators, and although it fell short of the annual target, housing delivery was the highest that it has been since 2013/2014. 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.

There has been a significant loss of employment floorspace, mainly due to change of use to residential. The impact of the Coronavirus Pandemic had significant impact on this monitoring period, due to lockdowns and working from home mandates from the government. The effect will continue to be seen into future monitoring periods.

### Conclusion and Recommendations

Housing delivery in the monitoring period rose in comparison to 2019/2020; though still fell just short of the annual target. The target for the next monitoring period is 26% 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.

Funding secured from the Government through the Levelling up fund will help Eastbourne achieve some of the public realm improvements that can benefit the residents, and help the Borough recover from the effect of the 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 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021. However, where appropriate, progress on monitoring indicators in key areas of policy work after these dates, is also included within the Report. Where any information provided dates from 31<sup>st</sup> March 2021 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 affecting 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.

### Progress April 2020 – March 2021

- 2.7 Following the conclusion of the Regulation 18 public consultation on the Eastbourne's Direction of Travel: Issues and Options for the Eastbourne Local Plan in early 2020, the comments received were analysed, and these will be used to inform the next steps in the progress of preparing the Local Plan.
- 2.8 Evidence gathering in the preparation for the new Eastbourne Local Plan was on-going throughout the monitoring period.
- 2.9 Eastbourne Borough Council have been working with Wealden District Council and East Sussex County Council to provide an updated fluvial flood model for

the Eastbourne and South Wealden area due to the previous model no longer being fit for purpose. This updated model is necessary to define the extent of the functional floodplain.

- 2.10 In addition, other evidence studies including a Transport Study, Strategic Flood Risk Assessment, Economy Study and Gypsy and Traveller Accommodation Assessment were commenced.

### Progress April 2021 – December 2021

- 2.11 Evidence gathering for many aspects of the Local Plan has been ongoing since the end of the monitoring year, and further work has been undertaken to identify and address gaps in evidence required for the preparation of the local plan.
- 2.12 In addition, three Technical Advice Notes (TANs) have been prepared to provide advice to planning applicants on how issues relating to sustainability should be addressed in planning applications, in light of the Council's declaration of a climate emergency and ambition to be a carbon neutral town by 2030. These include a Sustainability in Development TAN containing a checklist to demonstrate how development has been designed within sustainability in mind, a Biodiversity Net Gain TAN to provide advice on how biodiversity net gain should be considered, and an Electric Vehicle Charging Point TAN to provide advice on incorporating electric vehicle charging points in development.

### Progress against Local Development Scheme

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

<p><b>Timetable specified in the LDS</b></p>	<ul style="list-style-type: none"> <li>• Engagement and evidence gathering (Reg. 18): Nov-Dec 2019</li> <li>• Publication of Pre Submission version (Reg. 19): Nov 2020</li> <li>• Representations on Pre Submission version (Reg. 20): Nov - Dec 2020</li> <li>• Submission to Secretary of State (Reg. 22): Feb 2021</li> <li>• Public Examination (Reg. 24): March-April 2021</li> <li>• Publication of Inspectors recommendations (Reg. 25): May-June 2021</li> </ul>
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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 LDS is not up to date. 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**

<b>Adopted Local Plans and SPDs</b>	<b>Date of Adoption</b>
<b>Core Strategy Local Plan</b>	20/02/2013
<b>Sovereign Harbour SPD</b>	20/02/2013
<b>Sustainable Building Design SPD</b>	20/02/2013
<b>Eastbourne Park SPD</b>	20/02/2013
<b>Town Centre Local Plan</b>	20/11/2013
<b>CIL Charging Schedule</b>	01/04/2015
<b>Employment Land Local Plan</b>	16/11/2016
<b>Local Employment &amp; Training SPD</b>	16/11/2016
<b>Tourist Accommodation Retention SPD</b>	22/02/2017
<b>Affordable Housing SPD</b>	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 there are direct 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 Following the Regulation 18 consultation on Eastbourne's Direction of Travel: Issues & Options for the Eastbourne Local Plan, Eastbourne Borough Council have engaged regularly and on an on-going basis with neighbouring Wealden District Council, particularly in relation to potential unmet development needs.
- 3.6 These discussions have resulted in a Memorandum of Understanding being prepared that sets out the process for how the authorities will work together under the duty to co-operate in the future.
- 3.7 A number of joint evidence studies have also been commissioned, including a joint Eastbourne and Wealden Economy Study, and an Eastbourne and South Wealden Strategic Flood Risk Assessment. The authorities have also jointly commissioned work relating to the updating of the Eastbourne and South Wealden Fluvial Flood Model. A Gypsy & Traveller Accommodation Assessment has also been commissioned with other authorities across East Sussex.
- 3.8 In addition, Eastbourne Borough Council has been working together with East Sussex County Council and the other local planning authorities in East Sussex on a Shared Transport Evidence Base that will provide evidence on the

impacts and mitigation requirement for various development options for each authority on the transport network.

- 3.9 Work is also on-going to draft and agree a Statement of Common Ground with Wealden District Council ahead of future consultation on respective local plans.

### Joint Transformation Programme

- 3.10 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.
- 3.11 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.
- 3.12 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 31<sup>st</sup> December 2021.

## 5.0 Self-Build Register

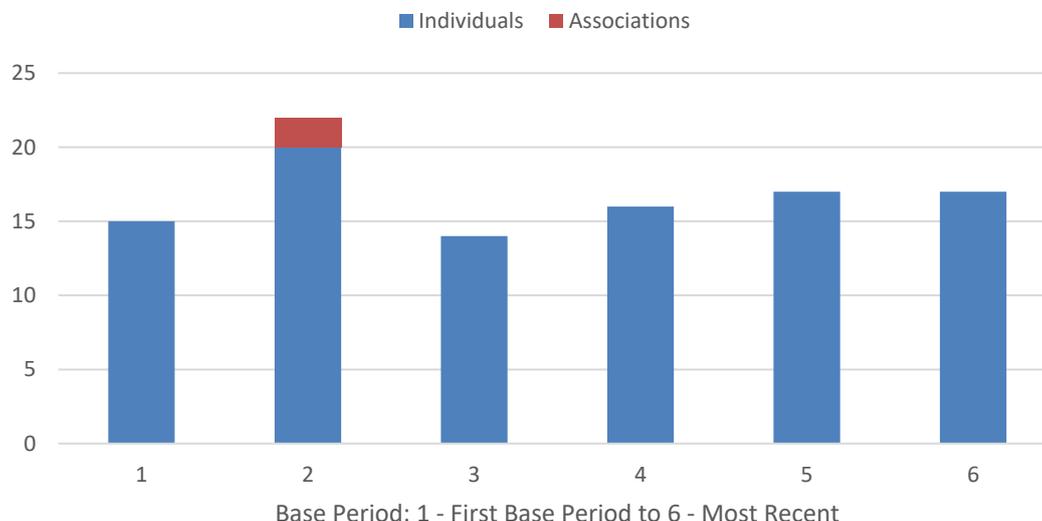
- 5.1 The Self-build and Custom Housebuilding Act 2015 places a duty on local authorities in England to keep a register of individuals and associations of individuals who are seeking to acquire a serviced plot of land in the area to build homes, to occupy as their main/sole residence.
- 5.2 Since April 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, which will enable 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 The Self-build and Custom Housebuilding Act 2015 (the Act) and planning practice guidance states that the Council can implement a local connection test. This would mean the register would consist of two separate parts:
- Part 1: entries with a local connection
  - Part 2: entries with no local connection
- 5.5 The Act places a duty on the council to grant enough 'development permissions of serviced plots of land' to meet the demand shown in Part 1 of the Register (but not specifically for those on the register). The entries on Part 1 together with the entries on Part 2 give the council an indication of the overall interest in self-build.
- 5.6 When people register to join the self-build and custom housebuilding register, they are asked about their local connection. As it stands these questions are not precise enough to justify setting up two separate parts of the register.
- 5.7 The Council proposes to introduce a Local Connection Eligibility Test based on the Eligibility Criteria for Local Connection of Homes First. This was subject to public consultation between 8<sup>th</sup> October and 19<sup>th</sup> November 2021. It would mean that, in order to be added to Part 1 of the Register you would need to meet at least one of the following criteria:
- Live in Eastbourne as your only or principal home and have done so for the last two years

- Have lived in Eastbourne as your only or principal home for a period of at least three consecutive years out of the last five years
- Be in permanent employment in Eastbourne
- Need to move to Eastbourne for work-related reasons.
- Have close relatives who live in Eastbourne Borough as their only or principal home and have done for at least the last five years. Close relatives are ordinarily parents, adult children or siblings. Consideration may be given to other relatives if there is evidence, they provide a substantial supporting role to the applicant.

5.8 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.

5.9 Within the most recent period (Base Period 6 - 31<sup>st</sup> October 2020 to 30<sup>th</sup> October 2021), a total of 17 applications were made to the Self Build Register. Figure 1 shows that this is comparable to other years.

**Figure 1 – Entries on Register by Base Period**

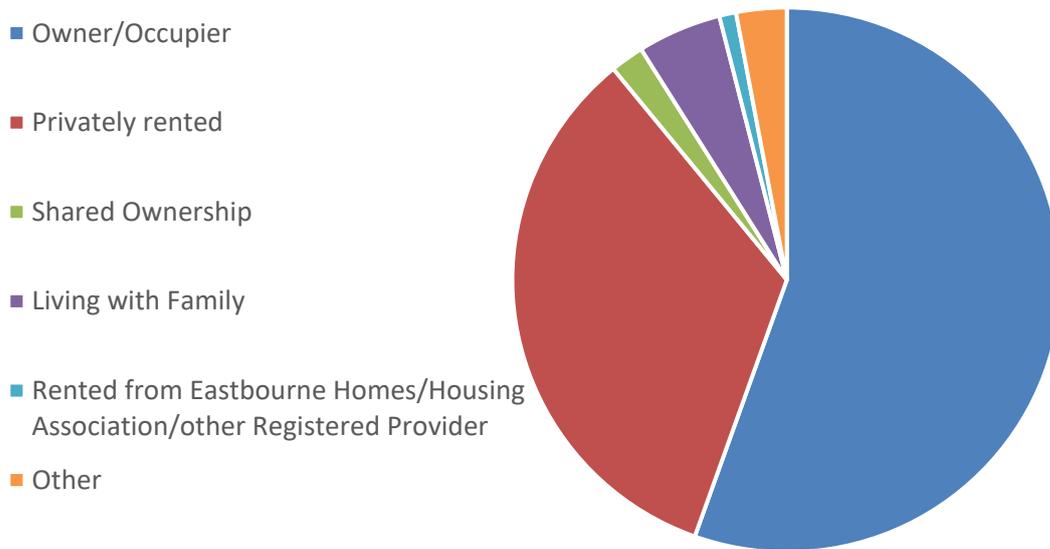


5.10 The timescale for the granting permission is three years from the end of the base period. EBC has until 30<sup>th</sup> October 2024 to meet the demand arising from this period (31<sup>st</sup> October 2020 to 30<sup>th</sup> October 2021). However, the accumulated demand from base period 1, 2, and 3 is 61. This number includes the demand of individuals with no local connection. At the end of this base period, there have been a total of 13 Self-Build permissions granted since the register was introduced. There was 1 Self-Build in base period 6.

5.11 Most people on the register (55%) own their home, 34% rent in the private sector, while 5% are living with family. This is the data of all individuals and associations on the register at the moment they registered. Figure 2 shows the percentages in a pie diagram.

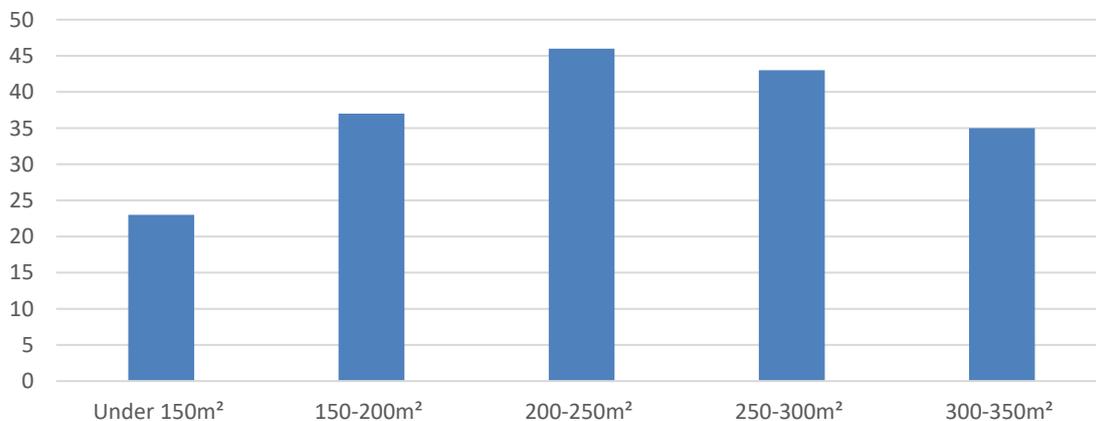
5.12 The following analysis of the Self-Build Register applies to new entries on Part 1 of the Register, those that have a local connection to Eastbourne or currently live there.

**Figure 2 – Tenure of Current Home of all on the register**



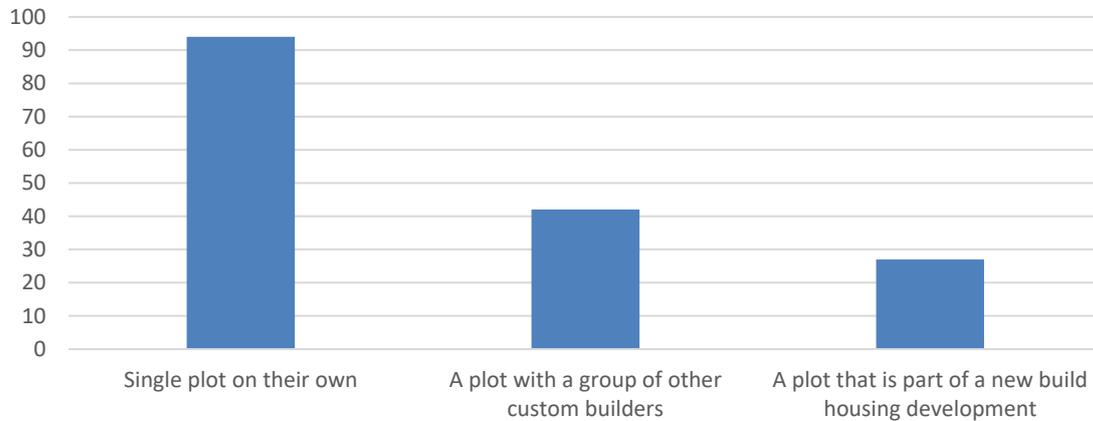
5.13 Figure 3 shows the desired plot size of all entries on the register. The most sought-after plot size was 200-250m<sup>2</sup>. The plot that has been the least requested was Under 150m<sup>2</sup>.

**Figure 3 – Desired plot size of all on the register**



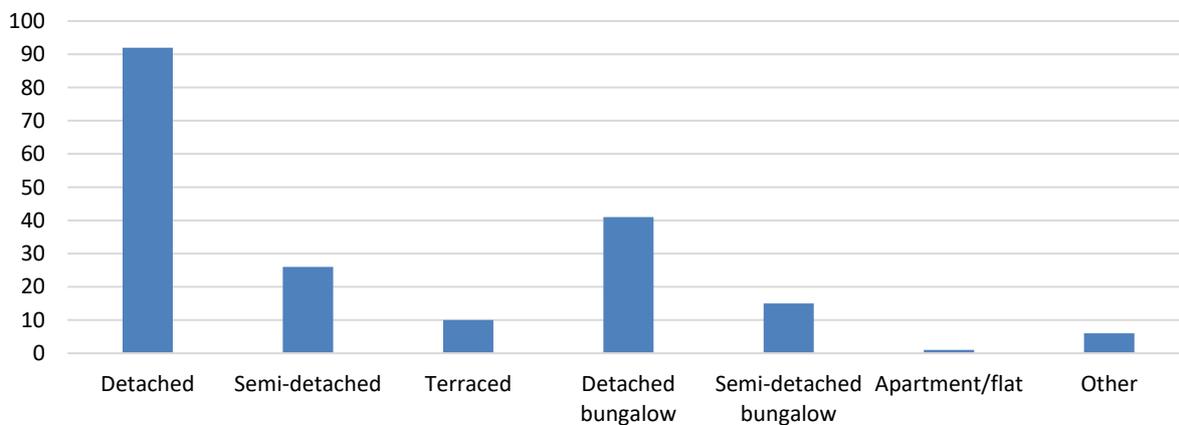
5.14 Figure 4 shows that most applicants to the self-build register. The vast majority are seeking a Single Plot on their own.

**Figure 4 – Desired type of plot by all on the register**



5.15 Figure 5 shows the desired house type that those on the Self-Build register seek. The most sought-after property types are detached houses and detached bungalows. There is very little interest in self-build apartments or flats.

**Figure 5 – Desired type of home by all on the register**



## 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 230 net additional dwellings over the 2020/2021 monitoring year. This is 15% 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 in 2020/2021**

2020/21	First Half	Second Half	Total for Year
Gross Additional Dwellings	86	149	<b>235</b>
Net Additional Dwellings	83	147	<b>230</b>

- 7.3 There were 38 individual sites that contributed to the delivery of housing in the monitoring year, which is less than the 48 sites in the previous monitoring year. There was also one completion that resulted in a net loss of one dwelling. 71% of the sites provided a net addition of 5 or less dwellings, and 11 sites delivered more than 5 dwellings. 39% of the sites that delivered a dwelling net gain only provided one net additional unit.
- 7.4 The single largest site contributed 73 dwellings (32% of the total net gain delivered). This was a change of use from office to residential at 20 Upperton Road in the Upperton Neighbourhood. The next largest development was 30 net additional units through a change of use from office to residential at Berkley House, 26 – 28 Gildredge Road in the Town Centre Neighbourhood. 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 15 years of the Core Strategy plan period, a total of 3,262 net additional dwellings have been delivered in Eastbourne, against a cumulative

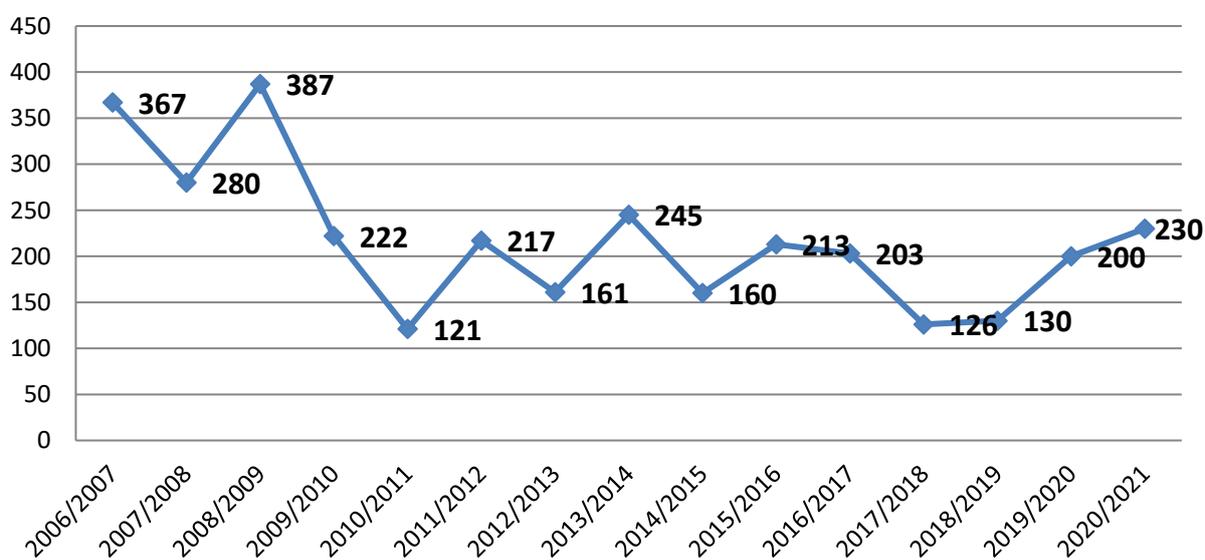
annual target of 3,600 over this period (15 x 240). Therefore at the end of 2020/2021, housing delivery is 338 dwellings below target.

**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
2020/2021	230	3,262	3,600	1,760

7.7 Figure 6 shows that the trend of housing delivery has been fluctuating in recent years. However this year represents the highest delivery since 2013/2014.

**Figure 6 - Housing delivery since 2006**



7.11 Housing delivery in the first half of 2021/2022 has resulted in 63 net additional dwellings so far (see Table 5 below). This is a relatively low level of delivery and is less than the previous year at this time. This could partly be due to the impacts of the Covid-19 pandemic during this period. 63 dwellings amounts to 26% of the annual target.

**Table 5 - Housing delivery in first half of 2021/2022**

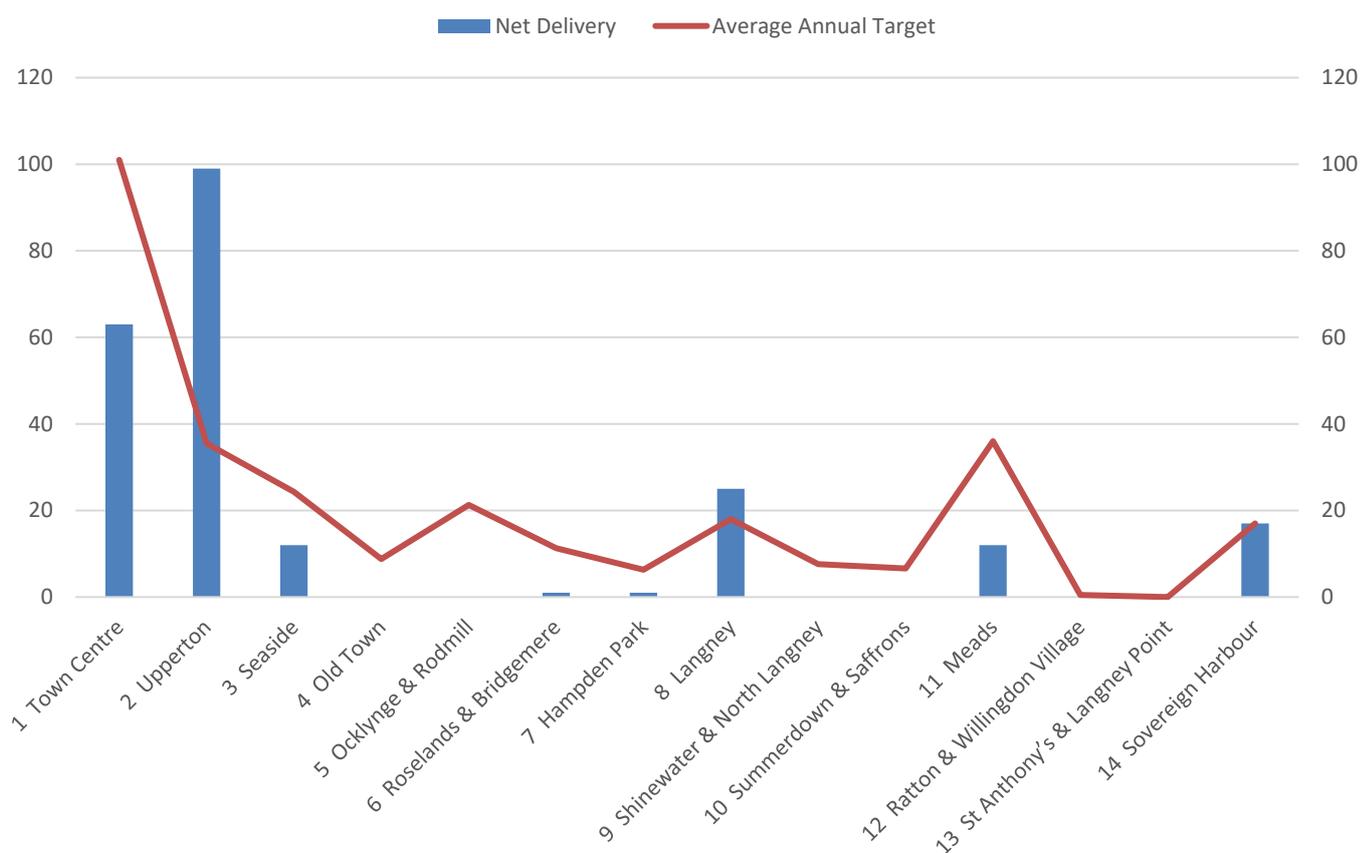
First half of 2021/2022	
Gross Additional Dwellings	68
Net Additional Dwellings	63

#### *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 7 shows the delivery of housing by neighbourhood over the monitoring period 2020/2021.

7.13 In 2020/2021, the Upperton Neighbourhood saw the highest housing delivery of the 14 neighbourhoods with an additional 99 units, which was 63.5 units above the annual target. Langney also exceeded its annual average target this year. Six neighbourhoods (Old Town, Ocklynge & Rodmill, Shinewater & North Langney, Summerdown & Saffrons, Ratton & Willingdon Village and St Anthony's & Langney Point) did not contribute any net units.

Figure 7 - Housing delivery by neighbourhood



7.14 Table 6 shows the housing delivery in the neighbourhoods over two halves of the year, and the 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 provided in excess of that anticipated in the Core Strategy. Seaside, Ocklynge & Rodmill, Ratton & Willingdon Village and Hampden Park are also now over halfway to meeting their respective neighbourhood targets.

Table 6 - Housing delivery by neighbourhood

Neighbourhood	Net Housing Delivery 2020/2021			Annual Average Target	Overall Target <sup>1</sup>	Total Delivered	Remaining <sup>2</sup>
	First Half	Second Half	Total				
1 Town Centre	53	10	63	101	1,190	584	606
2 Upperton	17	82	99	35.5	399	186	213
3 Seaside	8	4	12	24.3	448	302	146
4 Old Town	0	0	0	8.8	101	48	53
5 Ocklynge & Rodmill	0	0	0	21.3	258	130	128
6 Roselands & Bridgemere	1	0	1	11.3	116	48	68
7 Hampden Park	0	1	1	6.3	84	46	38
8 Langney	1	24	25	18	178	70	108
9 Shinewater & North Langney	0	0	0	7.6	69	23	46
10 Summerdown & Saffrons	0	0	0	6.6	40	0	40
11 Meads	3	9	12	36	358	142	216
12 Ratton & Willingdon Village	0	0	0	0.5	12	9	3
13 St Anthony's & Langney Point	0	0	0	0	25	37	-12
14 Sovereign Harbour	0	17	17	17	150	48	102
<b>Total</b>	<b>83</b>	<b>147</b>	<b>230</b>	<b>294.2</b>	<b>3,428</b>	<b>1,673</b>	<b>1,755</b>

<sup>1</sup> Overall Target for net additional dwellings for the neighbourhood between 2012-2027

<sup>2</sup> 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 January 2021 gave Eastbourne a score of 29%. This was due to delivery of 457 homes over the three-year period, compared to a requirement of 1,571 homes.
- 7.17 The implications of a HDT result of 29% 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 2021<sup>3</sup>.

### *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 2020/2021 monitoring year, 203 units were delivered on previously developed land. 28 units were delivered on greenfield sites. Housing delivery of previously developed land is identified in Table 7.

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

**Table 7 - 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%
2020/2021	88.3%
<b>Average</b>	<b>91%</b>

### *Affordable Housing*

- 7.21 There were no affordable housing units delivered during the 2020/2021 monitoring year, which is a decrease from the previous monitoring year which saw a net delivery of 5 units. The last year when no affordable housing was delivered was 2018/2019.
- 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 170 affordable housing units have been delivered in the past eight years (as shown in Table 8), and the average annual delivery is 21.25 units.

**Table 8 - Affordable housing delivery over previous seven years**

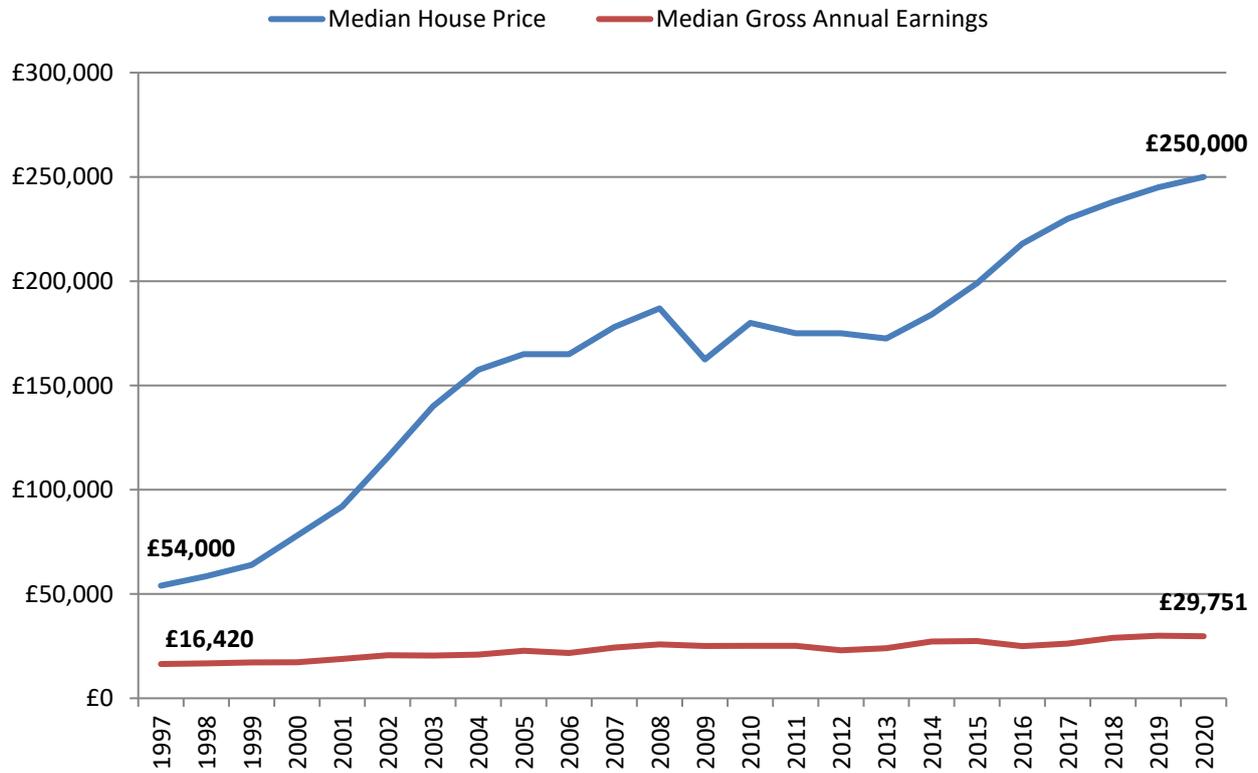
Monitoring Year	Affordable Housing
2013/2014	37
2014/2015	24
2015/2016	30
2016/2017	60
2017/2018	14
2018/2019	0
2019/2020	5
2020/2021	0
<b>Total</b>	<b>170</b>
<b>Average</b>	<b>21.25</b>

- 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, it is impacting the delivery of affordable housing.
- 7.24 The standard method for calculating local housing need, which is outlined in Planning Practice Guidance, considers 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 2021<sup>4</sup>, which is within our monitoring period. This identifies for Eastbourne, a median house price of £250,000 and median gross average workplace-based earnings of £29,751, giving an overall affordability ratio of 8.40. For comparison, the affordability ratio across the whole of England is 7.84, whilst in the South East region it is 9.92. In East Sussex it is 10.86.
- 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 8.40 (despite it improving very slightly in the last monitoring period).

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

This is due to constant increases in median house prices and the stagnation of median earnings, as highlighted in Figure 8. East Sussex has gone against the trend in England and the South East of becoming slightly more affordable in the monitoring period.

**Figure 8 - Median House Prices compared to Median Earnings**



7.28 Between 2015 and 2021, the mean monthly rent in Eastbourne<sup>5</sup>, across all types of accommodation, increased by 18% from £699 to £825. Between 2015 and 2020 earnings only rose by 8.4%. In terms of rental values, the largest increase was in the monthly rent for single rooms, which has increased by 23.3% over the last 6 years. The rental price of 4 and more bed accommodation has decreased by 7.5%.

*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.

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

## Commercial Development

### *Changes to the Use Class System*

7.30 As of the 1<sup>st</sup> of 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.

### *Additional Employment Floorspace*

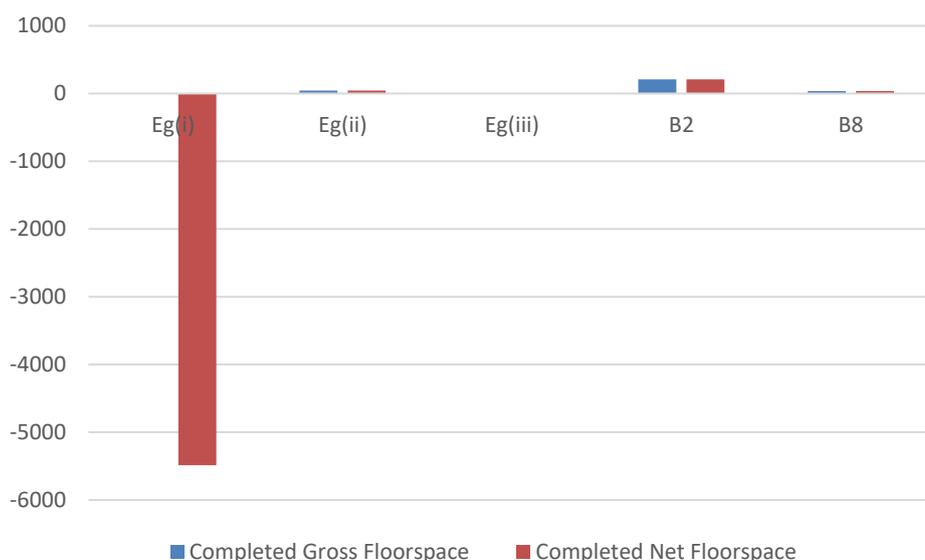
7.31 Employment floorspace is defined by class Eg(i) (Office – Previously B1a), E(g)(ii) (Research & Development - Previously B1b), E(g)(iii) (Light Industry – Previously B1c), B2 (General Industry) and B8 (Storage & Distribution) uses. Due to the change in use class, some floorspace may not be counted as office space, that was previously counted as a separate use class.

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 (in the old Use Class order) to be delivered between 2012 and 2027 at specific locations:

- 20,000 sqm (GEA) of B1c/B2/B8 floorspace and 1,875 sqm (GEA) of B1a/B1b floorspace to be delivered in the designated Industrial Estates
- 3,750 sqm (GEA) of B1a/b floorspace to be delivered in the Town Centre
- 23,125 sqm (GEA) of B1 floorspace to be delivered at Sovereign Harbour

7.33 Overall in the monitoring period, there was a gross delivery of 420 sqm of employment floorspace; with an overall net loss was 5,197 sqm. There was an overall loss of office (Eg(i)). There was a net gain of Research and Development (Eg(ii)), general industrial (B2) space and warehouse (B8) space.

**Figure 9 - Employment Floorspace completions in 2020/21**



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 is the general trend from previous years. Figures for employment floorspace delivered over the monitoring year are outlined in Table 9.

**Table 9- Additional Employment Floorspace in 2020/21**

2020/2021	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
<b>Gross Floorspace (m<sup>2</sup>)</b>	0	44	0	209	37	0	<b>290</b>
<b>Net Floorspace (m<sup>2</sup>)</b>	-5,487	44	0	209	37	0	<b>-5,197</b>

7.35 There were 15 sites that involved a change in employment floorspace in the monitoring year. The largest loss of employment floorspace was the change of use of 20 Upperton Road, which resulted in the loss of 2,000 sqm of Eg(i) Office space. The largest gain of new employment floorspace was at Langney Shopping Centre, which provided a further 200 sqm of B2 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. Therefore 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 10.

**Table 10 - 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
2020/2021	37	-3,075	0	-2,942
<b>TOTAL</b>	<b>13,251</b>	<b>-4,726</b>	<b>3,000</b>	<b>11,525</b>

7.37 The monitoring year did not see any employment development delivered in Sovereign Harbour. There was net gain of 37 sqm of new employment space within the Industrial Estates, and a net loss of 3,075 sqm of employment space within the Town Centre.

7.38 There has been a total of 11,525 sqm of employment floorspace delivered in the first nine 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 11. This is the same as the previous eight years, where 100% of employment floorspace has been built on previously developed land.

**Table 11 - Employment floorspace on Previously Developed Land**

2020/2021	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
Gross Floorspace (m <sup>2</sup> )	0	44	0	209	37	0	<b>290</b>
% gross on PDL	n/a	100	n/a	100	100	n/a	<b>100</b>

#### *Loss of Employment Land*

7.40 There was a loss of employment uses to other non-employment uses during the monitoring year, which continues the trend from previous years. The total amount of land that was previously in employment use that has changed to a non-employment use class was 5,638 sqm. This can be seen in Table 12.

7.41 A total of 5,531 sqm of employment space was lost to residential use, all of it having been in office use (Eg(i) Use Class). Only one application which resulted in a loss of office space was not due to permitted development rights. The amount of office space lost to residential has increased significantly from last year.

**Table 12 - Loss of Employment Land**

2020/2021	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
To Non-B uses	0	0	0	0	0	0	<b>0</b>
To Residential	5,531	0	0	0	0	0	<b>5,531</b>

#### *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 (under previous Use Class order) 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 13 - Employment Land Committed through Planning Permissions**

2020/2021	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
Gross Floorspace (m <sup>2</sup> )	1,834	0	0	690	1,578	0	<b>4,102</b>
Net Floorspace (m <sup>2</sup> )	-5,737	0	-4,508	-595	240	0	<b>-10,600</b>

7.44 Table 13 shows the amount of employment land committed through approved planning applications. There is a gross total of 4,102 sqm of employment land committed, however when losses to other uses are taken into account, there is a net loss of 10,600 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.

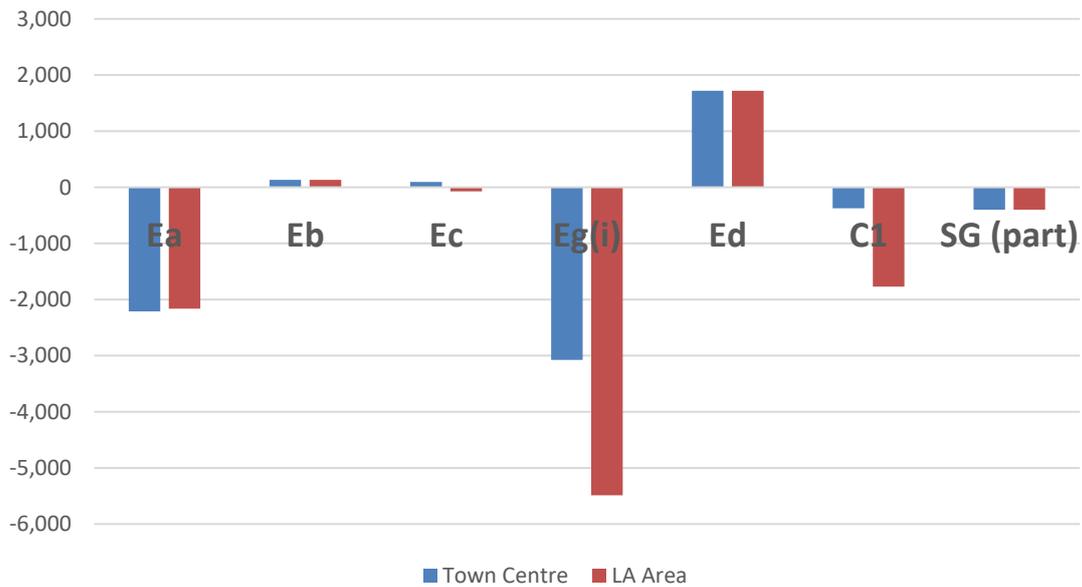
## Town Centre Uses

- 7.45 This monitors the amount of additional floorspace development for uses that are associated with town centres. The National Planning Policy Framework (NPPF) (2021) 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 Ea (Shops Previously A1), Eb (Restaurants & Cafés, previously A3), Ec (financial and professional services, previously A2), Eg(i) (offices, former B1a) the Sui Generis floorspace that is made up of public houses (Previously A4), C1 (Hotels) and Ed (Assembly and Leisure, previously D2). This indicator monitors the delivery of these specific Use Classes within the designated Town Centre as well as across the Borough.
- 7.46 Table 14 shows the additional floorspace for town centre uses over the monitoring year. Within the Town Centre, there has been a net decrease of 4,164 sqm of 'town centre uses'.
- 7.47 Within the Town Centre, there was a net decrease in classes Eg(i) (Offices), and C1 (Hotels), public houses (part of Sui Generis) and Ea (Retail) uses, but an increase in classes Eb (Restaurants & Cafés), and Ed (Indoor recreation and Leisure).
- 7.48 Within the Town Centre there were 7 developments that resulted in a loss of Ea floorspace, and 2 that resulted in a gain. Most of the loss can be attributed to a single application, which saw 1,849 sqm of converted from ancillary retail space (used as storage), to indoor recreation. There were six developments that resulted in a loss of office space, all of which was a change of use to residential through permitted development. Figure 10 shows the change in Town Centre uses.

**Table 14 - Additional Town Centre uses floorspace**

2020/2021		Ea	Eb	Ec	Eg(i)	Ed	C1	SG (part)	Total
Town Centre	Gross	130	131	96	44	1,849	0	0	<b>2,250</b>
	Net	-2,210	131	96	-3,075	1,719	-373	-399	<b>-4,111</b>
LA Area	Gross	177	131	34	44	1,849	13	0	<b>2,248</b>
	Net	-2,163	131	-73	-5,487	1,719	-1,770	-399	<b>-8,042</b>

**Figure 10– Net Changes in Town Centre uses 2020/21**



## Environment

### Water and Flooding

7.49 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 15 - Planning applications approved with outstanding objections from the Environment Agency**

Year	Flood Risk	Water Quality
2008/2009	0	0
2009/2010	0	0
2010/2011	0	0
2011/2012	0	0
2012/2013	0	0
2013/2014	0	0
2014/2015	0	0
2015/2016	0	0
2016/2017	0	0
2017/2018	0	0
2018/2019	0	0

Year	Flood Risk	Water Quality
2019/2020	4	0
2020/2021	0	0
<b>Total</b>	<b>4</b>	<b>0</b>

7.50 There were 2 applications that were objected to by the Environment Agency, on the grounds of a lack of or inadequate Flood Risk Assessment. In both instances these issues were subsequently resolved before the application was determined. There were a further 2 applications that have been objected too, but they are yet to be decided.

### *Biodiversity & Natural Habitats*

7.51 The Sussex Biodiversity Record Centre provides Eastbourne Borough Council with a Desktop Biodiversity Report for the monitoring period 2020/2021. 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.

7.52 There have been 21 planning applications that have been within or abutting designated sites or reserves. Five of these were abutting the National Park but did not infringe on the National Park within the Eastbourne Borough boundary<sup>6</sup>. There were 11 applications that abutted a Local Wildlife. Four applications abutted sites with an Environmental Stewardship Agreement, and one application abutted a notable road verge. The amount of area under designation and how they were affected by planning application is shown in Table 16.

**Table 16 - 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
Nati	Area of Outstanding Natural Beauty	0.0	0.0	0	0.0	0.0

<sup>6</sup> The planning function for the National Park is under the jurisdiction of the South Downs National Park Authority

Designated sites and reserves		Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
	National Nature Reserve	0.0	0.0	0	0.0	0.0
	National Park	1,904.98	41.84	5	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	11	0.0	0.0
	Notable Road Verge	0.93	0.02	1	0.0	0.8
Reserve / Property	Environmental Stewardship Scheme	1,404.47	30.85	5	0	4
	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

7.53 The largest habitats in Eastbourne are coastal & floodplain grazing marsh (6.51% of Eastbourne), lowland calcareous grassland (6.53%) and deciduous woodland (4.44%). There were 12 applications that infringed upon identified habitats. This includes nine applications abutted upon Deciduous Woodland, and two of them infringed upon it. Two applications abutted Coastal Vegetated Shingle, with one of them infringing upon it. One application infringed upon Coastal & floodplain grazing marsh. The impact of planning applications on habitats is shown in Table 17.

**Table 17 - 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	1	0.08	0.3
Coastal saltmarsh	0.00	0.00	0	0.00	0.00
Coastal sand dunes	0.00	0.00	0	0.00	0.00

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Coastal vegetated shingle	15.26	0.34	2	0.11	0.83
Deciduous woodland	201.89	4.43	9	0.92	0.46
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	0	0.00	0.00
Wood-pasture and parkland	0.00	0.00	0	0.00	0.00

7.54 There are 21,376 records of protected or notable species in Eastbourne. In 2020/2021, there were 1,992 instances of an application being within a 200m buffer of these species records. 100% of applications in 2020/21 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 18.

**Table 18 - 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	157	220	63.77
Wildlife & Countryside Act Species	575	311	90.14
Section 41 Species	12408	345	100
Bats	138	220	63.77
Notable Birds	5133	333	96.52
Rare species (excludes bat and birds)	2452	279	80.87
Invasive non-native species	473	264	76.52
Ancient Tree Hunt	15	20	5.80

Species	Number of Records	No. of applications with species records within 200m buffer	% of applications with species records within 200m buffer
Tree Register	1	0	1.85
Black poplar	24	0	0.00

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

7.56 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 19.

**Table 19 - 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
<b>Total</b>	<b>7</b>	<b>100.0</b>

## 8.0 Five Year Housing Land Supply

- 8.1 Paragraph 74 of the National Planning Policy Framework [NPPF] (2021) 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 as at 1<sup>st</sup> October 2021, and therefore the five year land supply assessment covers the period from 1<sup>st</sup> October 2021 to 30<sup>th</sup> September 2026.

### Housing Requirement

- 8.4 The Eastbourne Core Strategy Local Plan (the Core Strategy) was adopted on 20<sup>th</sup> February 2013. This sets out a housing requirement of 240 homes per year. The fifth 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 74 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 693 homes per year. Therefore, five years' worth of the Local Housing Need requirement amounts to 3,465 homes.

### *Buffer*

- 8.7 Paragraph 74 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 2017 and 2020 amounted to 457 homes, which equates to 29% of the number of homes required. The NPPF identifies that a score of less than 85% represents significant under delivery (NPPF footnote 41) 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 4,158 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 confirmed that *"To be considered deliverable, 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 which do not involve major development and have planning permission, and all 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 It also clarifies that *"where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it 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: 007 Reference ID: 68-007-20190722*). For sites with outline planning permission, permission in principle, allocated in a development plan or identified on a brownfield register, evidence to demonstrate deliverability may include: current planning status; firm progress being made towards the submission of an application; firm progress with site assessment work; or clear 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 1<sup>st</sup> October 2021;
  - Sites with a resolution to approve as at 1<sup>st</sup> October 2021;
  - 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 142 sites with an extant planning permission within the housing land supply, of which 42 sites are currently under construction. Sites that have permission but where development is yet to commence contribute 691 homes to the housing land supply, and sites that are under construction contribute 325 homes.
- 8.17 In addition, there are six sites that have a resolution to approve subject to the agreement of a Section 106 agreement that will contribute an additional 317 homes to the supply. The sites that make up the supply are identified in Appendix D.

### *Windfall*

- 8.18 The NPPF (para 71) 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 1,477 homes. This consists of:
- 691 homes on sites with permission where development is yet to commence
  - 325 homes on sites that are currently under construction
  - 317 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 20 – Housing Land Supply Type and Expected Year of Delivery**

	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Permitted – not yet started	5	238	193	203	52	691
Permitted – under construction	245	18	0	0	62	325
Resolution to grant	0	0	85	72	160	317
Windfall	0	0	0	72	72	144
<b>TOTAL</b>	<b>250</b>	<b>256</b>	<b>278</b>	<b>347</b>	<b>346</b>	<b>1,477</b>

### 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 1,477 homes against a five year requirement of 4,158 homes.

8.24 The table below sets out the five-year housing land supply calculation as at 1<sup>st</sup> October 2021.

**Table 21 – Five Year Housing Land Supply Calculations**

Annual Housing Requirement	693
Total Five-Year Housing Requirement inc. 20% buffer	4,158
Housing Land Supply (units)	1,477
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 22 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 22 - Core Strategy Monitoring Framework**

Policy	Targets	Indicators	Performance 2020/2021
<b>B1: Spatial Distribution</b>	To provide 240 dwellings per annum across the Borough and achieve a total of 5,022 net additional dwellings between 2006-2027.  To prioritise development for new dwellings in the Town Centre regeneration area, the Sovereign Harbour neighbourhood.	a) Number of annual housing completions	a) 230 units <span style="color: red;">✘</span> <span style="color: green;">↑</span>
		b) Number of annual housing completions at the Town Centre	b) 63 units <span style="color: red;">✘</span> <span style="color: red;">↓</span>
		c) Number of annual housing completions in the Sovereign Harbour neighbourhood	c) 17 units <span style="color: green;">✓</span> <span style="color: red;">↓</span>
<b>B2: Sustainable Neighbourhoods</b>	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 <span style="color: purple;">?</span> <span style="color: blue;">↔</span>
<b>C1: Town Centre Neighbourhood Policy</b>	To prioritise the delivery of 1,190 net dwellings before 2027 to assist in the regeneration of the Town Centre;  Improving and maintaining the effective balance between jobs and homes.  Increase the amount of tourism, cultural and community facilities available in the neighbourhood	a) Number of annual housing completions in the Town Centre compared against the annual average target for the neighbourhood	a) 63 units delivered, which is 38 units less than the annual target of 101 <span style="color: red;">✘</span> <span style="color: red;">↓</span>
		b) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	b) -3,075 / 63 units  Eg uses – -3,075 sqm B uses – 0 sqm Other – 0 sqm <span style="color: red;">✘</span> <span style="color: red;">↓</span>

Policy	Targets	Indicators	Performance 2020/2021
	Enhance Eastbourne’s town centre as a shopping destination	c) Net increase in tourist accommodation bed spaces in the Town Centre	c) Net loss of 12 tourist bed spaces <span style="color: red;">✘</span> <span style="color: green;">↑</span>
	No conservation area consents should be approved contrary to the advice of English Heritage	d) Net increase in hotels, bed and breakfasts and other visitor accommodation within the Town Centre which have national quality accreditation	d) Information not available <span style="color: purple;">?</span> <span style="color: blue;">↔</span>
		e) Increase in sustainability index for access to community facilities	e) The resources required to review the Sustainable Neighbourhood Assessment have not been available <span style="color: purple;">?</span> <span style="color: blue;">↔</span>
<b>C2: Upperton Neighbourhood Policy</b>	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) 99 units delivered, which is 63.5 units more than the annual target of 35.5 <span style="color: green;">✓</span> <span style="color: green;">↑</span>
	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 <span style="color: red;">✘</span> <span style="color: blue;">↔</span>
	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 <span style="color: red;">✘</span> <span style="color: blue;">↔</span>
	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 <span style="color: purple;">?</span> <span style="color: blue;">↔</span>
	Provide new and improve access to community and sports facilities within Upperton		

Policy	Targets	Indicators	Performance 2020/2021
<b>C3: Seaside Neighbourhood Policy</b>	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) 12 units delivered, which is 12.3 units less than the annual target of 24.3 
	Increase the amount of tourism and cultural facilities available in Eastbourne	b) Net increase in new tourism and leisure facilities provided	b) None 
	All new homes to achieve Code Level 4	c) Percentage of journeys to work undertaken by sustainable modes	c) 37.9% (2011 Census data) 
	Provision of safe walking and cycling routes across the neighbourhood	d) Renewable energy capacity installation by type in Seaside	d) The resources required to monitor renewable energy capacity have not been available 
<b>C4: Old Town Neighbourhood Policy</b>	To deliver 101 net units within Old Town before 2027	a) Number of annual housing completions in Old Town compared against the annual average target for the neighbourhood	a) 0 units delivered, which is 8.8 units less than the annual target of 8.8 
	No conservation area consents should be approved contrary to the advice of English Heritage	b) Proportion of vacant shops in all centres within Old Town	b) 4.8% (3 vacant units out of 62) 
	Maintain a sustainable network of local shopping facilities across Eastbourne	c) Percentage of journeys to work undertaken by sustainable modes	c) 27.5% (2011 Census data) 
<b>C5: Ocklynge &amp; Rodmill Neighbourhood Policy</b>	To deliver 258 net units within Ocklynge & Rodmill before 2027	a) Number of annual housing completions in Ocklynge & Rodmill compared against the annual average target for the neighbourhood	a) 0 units delivered, which is 21.3 units less than the annual target of 21.3 units 

Policy	Targets	Indicators	Performance 2020/2021
	To increase the delivery of affordable housing within Ocklynge & Rodmill	b) Proportion of affordable housing delivered against overall housing delivery in Ocklynge & Rodmill	b) 0% affordable as proportion of overall housing <span style="color: red;">x</span> ↔
	Provide new and improve access to community and sports facilities within Ocklynge & Rodmill	c) Net increase in local community and health facilities provided	c) None <span style="color: red;">x</span> ↔
	Provision of safe walking and cycling routes across the neighbourhood	d) Percentage of journeys to work undertaken by sustainable modes	d) 28.3% (2011 Census data) ~ ↔
	All new homes to achieve Code Level 4	e) Renewable energy capacity installation by type in Ocklynge & Rodmill	e) The resources required to monitor renewable energy capacity have not been available ? ↔
<b>C6: Roselands and Bridgemere Neighbourhood Policy</b>	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) 1 units delivered, which is 10.3 units below the annual target of 11.3 <span style="color: red;">x</span> ↓
	Improving and maintaining the effective balance between jobs and homes	b) The amount of net open space which is created by new development. This will be informed by regular reviews of all open space resources in Eastbourne.	b) The resources required to review the Open Space Assessment have not been available ? ↔
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood		
	All new homes to achieve Code Level 4	c) Renewable energy capacity installation by type in Roselands & Bridgemere	c) The resources required to monitor renewable energy capacity have not been available ? ↔

Policy	Targets	Indicators	Performance 2020/2021
<b>C7: Hampden Park Neighbourhood Policy</b>	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) 1 unit delivered, which is 5.3 units less than the annual target of 4.3 
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood		
	Provision of safe walking and cycling routes across the neighbourhood	b) Percentage of journeys to work undertaken by sustainable modes	b) 27.4% (2011 Census data) 
	Maintain a sustainable network of local shopping facilities across Eastbourne	c) Proportion of vacant shops in all centres within Hampden Park	c) 7.8% (4 vacant unit of 51) 
<b>C8: Langney Neighbourhood Policy</b>	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) 25 units delivered, which is 7 units more than the annual target of 18 
	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 
	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) 16.6% (6 of 36 units) – This does not include 6 vacant units which have not yet been occupied after construction 

Policy	Targets	Indicators	Performance 2020/2021
<b>C9: Shinewater &amp; North Langney Neighbourhood Policy</b>	To deliver 69 net units Shinewater & North Langney before 2027	a) Number of annual housing completions in Shinewater & North Langney compared against the annual average target for the neighbourhood	a) 0 units delivered, which is 7.6 units less than the annual target of 7.6 
	Provide new and improve access to community and sports facilities within Shinewater & North Langney	b) Net increase in new community and leisure facilities provided	b) None 
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.4% (2011 Census data) 
	High quality and accessible open space provision throughout the neighbourhood	d) The quality of open space, informed by regular reviews of all open space resources in the neighbourhood	d) The resources required to review the Open Space Assessment have not been available 
<b>C10: Summerdown &amp; Saffrons Neighbourhood Policy</b>	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) 0 units delivered, which is 6.6 units less than the annual target of 6.6 
	To increase the delivery of affordable housing within Summerdown & Saffrons	b) Proportion of affordable housing delivered against overall housing delivery in Summerdown & Saffrons	b) 0% affordable as proportion of overall housing 
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Percentage of journeys to work undertaken by sustainable modes	c) 30.8% (2011 Census data) 
	Provide improved access to community and sports facilities and open space within Summerdown & Saffrons		

Policy	Targets	Indicators	Performance 2020/2021
	Provision of safe walking and cycling routes across the neighbourhood		
<b>C11: Meads Neighbourhood Policy</b>	To deliver 358 net units within Meads before 2027	a) Number of annual housing completions in Meads compared against the annual average target for the neighbourhood	a) 12 units delivered, which is 24 units less than the annual target of 36  
	No conservation area consents should be approved contrary to the advice of English Heritage	b) Net increase in community facilities within the neighbourhood	b) None  
	Provide new and improve access to community and sports facilities within Meads	c) Percentage of journeys to work undertaken by sustainable modes	c) 42.7% (2011 Census data)  
	Provision of safe walking and cycling routes across the neighbourhood	d) Renewable energy capacity installation by type in Meads	d) The resources required to monitor renewable energy capacity have not been available  
<b>C12: Ratton &amp; Willingdon Village Neighbourhood Policy</b>	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 0.5 units less than the annual target of 0.5  
	To increase the delivery of affordable housing within Ratton & Willingdon Village	b) Proportion of affordable housing delivered against overall housing delivery in Ratton & Willingdon Village	b) 0 units  
	Provision of safe walking and cycling routes across the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.9% (2011 Census data)  
	No conservation area consents should be approved contrary to the advice of English Heritage		

Policy	Targets	Indicators	Performance 2020/2021
<b>C13: St Anthony's &amp; Langney Point Neighbourhood Policy</b>	To deliver 25 net units within St Anthony's & Langney Point before 2027	a) Number of annual housing completions in St Anthony's & Langney Point compared against the annual average target for the neighbourhood	a) 0 units delivered. The target has already been met.  
	To increase the delivery of affordable housing within St Anthony's & Langney Point	b) Proportion of affordable housing delivered against overall housing delivery in St Anthony's & Langney Point	b) 0 units  
	Improving and maintaining the effective balance between jobs and homes	c) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	c) 0 sqm / 0 units Eg uses – 0 sqm B uses – 0 sqm Other – 0 sqm  
	Provision of safe walking and cycling routes across the neighbourhood	d) Percentage of journeys to work undertaken by sustainable modes	d) 18.9% (2011 Census data)  
	Provide new and improve access to community and sports facilities within St Anthony's & Langney Point	e) Net increase in leisure facilities within the neighbourhood	e) None  
<b>C14: Sovereign Harbour Neighbourhood Policy</b>	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) 17 units delivered, which meets 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) New Community Centre (It was constructed during the previous monitoring period, but has opened during this one)  

Policy	Targets	Indicators	Performance 2020/2021
	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 <span style="color: red;">✘</span>
	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) <span style="color: red;">✘</span>
	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 <span style="color: purple;">?</span>
	Improving and maintaining the effective balance between jobs and homes	f) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	f) 0 sqm / 17 units Eg uses – 0 sqm B uses – 0 sqm Other – 0 sqm <span style="color: blue;">~</span>
<b>D1: Sustainable Development</b>	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 <span style="color: purple;">?</span>
<b>D2: Economy</b>	Well paid jobs for local people with a workforce skilled to match employment opportunities  Improving and maintaining the effective balance between jobs and homes.	a) Amount of land developed for employment by type  b) Amount of employment land lost to residential development  c) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	Core Strategy Policy D2: Economy was superseded by the Employment Land Local Plan, which was adopted in November 2016. Therefore, these indicators will no longer be monitored.

Policy	Targets	Indicators	Performance 2020/2021
<b>D3: Tourism and Culture</b>	Increase the total number and quality of tourist bed spaces	a) Net increase in tourist accommodation bed spaces in Eastbourne	a) Net loss of 84 beds, due to change of use to residential  
	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) 133 sqm of F2 use, new changing rooms at Westlords  
<b>D4: Shopping</b>	Enhance Eastbourne town centre’s role as a shopping destination	a) Proportion of vacant shops in all centres	a) 8.5% (63 out of 738 units) although this includes new units which yet to be occupied which is negatively affecting results  
	Maintain a sustainable network of local shopping facilities across Eastbourne	b) Number of non-retail users (measured by number of units) on primary and secondary shopping frontages. Does not count units which have not yet been occupied after construction, or areas specifically for dining (upstairs in Beacon).	b) Primary frontage: Retail – 121 (72.5%) Non Retail – 46 (27.5%)  
			Secondary frontage: Retail – 115 (52%) Non Retail – 106 (48%)  
<b>D5: Housing</b>	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) No completions  
		b) The type and tenure of housing delivered as measured against	b) No completions  

Policy	Targets	Indicators	Performance 2020/2021
		needs indicated in the Strategic Housing Market Assessment	
		c) Number of affordable units secured	c) 5 affordable units were delivered through demolition and new build  
<b>D6: Gypsies, Travellers and Travelling Showpeople</b>	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  
<b>D7: Community, Sports and Health</b>	Provide new or improve access to community, health and sports facilities within the neighbourhoods.	a) Number of additional facilities provided	a) New Changing rooms, new Church building, new Church toilet  
		b) Increase in sustainability index for access to community facilities	b) The resources required to review the Sustainable Neighbourhood Assessment have not been available  
<b>D8: Sustainable Travel</b>	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) 97.4% (37) of the 38 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 38 residential developments completed in the monitoring year  
		c) Percentage of journeys to work undertaken by sustainable modes	c) 29.6% (2011 Census data)  

Policy	Targets	Indicators	Performance 2020/2021
		d) Number of Travel Plans required as a condition of planning approval	d) Unable to monitor  
<b>D9: Natural Environment</b>	Preparation of a Green Network Plan	a) Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	a) None  
	High quality and easily accessible allotment provision throughout Eastbourne	b) Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds	b) None  
	No net loss of areas of biodiversity importance	c) The amount of net open space which is created by new development. This will be informed by regular reviews of all open space resources in Eastbourne.	c) The resources required to review the Open Space Assessment have not been available  
		d) Implementation of Green Network Plan	d) Although there is no 'Green Network Plan', there is a Local Nature Recovery Strategy by the Sussex Local Nature Partnership being planned  
<b>D10: Historic Environment</b>	Reduction in percentage of Listed Buildings at risk	a) Number of listed buildings and buildings at risk	a) 269 listed buildings, with 0 new buildings added in monitoring year  
	No loss of Listed Buildings or Scheduled Monuments	b) Number and area of Conservation Area and Article 4 Directions	b) 12 Conservation Areas / 1 Article 4 Direction  

Policy	Targets	Indicators	Performance 2020/2021
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Number of Scheduled Monuments damaged as result of development	c) None  
<b>D11: Eastbourne Park</b>	Enhancement of Eastbourne Park as an ecological, archaeological and leisure resource	a) Creation of nature reserve	a) Not implemented  
		b) Creation of wetland centre	b) Not implemented  
<b>E1: Infrastructure Delivery</b>	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 <sup>st</sup> December 2020

9.4 There continued to be a mixed performance of the Core Strategy policies as reflected by the above indicators during the 2020/2021 monitoring year. Compared to the previous monitoring year (2019/2020), there was an improvement on 17 indicators although 19 indicators performed less well this year than last, which is overall a decline on last year. In relation to targets for each indicator, 18 indicators met the target, however 40 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 338 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 15% from the previous year, from 200 new dwellings in 2019/2020 to 230 in 2020/2021. Some of the neighbourhoods continued to deliver significantly towards their long term target with Langney and Upperton neighbourhoods exceeding their annual targets, and Sovereign Harbour meeting its annual target. Delivery in the St Anthony’s & Langney Point neighbourhood has now delivered more housing than anticipated in the Core Strategy, but delivered no new units this period. However there was no additional housing delivered in five other neighbourhoods: Summerdown & Saffrons, Ratton and Willingdon Village, Shinewater & North Langney, Ocklynge & Rodmill and Old Town. Of the 14 neighbourhoods three saw an improvement in housing delivery during the year in comparison to 2019/2020, and 10 saw a decrease, although the amount of units delivered

was greater. In terms of affordable housing, there was a decrease in the number of affordable dwellings delivered, as there were no units delivered compared to the previous monitoring year which delivered five affordable units.

- 9.6 There continued to be good performance for sustainable development with the indicators showing 97.4% of the 230 new housing units delivered during the monitoring year were within 400m of a bus stop (a slight decrease from 98% last monitoring period) and 100% of the new developments were within 800m of a district, neighbourhood or local centre (the same as last monitoring period).
- 9.7 Retail policy appeared to be performing similarly during 2020/2021 as compared with the previous year. There was a small decrease in the proportion of vacant units within all shopping centres. The overall proportion of vacant units was 8.5% (up from 9.91%). The largest proportion of vacant units was in Langney Shopping Centre and the Beacon Shopping Centre. As the Langney Shopping Centre was more recently refurbished, the empty units in the new area have not factored into vacancy calculations. The rest of the Town Centre has relatively low vacancy rates.
- 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 Heatherleigh Hotel due to its conversion to flats, which resulted in a loss of 52 beds. There was a net loss of 84 beds this monitoring period, although this is better than the net loss of 122 throughout the last monitoring period.

### Town Centre Local Plan Monitoring Framework

- 9.9 Table 23 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 23 - Town Centre Local Plan Monitoring Framework

Policy	Target	Indicators	Performance 2020/2021
<b>TC1 Character Areas</b>	<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) Phase one of the Wayfaring Strategy is completed and has been used to inform the design of the Town Centre Improvement Scheme. There should be further improvements in next year's AMR.</p> <p>✓ ↔</p>
<b>TC2 Town Centre Structure</b>	<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) Eastbourne received £19.8 million pounds from the Government Levelling Up fund, which will be used on a variety of public spaces and schemes.</p> <p>✓ ↑</p>
		b) Number and size of public realm enhancement projects implemented comprising approaches, gateways, streets and public spaces (i) within the Town Centre and (ii) linked to Development Opportunity Sites	<p>b) The Beacon Centre and the first phase of the Town Centre Improvement Scheme have been completed.</p> <p>✓ ↔</p>
<b>TC3 Mixed Use Development</b>	Increase proportion of mixed use as part of major development proposals in the Town Centre	a) Number of planning applications approved and implemented for mixed use development schemes compared against other single use developments per annum in the Town Centre	<p>a) The indicator is not specific enough to allow this monitoring to be undertaken</p> <p>? ↔</p>

Policy	Target	Indicators	Performance 2020/2021
		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 the previous monitoring period  ✓ ↔
<b>TC4 Primary Retail Area</b>	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 – 78.4% in Retail use Beacon Centre – 90.4% in Retail use Other – 63.6% in Retail use  ~ ↓
	No more than three consecutive units are in A2, A3, A4 or other non-retail use	b) Number of instances where there are more than three consecutive uses in A2, A3 or A4 use, against a target of 0 <sup>7</sup>	b) No instances of more than three consecutive non-Retail uses  ✓ ↔
<b>TC5 Secondary Retail Areas</b>	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-retail (measured using frontage distance in metres) uses present in Secondary Retail frontages, compared to policy requirement	a) 50.1% in Retail use  x ↓

<sup>7</sup> This does not include the 'Restaurant Area' on the first floor of the Beacon

Policy	Target	Indicators	Performance 2020/2021	
<b>TC6 Residential Development in the Town Centre</b>	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) 63 units delivered, which is 38 units more than the annual target of 101	
	Provide a range of dwelling sizes (from 1 to 3 bedroom) and tenures within the Town Centre	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	
	Deliver 1,190 net units in the Town Centre over the next 15 year period (2012-2027)			
<b>TC7 Supporting the Evening and Night-time Economy</b>	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	
<b>TC8 Arts Trail</b>	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) Funding for the Arts Trail was secured through the levelling up fund	
<b>TC9 Development Quality</b>	Enhance the design quality of new buildings and development proposals	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	
	Ensure key historic buildings and areas of historic value are respected			

Policy	Target	Indicators	Performance 2020/2021
<b>TC10 Building Frontages and Elevations</b>	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  
<b>TC11 Building Heights</b>	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  
<b>TC12 Servicing, Access and Storage</b>	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  
<b>TC13 Public Realm Quality and Priorities</b>	Bring forward prioritised enhancements to the Town Centre public realm	a) Number of public realm projects designed and implemented in the Town Centre compared against the 10 schemes identified in TC13	a) Work on the Town Centre Public Realm Scheme (Terminus Road, Cornfield Road and Gildredge Road) 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 last monitoring period. There has been some artistic intervention since.  
<b>TC14 Public Transport Interchange</b>	Enhancing the environmental quality and operational efficiency of the bus interchange to underpin	a) Tracking performance against Implementation of enhancements to bus	a) The bus interchange redevelopment along with the development of Terminus Road has been completed.  

Policy	Target	Indicators	Performance 2020/2021
	attractiveness, vitality and viability of the Town Centre	interchange facilities within the next 5 years	
		b) Improvements to timetable efficiency monitored with bus operator (working closely with the bus operator)	b) Information not available – unable to monitor ? ⇄
<b>TC15 Parking in the Town Centre</b>	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 x ⇄
		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 x ⇄
<b>TC16 Town Centre Streets</b>	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. ~ ⇄

Policy	Target	Indicators	Performance 2020/2021
<b>TC17 Strategic Approach to Town Centre Development Sites</b>	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  
<b>TC18 Development Opportunity Site One</b>	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) This site has been fully redeveloped in 2019 and 2020  
<b>TC19 Development Opportunity Site Two</b>	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  
<b>TC20 Development Opportunity Site Three</b>	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  
<b>TC21 Development</b>	Secure mixed use development in accordance with the approved master plan submitted as part of	a) Net increase in floorspace on the DO site contributing to	a) None  

Policy	Target	Indicators	Performance 2020/2021
<b>Opportunity Site Four</b>	the planning application in accordance with Policy TC17	Eastbourne Core Strategy Local Plan requirements	
<b>TC22 Development Opportunity Site Five</b>	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  
<b>TC23 Transition Areas</b>	Secure an enhanced mix of uses Ensure there are not 3 consecutive A5 uses within Transition Area One.	a) Amount of net additional floorspace and dwellings developed	a) No development in transition areas  
	Ensure enhancements to the public realm and implementation of a wayfinding strategy	b) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	b) Phase 1 of the Town Centre signage has been implemented. Phase 2 has been commissioned so should see benefits in the next AMR  
	Deliver net additional dwellings within the Transition Areas, particular above ground floor level	c) Number of instances where there are three consecutive uses in A5 use	c) No instances of three consecutive A5 uses within Transition Area  
<b>TC24 Potential Areas of Change</b>	Give specific guidance to potential future development proposals in accordance with an approved master plan	a) Amount of net additional floorspace development and in the case of land at Langney Road and Pevensey Road number of dwellings developed	a) 7 additional dwellings completed on Pevensey Road  
	Widen the tourism, cultural and conference offer associated with Devonshire Park Complex Secure a mix of uses and support redevelopment of Langney Road and Pevensey Road area	b) Provision of additional tourism and culture offer in Devonshire Park with no net loss in floorspace	b) The Welcome Centre was previously completed in the Devonshire Park Complex with no net loss of floorspace  

Policy	Target	Indicators	Performance 2020/2021
		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 Ed to Ea. Due to the new Use Class Order this will become difficult to monitor, as planning permission is not be required for Change of Use within the E class  
		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 was slightly lower than last monitoring period with thirteen indicators showing a target had been met, but with eight indicators showing that the target had not been met. There were 31 'performing adequately against target' indicators. Four indicators saw an increase in performance on the previous monitoring year, some which were because of funding secured to further develop areas of the Town Centre. Five indicators were worse than the last monitoring period, mainly due to a very slight decrease in the proportion of retail uses (Ea use class).

9.11 There was a significant amount of development during the last monitoring period on development opportunity sites, which can make the indicators this year seem poorer in comparison. The Beacon Centre was completed, along with the Welcome Building in the Devonshire Quarter. The Wayfinding Strategy also made progress during the last monitoring period, and should make further progress in the next monitoring period.

- 9.12 Retail indicators showed a slight increase in the proportion of retail (Use class Ea) frontage within the Primary Shopping Area, with 78.4% in retail use. Within the Beacon Centre, it was 90.4%. In secondary retail frontages, there has been a further decrease in the proportion of retail non-retail frontage, which is now 14.9% below the target of 65%. The performance of the retail area will continue to be monitored.
- 9.13 This year the Town Centre delivered the second most residential units; breaking the recent trend of delivering the most. It only provided 63 of the annual target of 101. There were five instances of Permitted Development rights resulting in the loss of office space during this monitoring period.
- 9.14 The Town Centre continues to perform fairly well, despite the ongoing Covid Pandemic. It was bolstered by the large schemes which were completed last year.

Employment Land Local Plan Monitoring Framework

- 9.15 Table 24 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 24 - Employment Land Local Plan Monitoring Framework**

Policy	Targets	Indicators	Performance 2020/21	
<b>EL1: Employment Land Strategy</b>	Meet the requirement for additional employment land	a) Total amount of employment floorspace provided against requirement	a) <b>-5,218</b> sqm (net)	
	Increase the number of businesses in Eastbourne	b) Change in the number of businesses over the year	b) <b>+ 285</b> (2019-2020)	

Policy	Targets	Indicators	Performance 2020/21
	Increase the number of business start-ups	c) Change in the number of business start-ups over the year	c) <b>+ 165</b> (2019-2020)  
	Increase job creation for local people	d) Number of people employed via Local Employment and Training SPD	d) There were 9 live construction sites over the monitoring period with a Local Labour Agreement. An average of 67% of the workforce from either Kent or East Sussex  
	Increase job diversification		
	Enhance the existing education and skills provision	e) Change in numbers of people employed by sector over the year	e) Total (2019-2020) <b>-625</b>  
	Ensure amount of office space lost does not exceed the allowance in the ELLP forecast		Agriculture, fishing, mining and utilities <b>+75</b>  
	Ensure amount of industrial space lost does not exceed the allowances in ELLP forecast		Manufacturing <b>-250</b>  
	Ensure amount of warehouse space lost does not exceed the allowances in ELLP forecast		Construction <b>0</b>  
			Wholesale and retail trade; repair of motor vehicles and motorcycles <b>-1000</b>  
			Transportation and storage <b>+100</b>  
			Accommodation and food service activities <b>-500</b>  
			Information and communication <b>+100</b>  
			Financial, insurance and real estate <b>0</b>  
			Professional, scientific and technical activities <b>-250</b>  

Policy	Targets	Indicators	Performance 2020/21
			Administrative and support service activities <b>+250</b> ✓ ↑
			Public administration, education and health <b>+1000</b> ✓ ↑
			Arts, entertainment and recreation <b>+100</b> ✓ ↑
			Other service activities <b>-250</b> ✗ ↓
	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"> <li>• Participation <b>-420</b></li> <li>• Achievement <b>-170</b></li> </ul> ? ↔
	g)	Total amount of office (Eg(i) and Eg(ii)) floorspace lost to non-B uses compared to allowances in ELLP forecast	g) Lost 2012-2021: 18,489 sqm <i>Allowance: 4,095 sqm</i> ✗ ↓
	h)	Total amount of industrial (class Eg(iii) and B2) floorspace lost to non-employment uses compared to allowances in ELLP forecast	h) Lost 2012-2021: 15,584 sqm <i>Allowance: 14,085 sqm</i> ✗ ↔
	i)	Total amount of warehouse (class B8) floorspace lost to non-employment uses compared to allowances in ELLP forecast	i) Lost 2012-2020: 307 sqm <i>Allowance: 900 sqm</i> ✓ ↑

Policy	Targets	Indicators	Performance 2020/21
<b>EL2: Industrial Estates</b>	Delivery of 20,000 sqm of Industrial (Eg(iii) and B2) and Warehouse (class B8) floorspace and 1,875 sqm of Office (class Eg(i) and Eg(ii)) floorspace in Industrial Estates  Resist the loss of B floorspace within Industrial Estates	a) Total amount of net additional Employment floorspace completed in Industrial Estates in sqm	a) 2012-2021: 8,557 sqm 
		b) Total amount of net additional office (Eg(i) and Eg(ii)) floorspace completed in Industrial Estates in sqm	b) 2012-2021: -360 sqm 
		c) Total amount of net additional industrial (class Eg(iii) and B2) floorspace completed in Industrial Estates in sqm	c) 2012-2021: 1,150 sqm 
		d) Total amount of warehouse (class B8) floorspace completed in Industrial Estates in sqm	d) 2012-2021: 12,295 sqm 
		e) Amount of class employment floorspace lost to non-employment uses in sqm within each industrial estate	e) 2012-2020: 8,568 sqm lost 
<b>EL3: Town Centre</b>	Delivery of 3,750 sqm of office (class Eg(i) and Eg(ii)) floorspace in the Town Centre  Resist the loss of office (class Eg(i) and Eg(ii)) floorspace to other uses	a) Total amount of office (class Eg(i) and Eg(ii)) floorspace completed in the Town Centre	a) 2012-2021: - 3,605 sqm 
		b) Amount of office (class Eg(i) and Eg(ii)) floorspace lost to other uses in the Town Centre	b) 2012-2021: 11,151 sqm lost 
		c) Amount of office (class Eg(i) and Eg(ii)) floorspace lost to	c) 2012-2021: 8,811 sqm 

Policy	Targets	Indicators	Performance 2020/21
		residential use in the Town Centre	
		d) Amount of office (class Eg(i) and Eg(ii)) floorspace lost to residential through 'Permitted Development'.	d) 2012-2021: 10,020 sqm 
<b>EL4: Sovereign Harbour</b>	Delivery of 23,125 sqm of Eg floorspace in Sovereign Harbour	a) Total amount of class Eg floorspace completed at Sovereign Harbour	a) 2012-2021: 3,000 sqm 

- 9.16 Overall Eastbourne has experienced 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 decrease of 625 jobs within the Borough. This decrease was mainly through the loss of 1,000 jobs in the Wholesale and retail trade; repair of motor vehicles and motorcycles, and the loss of 500 job in Accommodation and food service activities. Interestingly, these were the headline gains in the last AMR, indicating they may have been short term, and possibly a result of the Covid-19 pandemic.
- 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. Again, this is through the permitted development rights, which although were not a factor in the last monitoring period, 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.

10.6 Following the conclusion of the Regulation 18 public consultation on the Eastbourne's Direction of Travel: Issues and Options for the Eastbourne Local Plan in early 2020, the comments received were analysed, and these will be used to inform the next steps in the progress of preparing the Local Plan.

10.7 Evidence gathering for many aspects of the Local Plan has been ongoing since the end of the monitoring year, and further work has been undertaken to identify and address gaps in evidence required for the preparation of the local plan.

### *Duty to Co-operate*

10.8 There have been on-going discussions with Wealden District Council in relation to the authorities' respective Local Plans and addressing cross-boundary issues. Work is on-going to draft and agree a Statement of Common Ground with Wealden District Council ahead of future consultation on respective local plans.

### *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 available on the Eastbourne Borough Council Website from 31<sup>st</sup> December 2021.

### *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 fifth base period (31<sup>st</sup> October 2020 to 30<sup>th</sup> October 2021), 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 13 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 230 net additional dwellings over the monitoring year. This figure is less the annual target, but is an increase on delivery from the previous monitoring year. Housing was delivered across 38 sites, with 11 sites delivering more than five units. A total of 3,032 net new homes were delivered prior to the start of the 2020/2021 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 2020/21 monitoring year has been below the target, with over 26% (63 units) of the units required for the year having already been delivered.

10.17 Just two of the neighbourhoods exceeded their annual housing target during the monitoring year: Upperton and Langney. Sovereign Harbour met its target. 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.

10.18 There were no affordable units delivered during the monitoring period, which is a decrease from the 5 delivered in the previous year. Affordability is slightly worse than the last monitoring period; currently average house prices are 8.40 times the average annual work-place earnings in Eastbourne. There has been an 18% increase on rental costs from 2015.

#### *Five Year Housing Land Supply*

10.19 The five-year housing land supply has been affected by falling housing delivery and lack of sites coming forward, but also by the Core Strategy turning five years old. This has meant that the housing requirement is judged by the Local Housing Need figure calculated using the Government's standard method, rather than the housing target set out in the Core Strategy. The Local Housing Need is 693 homes per year, compared with 240 homes per year in the Core Strategy.

10.20 In addition, persistent under delivery of housing means that a 20% buffer should be applied to the requirement, this means that the five-year housing requirement is 4,158 homes.

10.21 Eastbourne's housing land supply consists of:

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

10.22 As at 1<sup>st</sup> October 2021, Eastbourne had a 1.8 year housing land supply, which amounts to a five year supply of 1,477 homes against a five year requirement of 4,158 homes.

#### *Commercial development*

10.23 The Employment Land Local Plan sets a revised target of 48,750 sqm for employment floorspace. In the first nine years of the plan period since 2012, 11,525 sqm of employment floorspace was delivered towards the target.

10.24 During the monitoring year 2020/2021, there was a net loss of 5,241 sqm of employment uses, which is more than the losses suffered last year. The loss

can be attributed to the change of office space to residential, which was significant.

10.25 In terms of town centre uses as defined by the National Planning Policy Framework (NPPF), there was a net decrease of 8,042 sqm, which is significant decrease compared to the large net gain during the last monitoring period. This can be attributed to the loss of office space (Use Class Eg(i)) as well as retail (Use Class Ea) and Hotels (Use class C1). The retail loss was mainly from one change of use, which brought ancillary retail storage in indoor recreation use. The office and hotel loss was primarily to residential.

### *Environment*

10.26 During the monitoring year, there were no applications approved that had outstanding objections from the Environment Agency. There were 21 planning applications within or abutting designated sites or reserves, and 12 applications within or abutting identified priority habitats.

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

10.28 There one permission that infringed upon 0.3% of Coastal & Floodplain Grazing Marsh, two applications that infringed upon 0.83% Coastal Vegetated Shingle, and nine which infringed upon 0.46% of Deciduous Woodland. The area infringed upon in all of these cases was very small.

### *Local Plan Performance*

10.29 Overall the performance of the Core Strategy and Town Centre Local Plan has been slightly worse during the monitoring year, compared to the last monitoring period. There was good performance on some of the indicators, and although it fell short of the target, housing delivery was the highest that it has been since 2013/2014. 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.

10.30 There has been a significant loss of employment floorspace, mainly due to the conversion to residential. The impact of the Coronavirus Pandemic probably had little a fairly significant impact on this monitoring period, due to lockdowns and working from home mandates from the government. The effect will continue to be seen into the next monitoring period.

## 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
<b>NE1</b>	Development Outside the Built Up Area Boundary
<del>NE2</del>	<del>Protection of High Grade Agricultural Land</del>
<b>NE3</b>	Conserving Water Resources
<b>NE4</b>	Sustainable Drainage Systems
<b>NE5</b>	Minimisation of Construction Industry Waste
<b>NE6</b>	Recycling Facilities
<b>NE7</b>	Waste Minimisation Measures in Residential Areas
<del>NE8</del>	<del>Reprocessing Industries</del>
<del>NE9</del>	<del>Roselands Avenue Household Waste Site</del>
<del>NE10</del>	<del>Bedfordwell Road Depot</del>
<del>NE11</del>	<del>Energy Efficiency</del>
<del>NE12</del>	<del>Renewable Energy</del>
<del>NE13</del>	<del>Pollution Mitigation Measures</del>
<b>NE14</b>	Source Protection Zone
<b>NE15</b>	Protection of Water Quality
<b>NE16</b>	Development within 250 Metres of a Former Landfill Site
<b>NE17</b>	Contaminated Land
<b>NE18</b>	Noise
<b>NE19</b>	Local Nature Reserves
<b>NE20</b>	Sites of Nature Conservation Importance

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

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

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
<del>TR16</del>	<del>A22 New Route</del>
TR17	St Anthony's/Upperton Farm Links
<del>TR18</del>	<del>Bedfordwell Road Gyratory System</del>
<del>SH1</del>	<del>Retail Hierarchy</del>
SH2	Business uses Outside the Retail Hierarchy
<del>SH3</del>	<del>New Retail Development</del>
<del>SH4</del>	<del>Retail Development Outside the Shopping Hierarchy</del>
<del>SH5</del>	<del>Large Retail Development on the Edge or Outside Designated Shopping Areas</del>
SH6	New Local Convenience Stores
SH7	District, Local and Neighbourhood Centres
TC1	Public Transport Interchange
<del>TC2</del>	<del>Cavendish Place Coach Station</del>
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
<del>TC9</del>	<del>Cultural Facility</del>

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

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

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

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

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

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

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

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

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

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

Appendix B: Housing Completions 2020/21

This appendix provides a list of residential development sites and the respective completed units during the monitoring year 2020/2021.

Reference	Site Name	Neighbourhood	Previously Developed	Gross Units Delivered	Net Units Delivered
<b>131002</b>	Sovereign Harbour	Sovereign Harbour	No	17	17
<b>150096</b>	Birley House 13 College Road	Meads	No	3	3
<b>160768</b>	2 Enys Road	Upperton	Yes	6	6
<b>161006</b>	136-138 Seaside	Seaside	Yes	3	3
<b>161308</b>	Ravelston Grange 10 Denton Road	Meads	Yes	9	9
<b>161448</b>	2 Mill Gap Road	Upperton	Yes	10	9
<b>170009</b>	2a Cavendish Avenue	Seaside	Yes	2	2
<b>170341</b>	12 North Street	Town Centre	Yes	1	1
<b>170527</b>	20 Upperton Road	Upperton	Yes	73	73
<b>170657</b>	Land to the rear of 11-17 Manifold Road	Seaside	Yes	5	5
<b>171028</b>	14 Hartfield Road	Upperton	Yes	1	1
<b>171321</b>	Southfields House, Southfields Road	Upperton	Yes	6	6
<b>180293</b>	1 Spring Lodge Close	Langney	No	1	1
<b>180319</b>	Land adjacent to 3 Selwyn Road	Upperton	Yes	1	1
<b>180773</b>	117 South Street	Town Centre	Yes	3	2
<b>180962</b>	12 Homewood Close	Roselands & Bridgemere	Yes	1	1
<b>181054</b>	Arundel Court, 20 Arundel Road	Upperton	No	2	2
<b>190073</b>	Minster House, York Road	Town Centre	Yes	7	7

<b>190338</b>	63 Pevensey Road	Town Centre	Yes	6	6
<b>190541</b>	Tudor House, 5 Marine Road	Seaside	Yes	1	1
<b>190617</b>	221 Terminus Road	Town Centre	Yes	2	2
<b>190668</b>	Land South of Langney Shopping Centre	Langney	Yes	9	9
<b>190800</b>	5 Hampden Terrace	Seaside	Yes	1	1
<b>190809</b>	28a Pevensey Road	Town Centre	Yes	1	1
<b>190950</b>	Bay Tree Guest House	Town Centre	Yes	1	1
<b>190969</b>	32 Hyde Gardens	Town Centre	Yes	4	4
<b>190978</b>	80 - 82 Pevensey Road	Town Centre	Yes	3	1
<b>200033</b>	41 Susans Road	Town Centre	Yes	2	2
<b>200050</b>	Land at Langney Rise opposite Priory Road Junction	Langney	No	4	4
<b>200051</b>	143 - 145 Terminus Road	Town Centre	Yes	2	2
<b>200168</b>	Berkley House, 26-28 Gildredge Road	Town Centre	Yes	30	30
<b>200185</b>	2 Bayham Road	Seaside	Yes	0	-1
<b>200195</b>	The Bungalow, Hurst Lane	Upperton	Yes	1	1
<b>200203</b>	68 Southern Road	Hampden Park	No	1	1
<b>200287</b>	6 Hampden Terrace	Seaside	Yes	1	1
<b>200289</b>	Langney Shopping Centre Car Valet	Langney	Yes	11	11
<b>200307</b>	Richmond House, 3 Elms Avenue	Town Centre	Yes	1	1
<b>200461</b>	7 Gildredge Road	Town Centre	Yes	2	2
<b>200541</b>	10 The Avenue	Town Centre	Yes	1	1
<b>Total</b>				<b>235</b>	<b>230</b>

Appendix C: Commercial Completions 2020/21

This appendix provides a list of commercial development sites and the respective floorspace completed during the monitoring period 2020/21. There is no Ef column as this was not needed this monitoring period.

LA Ref	Site	TOTAL		Net change in Commercial floorspace (sqm) by Use Class													Lost to Res.
		Gross	Net	Ea	Eb	Ec	Ed	Ee	Eg	F1	F2	B2	B8	C1	C2	SG	
141521	Heatherleigh Hotel, Royal Parade	0	-780												-780		780
160768	2 Enys Road	0	-412						-412								412
161006	136-138 Seaside	0	-10	-10													10
161308	Ravelston Grange 10 Denton Road	0	-727												-727		727
170341	12 North Street	0	-73	-73													73
170527	20 Upperton Road	0	-2000						-2000								2000
171029	Unit 4, 1 Finmere Close	37	37										37				
171321	Southfields House, Southfields Road	0	-554												-554		554
180931	Langney Shopping Centre Car Valet	209	209									209					
190073	Minster House, York Road	0	-630						-630								630
190129	All Souls Church	50	50							50							
190305	23 - 25 Brassey Parade	34	34			34											
190338	63 Pevensey Road	190	190														190
190534	Pavilion Seaside Recreation Ground	8	0	8													-8
190541	Tudor House, 5 Marine Road	0	-199												-199		199
190617	221 Terminus Road	0	-180						-180								180
190645	Westlords Playing Field	133	133								133						
190727	130 Terminus Road	96	0	-96		96											
190768	Sedgemoor	13	13											13			
190800	5 Hampden Terrace	0	-211											-211			211
190819	75 Cavendish Place	55	0	-55												55	
190907	Chalfront Guest House	64	64														64



Appendix D: Five Year Housing Land Supply Assessment*Five Year Housing Land Supply at 1 October 2021*

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	50	52
131002	Sovereign Harbour	Commenced	101	21	18	0	0	62
150598	Map House 36-38 St Leonards Road	Not Started	10	0	10	0	0	0
150889	1 Crown Street	Commenced	3	3	0	0	0	0
151201	Map House 34-36 St Leonards Road	Not Started	6	0	0	6	0	0
160056	Regent Hotel 3 Cavendish Place	Commenced	4	4	0	0	0	0
160202	Rear of 110 Longstone Road	Not Started	1	1	0	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	35	0	0	0
160456	Alexandra Hotel, King Edwards Parade	Not Started	1	0	1	0	0	0
160770	The Meads Club 75 Meads Road	Commenced	3	3	0	0	0	0
160794	Unit 2 Fort Lane	Not Started	7	0	0	7	0	0
161138	1 Gildredge Road	Not Started	1	1	0	0	0	0
161394	259 Seaside	Commenced	1	1	0	0	0	0
170009	2a Cavendish Avenue	Commenced	5	5	0	0	0	0
170036	Central Methodist Church, Langney Road	Not Started	10	0	0	10	0	0
170087	15 Beamsley Road	Not Started	1	0	1	0	0	0
170156	St Andrews United Reformed Church, Cornfield Lane	Not Started	35	0	0	35	0	0
170548	16 Seabeach Lane	Not Started	1	0	1	0	0	0
170598	12 Trinity Trees	Not Started	3	0	3	0	0	0
170786	Pisces House 3 Cornfield Terrace	Not Started	1	1	0	0	0	0

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
170819	Former Police Station	Not Started	50	0	0	0	50	0
170928	125 Langney Road (Coda Bar)	Not Started	9	0	0	0	9	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
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	1	0	0	0	0
171403	Land to the rear of 35 Windermere Crescent	Not Started	1	0	1	0	0	0
180006	2-4 Moy Avenue	Not Started	72	0	0	0	22	50
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	0	6	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
180352	Savoy Court Hotel	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	Commenced	6	6	0	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
180476	Albany Lions Hotel, 41-43 Grand Parade	Not Started	10	0	10	0	0	0
180477	81 Seaside Road, Eastbourne, BN21 3PL	Not Started	-1	0	-1	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

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
180538	74 Beach Road	Not Started	8	0	8	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	0	1	0	0	0
180810	3-5 Susans Road	Not Started	5	0	5	0	0	0
180913	Brassey Parade	Commenced	22	22	0	0	0	0
180965	164 Seaside	Commenced	2	2	0	0	0	0
180998	Garage Block on Wish Road	Not Started	2	0	2	0	0	0
181039	16 Old Drove	Commenced	3	3	0	0	0	0
181058	Spring Mead	Not Started	16	0	0	16	0	0
181127	Brydes, Wedderburn Road	Commenced	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	1	0	0	0	0
181178	282 Kings Drive	Commenced	44	44	0	0	0	0
181196	102a Tideswell Road	Not Started	5	0	5	0	0	0
190016	5B - 5D Commercial Road	Commenced	8	8	0	0	0	0
190037	Selwyn Park Court, 33 Selwyn Road	Commenced	2	2	0	0	0	0
190048	11 Victoria Drive	Not Started	1	0	1	0	0	0
190053	2 Upland Road	Not Started	1	0	1	0	0	0
190092	28 Bedfordwell Road	Not Started	-1	0	0	-1	0	0
190135	150-152 Seaside	Commenced	4	4	0	0	0	0
190158	36 - 38 Seaside	Not Started	2	0	2	0	0	0
190201	Langney Priory	Not Started	-1	0	0	-1	0	0
190246	20 Cornfield Terrace	Commenced	2	2	0	0	0	0
190256	Westgate Motors	Not Started	6	0	0	6	0	0
190304	8 Prideaux Road	Commenced	-1	-1	0	0	0	0

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
190312	Marshalls Yard	Not Started	8	0	0	8	0	0
190437	8 Chiswick Place	Not Started	1	0	1	0	0	0
190504	Mon-Abri, Old Drove	Not Started	2	0	2	0	0	0
190537	Seaforth Court, 91-93 Victoria Drive	Not Started	2	0	2	0	0	0
190626	54 and 56 Upperton Road	Not Started	27	0	0	27	0	0
190655	243-245 Terminus Road	Commenced	6	6	0	0	0	0
190665	Southdown Hotel, 1-3 Howard Square	Commenced	15	15	0	0	0	0
190824	Glebe Cottage	Commenced	10	10	0	0	0	0
190846	9a South Street	Not Started	1	0	1	0	0	0
190858	87-89 Pevensey Bay Road	Not Started	7	0	0	7	0	0
190888	74 Seaside	Not Started	5	0	5	0	0	0
190919	145a Ashford Road	Commenced	13	13	0	0	0	0
190922	7 Gildredge Road	Commenced	3	3	0	0	0	0
190953	4 Avenue Mews	Not Started	1	0	1	0	0	0
190962	5 and 7 Friday Street	Not Started	7	0	7	0	0	0
190967	ESK, Courtlands Road	Not Started	136	0	0	36	50	50
190968	51 Willingdon Road	Not Started	1	0	1	0	0	0
190992	291 Seaside	Not Started	1	0	1	0	0	0
191027	68 Southern Road	Not Started	1	0	1	0	0	0
191029	26 - 28 Lottbridge Drove	Not Started	3	0	3	0	0	0
200076	235 - 237 Seaside	Commenced	3	3	0	0	0	0
200108	213 Seaside	Not Started	2	0	2	0	0	0
200178	Chantry House, 22 Upperton Road	Not Started	18	0	0	18	0	0
200260	The Cottage, 2 Wharf Road	Not Started	8	0	0	8	0	0
200280	15-21 Hartington Place	Not Started	21	0	0	21	0	0
200319	166 Seaside	Not Started	3	0	3	0	0	0

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
200321	78 Tideswell Road	Not Started	2	0	2	0	0	0
200322	21 - 25 Gildredge Road	Commenced	17	17	0	0	0	0
200323	Land adjacent to Southfields Court	Not Started	19	0	0	19	0	0
200360	291 Seaside	Not Started	1	0	1	0	0	0
200376	71 Carlisle Road	Not Started	5	0	5	0	0	0
200402	183 Langney Road	Commenced	12	12	0	0	0	0
200409	Chantry House, 22 Upperton Road	Commenced	3	3	0	0	0	0
200423	110a Langney Road	Commenced	4	4	0	0	0	0
200467	13 Arlington Road	Not Started	-1	0	0	-1	0	0
200489	1 The Avenue	Commenced	3	3	0	0	0	0
200565	Esperance Private Hospital	Not Started	45	0	0	0	45	0
200568	Bishopsbourne	Commenced	1	1	0	0	0	0
200721	5 Wish Road	Not Started	1	0	1	0	0	0
200742	Gate Court Dairy	Not Started	60	0	0	0	0	60
200743	61 Pevensey Road	Commenced	1	1	0	0	0	0
200745	Kingsmere Guest House	Commenced	1	1	0	0	0	0
200822	110a Longstone Road	Commenced	6	6	0	0	0	0
200845	7 Friday Street	Not Started	2	0	2	0	0	0
200855	Ocklynge Chalk Pit	Not Started	18	0	0	18	0	0
200861	4 Dean Wood Close	Not Started	1	0	1	0	0	0
200946	145a Ashford Road	Not Started	4	0	4	0	0	0
200958	136 - 138 Seaside	Not Started	2	0	2	0	0	0
200987	9 West Street	Commenced	1	1	0	0	0	0
200989	145a Ashford Road	Not Started	1	0	1	0	0	0
200993	53 South Street	Not Started	3	0	3	0	0	0
200995	110 Cavendish Place	Commenced	1	1	0	0	0	0

Reference	Site Name	Status	Total Net Dwellings	Year 1	Year 2	Year 3	Year 4	Year 5
210052	31a Cornfield Road	Not Started	4	0	4	0	0	0
210053	405 Seaside	Not Started	1	0	1	0	0	0
210108	36 Broomfield Street	Not Started	7	0	0	7	0	0
210139	1 Elmwood Close	Commenced	3	3	0	0	0	0
210149	56a Seaside Road	Not Started	2	0	0	2	0	0
210166	Sainvia Guest House	Not Started	1	0	1	0	0	0
210277	31 Park Lane	Not Started	1	0	1	0	0	0
210279	Meads House, 26 Denton Road	Commenced	1	1	0	0	0	0
210318	78 Terminus Road	Not Started	1	0	1	0	0	0
210352	381 Seaside	Commenced	1	1	0	0	0	0
210354	Bolton House, 10 Bolton Road	Not Started	9	0	0	9	0	0
210405	6 Cambridge Road	Not Started	1	0	1	0	0	0
210406	27 Grove Road	Not Started	1	0	1	0	0	0
210411	Land at 57 - 63 Cavalry Crescent	Not Started	12	0	0	12	0	0
210420	5 St Aubyns Road	Commenced	1	1	0	0	0	0
210485	Woods Cottages, Swanley Close	Not Started	49	0	0	0	49	0
210499	4 Willingdon Road	Not Started	1	0	1	0	0	0