

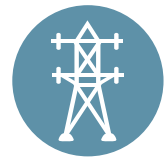
EASTBOURNE

Borough Council



EASTBOURNE AUTHORITY MONITORING REPORT

2021/2022



DECEMBER 2022



EASTBOURNE AUTHORITY MONITORING REPORT 2021/2022

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

Executive Summary

- i. 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. This monitoring report covers the period 1st April 2021 – 31st March 2022.

Development Plan Status

- ii. 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.
- iii. The preparation of the new Local Plan has been delayed due to a number of factors including uncertainties caused by regular changes to the planning system and announcements of significant reforms over recent years, resourcing issues associated with the Covid-19 pandemic, and the preparation of evidence documents taking longer than expected to be completed. Evidence gathering for many aspects of the Local Plan has been ongoing during 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

- iv. 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 have agreed a Memorandum of Understanding and a Statement of Common Ground.

Neighbourhood Plans

- v. 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. Eastbourne, as an urban and un-parished area, does not currently have any community groups engaged in Neighbourhood Planning.

Community Infrastructure Levy

- vi. Eastbourne Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule on 1st April 2015. A total of £233,811.53 was collected in this

monitoring period and a cumulative total of £913,244.17 since CIL was introduced. A total of £11,690.58 was spent on administration costs during the monitoring year.

- vii. Further information on CIL and Section 106 contributions is available in the Eastbourne Infrastructure Funding Statement.

Self-Build and Custom Housebuilding

- viii. 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.
- ix. Within the seventh base period (31st October 2021 to 30th October 2022), five 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.

Housing Delivery and Supply

- x. 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 3,389 new homes have been delivered in the plan period prior to the start of the 2021/2022 monitoring year.
- xi. Eastbourne delivered a total of 127 net additional dwellings over the monitoring year, which is under the annual target set out in the Core Strategy. Housing was delivered across 33 sites; with the majority delivering less than five units each. Housing delivery is below the Core Strategy target for this point in the plan period.
- xii. 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 738 homes per year.
- xiii. The 2021 Housing Delivery Test shows that 32% 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 4,428 homes.
- xiv. Eastbourne has a five-year land supply of 1,577 homes, which includes sites with permission and sites with a resolution to grant permission, plus a windfall allowance. This means that Eastbourne can only demonstrate a 1.8 year supply of housing land.

Employment development

- xv. The Employment Land Local Plan sets a revised target of 48,750 sqm for employment floorspace. In the first ten years of the plan period since 2012, 9,132 sqm of net employment floorspace has been delivered towards the target.
- xvi. During the monitoring year 2021/2022, there was an overall net loss of 1,658 sqm of employment uses.

Town Centre Uses

- xvii. In terms of Town Centre Uses, there was an overall net increase of 1,567 sqm, however within designated town centres there was a net loss of 1,011 sqm.

Environment

- xviii. 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 20 applications within or abutting identified priority habitats.

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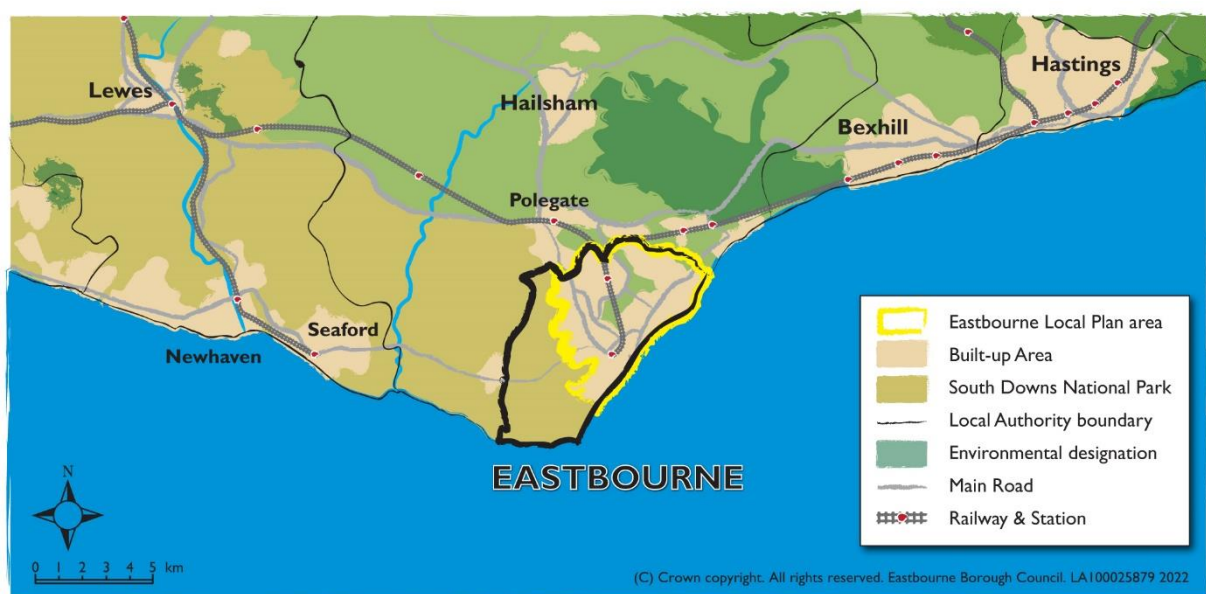
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I. Introduction

- 1.1 In December of each year, Eastbourne Borough Council publishes its Authority Monitoring Report (AMR) covering the previous monitoring year. This AMR covers the period from 1st April 2021 to 31st March 2022.
- 1.2 Each Local Planning Authority is required by Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) and Regulation 34 of the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended) to prepare a monitoring report that reports on the progress of plan making against the Council's timetable (known as the Local Development Scheme [LDS]) and the extent to which the policies that are set out in the local plan are being achieved. In addition, the AMR is required to provide details of neighbourhood planning, information on Community Infrastructure Levy (CIL) receipts, and details of actions taken under the Duty to Co-operate.
- 1.3 The Borough of Eastbourne covers 17 square miles of East Sussex. Over 40% of the Borough is within the South Downs National Park, which is to the west of the town. The English Channel bounds the south of the Borough, with Wealden District entirely enveloping the Borough, particularly to the north where the northern urban area of Eastbourne is contiguous with Willingdon, Polegate and Stone Cross in Wealden District. Much of the central and eastern areas of Eastbourne are constrained by flood risk. The main transport routes through the Borough are the A22 and A2290 and the London Victoria to Eastbourne railway.

Figure 1 - Eastbourne in context



2. Development Plan Status

Current Status of Local Plan

- 2.1 The Eastbourne Core Strategy Local Plan ('the Core Strategy') was adopted in February 2013. The Core Strategy is the main strategic planning document for Eastbourne. It sets out the Council's spatial vision for Eastbourne up to 2027, and the primary land use objectives which will deliver it.
- 2.2 In addition, a Town Centre Local Plan, which provides allocations and non-strategic policies for the town centre only, was adopted in November 2013, and an Employment Land Local Plan, which identifies and allocates land to meet employment needs, was adopted in November 2016.
- 2.3 A full list of policies in the Local Plan is provided in Appendix 1. This also identifies policies within those documents that are not longer being implemented
- 2.4 There are also a range of Supplementary Planning Documents (SPDs) that have been prepared to provide further detail on the implementation of specific policies contained in the local plan.
- 2.5 No new local plans or SPDs were adopted during the monitoring year.
- 2.6 Amendments to the Town and Country Planning (Local Planning) (England) Regulations in December 2017 require local planning authorities to undertake a review of a local plan every five years starting from the date of adoption. 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.
- 2.7 The five-year anniversary of the Eastbourne Core Strategy Local Plan was on 20th February 2018. When assessed against guidance, it was determined that the Core Strategy 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 standard method, and the lack of a five-year housing land supply.
- 2.8 Therefore, the production of a new Local Plan to replace the Core Strategy and other existing planning policies is currently underway.

Progress against Local Development Scheme

- 2.9 Local Planning Authorities are required under Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) to produce a Local Development Scheme (LDS), which is the Council's published timetable for the preparation of the Local Plan. The LDS covers a three-year period and outlines the planning documents to be produced with the key dates and milestones.
- 2.10 In November 2022, the Council adopted a new LDS covering the period 2022-2025. Prior to this, the LDS covered the period 2019-2022, and this LDS was adopted in February 2019.
- 2.11 The LDS identifies a timetable for the preparation of a new Local Plan. The timetable set out in the LDS 2019-2022 identified:
- Engagement and evidence gathering (Reg. 18): November 2019 – December 2019
 - Publication of Pre Submission version (Reg. 19): November 2020
 - Representations on Pre Submission version (Reg. 20): November 2020 – December 2020
 - Submission to Secretary of State (Reg. 22): February 2021
 - Public Examination (Reg. 24): March 2021 – April 2021
 - Publication of Inspectors recommendations (Reg. 25): May 2021 – June 2021
- 2.12 A Regulation 18 consultation on 'Issues & Options' was undertaken in November 2019 in accordance with the timetable set out in the LDS.
- 2.13 However, the timetable for the preparation of the new Local Plan was subsequently delayed due to a number of factors including uncertainties caused by regular changes to the planning system and announcements of significant reforms over recent years, resourcing issues associated with the Covid-19 pandemic, and the preparation of evidence documents taking longer than expected to be completed. This has included the production of a new fluvial flood model for the Eastbourne and South Wealden area to ensure that flooding issues across the town are properly understood, which is fundamental to the Local Plan and was only completed in early 2022.
- 2.14 The new LDS 2022-2025, which was adopted in November 2022, sets out a new timetable comprising:
- Public consultation on the preparation of a local plan (Reg 18): November 2022 – January 2023
 - Publication of a local plan (Reg 19): November 2023
 - Consultation relating to a local plan (Reg 20): November 2023 – December 2023
 - Submission of documents and information to the Secretary of State (Reg 22): February 2024

- Consideration of representations by an appointed person (Reg 23): March 2024 – August 2024
- Independent examination (Reg 24): May 2024 – June 2024
- Publication of recommendations of the appointed person (Reg 26): September 2024
- Adoption of a local plan (Reg 28): November 2024

Duty to Co-operate

- 2.15 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.
- 2.16 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.
- 2.17 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.
- 2.18 Eastbourne has many functional links with parts of southern Wealden District including Polegate, Willingdon, Stone Cross and Pevensey Bay, such as access employment, retail, leisure and education, whilst the area also shares environmental characteristics such as flood catchment and green infrastructure.
- 2.19 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. During the monitoring year, a Memorandum of Understanding that sets out the process for how the authorities will work together under the duty to co-operate in the future was agreed between Eastbourne Borough Council and Wealden District Council. Since the end of the monitoring year, a Statement of Common Ground between Eastbourne Borough Council and Wealden District Council has been agreed.
- 2.20 Eastbourne Borough Council have also been working on a number of joint evidence studies with Wealden District Council, including a joint Eastbourne and Wealden Economy Study, and an Eastbourne and South Wealden Strategic Flood Risk Assessment. The authorities have also jointly undertaken work relating to the updating of the Eastbourne and South Wealden Fluvial Flood Model. A Gypsy & Traveller Accommodation Assessment has also been completed with other authorities across East Sussex.

- 2.21 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.

Neighbourhood Planning

- 2.22 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.
- 2.23 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.
- 2.24 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.
- 2.25 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).
- 2.26 During the monitoring year, no Neighbourhood Areas or Forums have been designated in Eastbourne as no relevant applications were submitted to the Council. Details of any adopted Neighbourhood Orders or Plans will be reportable in future AMRs in conformity with Regulation 34(4) of the 2012 Regulations..
- 2.27 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.

3. Community Infrastructure Levy (CIL)

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

Table 1 - Eastbourne CIL Charging Schedule

Type of Development (Use Class Order 1987 as amended)	CIL rate £/sq. m for net additional floorspace	
	Adopted Rate 2015	Indexed Rate 2022
Dwellings (C3) excluding residential apartments	50	63.85
Retail (A1 A5)	80	102.76
All other uses	0	0

- 3.3 During the monitoring year, a total of amount of CIL received was £233,811.53.
- 3.4 The governance arrangements for Eastbourne Borough Council involve the distribution of CIL receipts into three pots for spending. Different types of infrastructure are funded from two pots and the third pot covers the cost of administering CIL. Table 2 shows the total amount collected, the monies spent on projects and the available balance.
- 3.5 To-date, due to the limited amount of CIL collected, the Council has not opened the Neighbourhood and Strategic pot for spending. However, it is required under the CIL Regulations to spend the administrative pot. The administrative pot was applied to part of the maintenance cost for the CIL software, amounting to £11,690.58 in 2021/2022.
- 3.6 Further information on CIL and Section 106 contributions and spending is provided in the Eastbourne Infrastructure Funding Statement 2021/22

Table 2 - CIL Monies Collected and Retained

Pot	Total Collected to 10 th November 2022	Projects Funded	Balance at 10 th November 2022
CIL Admin Pot	£45,662.21	£45,662.21	£0
Neighbourhood CIL Pot	£136,415.57	£0	£136,415.57
Strategic CIL Pot	£731,166.39	£0	£731,166.39
Total	£913,244.17	£45,662.21	£867,581.96

4. Self-Build and Custom Housebuilding

What is the self-build register?

- 4.1 The Self-build and Custom Housebuilding Act 2015 places a duty on local authorities in England to keep a register of individuals and associations of individuals who are seeking to acquire a serviced plot of land in the area in order to self- or custom build homes which they will occupy as their main/sole residence. 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.
- 4.2 Since April 2016, Eastbourne Borough Council has kept a register for individuals and associations who are looking for a plot to self- or custom build their home. The register provides information about the level of demand for self-build and custom build plots in the local area and will be used as evidence of the identified need for self-build housing.
- 4.3 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
- 4.4 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.

The new register

- 4.5 In March 2021 EBC Cabinet adopted the introduction of a Local Connection Test on the Council's Self-build and Custom Housebuilding (SBCH) Register, this was decided after a public consultation on the subject.
- 4.6 After adoption the New SBCH Register was opened on the Council's consultation website and everyone on the 'old' register was invited to re-register. From the 15th of April till the 15th of August every re-registration was recognised with the date of the first registration. The New SBCH Register therefore shows entries from 2016 onwards.
- 4.7 After the 15th of August the re-registration option closed, and from then on, all registrations are considered as new registrations. Of the 101 individuals registered on the old SBCH Register, 26 re-registered on the New SBCH Register. There are no associations registered on the New Register.

Number of entries on the Register

- 4.8 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.
- 4.9 Within the most recent period (31st October 2021 to 30th October 2022), a total of 5 new individuals were subscribed to the SBCH Register. Table 3 shows that this is comparable to other years.

Table 3 - Number of entries on Part 1 and Part 2 over 7 base periods

Base period	Dates	Part 1	Part 2	Total
1	April 2016- 30 October 2016	1	0	1
2	31 October 2016 - 30 October 2017	8	0	8
3	31 October 2017 - 30 October 2018	4	0	4
4	31 October 2018 - 30 October 2019	6	0	6
5	31 October 2019 - 30 October 2020	4	0	4
6	31 October 2020 - 30 October 2021	8	1	9
7	31 October 2021 - 30 October 2022	5	0	5
TOTAL		36	1	37

The provision of Self-build plots

- 4.10 The timescale for the granting permission is three years from the end of the base period. EBC has therefore until 30th October 2025 to meet the demand arising from base period 7. However, the accumulated demand from base period 1, 2, 3 and 4 is 19.

Table 4 - Accumulated number of individuals registered on Part 1

	Number of individuals registered under Part 1	Due
Base period 1 - 4	19	30 October 2022
Base period 1 - 5	23	30 October 2023
Base period 1 - 6	31	30 October 2024
Base period 1 - 7	36	30 October 2025

- 4.11 At the end of October 2022, a total of 13 Self-Builds are realised since introduction of the Register. This is below the demand accumulated in base periods 1 – 4. Therefore, this date is marked red in Table 4.

- 4.12 Table 5 shows the provision of self-builds in all base periods. At the end of this base period, there have been a total of 13 Self-Builds since the register was introduced. In base period 7, a single self-build project was granted permission.

Table 5 - Provision of self-build plots

End of base period	Base Period	Self-build granted per base period	Accumulated self-build granted
30 October 2016	1	2	2
30 October 2017	2	1	3
30 October 2018	3	7	10
30 October 2019	4	1	11
30 October 2020	5	0	11
30 October 2021	6	1	12
30 October 2022	7	1	13

Analysis of the demand for plots

- 4.13 For the analysis of the demand of plots we consider both Part 1 and Part 2. We present information on the preferences for the self-build project, ownership, type of build, and type of home.
- 4.14 The people who registered were asked why they are interested in self-build. People could give various reasons; a great majority stated they want to self-build because they want to live in a home with a very high environmental performance. There are 22 persons who mention their financial situation as a cause to opt for self-build (Table 6).

Table 6 - Reasons for interest in self-build

Why are people interested in Self-build?	Register Entries
I cannot afford a suitable property in the area.	22
I am retired/retiring and want a property suitable for my long-term needs.	11
I want a property that has been designed for my disability needs.	3
I want to live in a home with a very high environmental performance	31
I want to live close to my family	9
I am interested in being part of a community-led project	17
I have an ambition to self-build	3

Ownership

- 4.15 All people registered prefer to have freehold ownership over their plot, there are 6 persons who may opt for leasehold as well, and 6 who consider shared ownership. To finance their self-build project 22 persons will need a mortgage (Table 7 and Table 8).

Table 7 - Preferred type of ownership

Type of ownership	Register Entries
Freehold	37
Leasehold	6
Shared Ownership	6

Table 8 – Preferred method for financing self-build project

Finance options	Register Entries
With a mortgage	22
Outright without a mortgage	14
Unknown	1

Type of build project

4.16 To appreciate the type of self-build project that people are interested the register asked about the preference for the type of build, and for the level of the build project.

4.17 The majority prefers a self-build project on an individual plot, there are however 19 individuals who are interested in a community led project or co-housing where a group of people come together to design and develop housing in which they then live in. They may do some or all the build themselves or employ someone to build the homes for them. Additionally, there are 10 individuals who may opt for a plot where a developer provides a design and build service to purchasers enabling people to customise house designs. It is likely this will form part of a larger housing scheme.

4.18 Of the 37 persons registered, 30 prefer to self-build their home, there are only 4 individuals who state they want to custom house build only (Table 9 and Table 10).

Table 9 - Preferred type of build

Type of build	Register Entries
Individual plot	35
Community led, co-housing	19
Developer led build or customisation	10
not sure yet	2

Table 10 - Preferred level of build project

Level of build project	Register Entries
Self-build	30
Kit-build	22
Water-tight shell	10
Self-finish	13

Level of build project	Register Entries
Customise only	4
Not sure yet	7

Type of home

4.19 Most people on the register prefer a detached home with three or more bedrooms on a single plot with outside space (Figure 2, Figure 3 and Figure 4). People could choose as much options as they preferred, therefore it is interesting to note that apartments/flats and terraced houses are not very popular amongst the people who are opting for self/custom build their homes.

Figure 2 - Preference for type of home

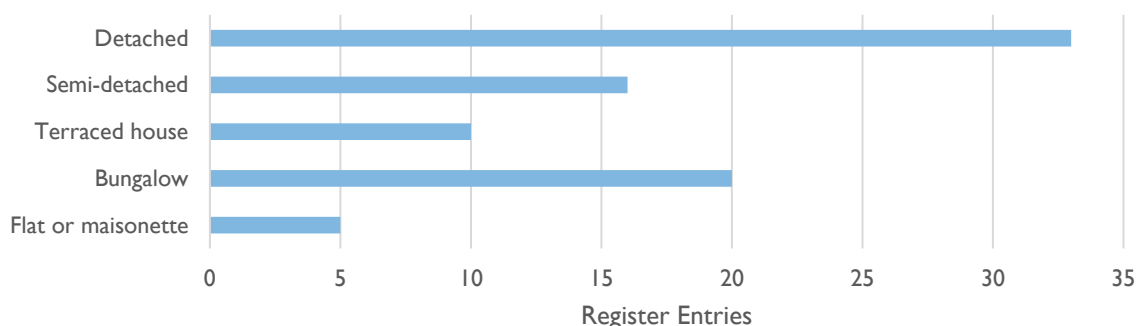


Figure 3 - Preference for number of bedrooms

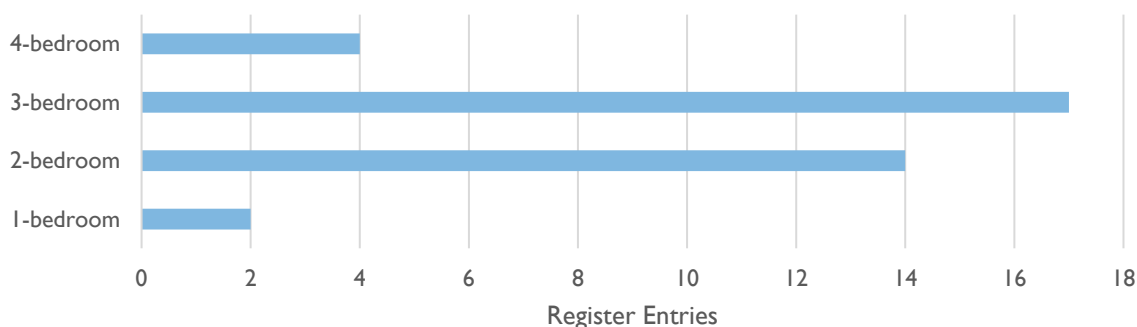
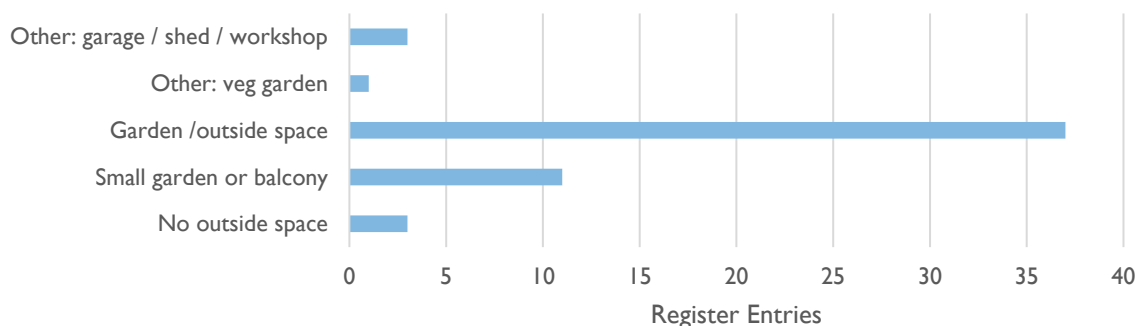


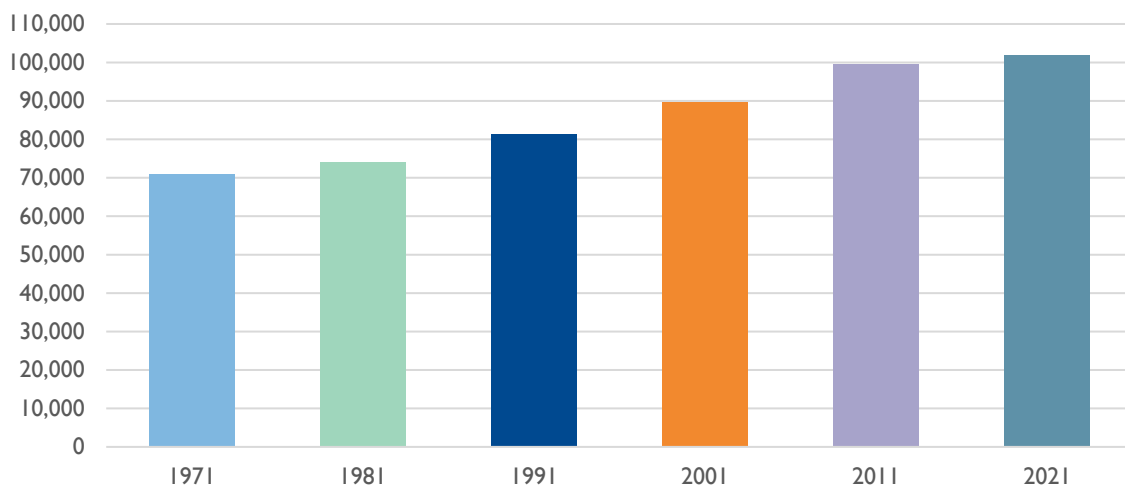
Figure 4 - Preference for plot size



5. Population Overview

- 5.1 The first data from the 2021 census was released on Tuesday 28th June 2022 with the publication of headline population and household figures. More detailed data on demography, migration, ethnicity, religion, education, health, the labour market, sexual orientation and gender identity will be published over the winter 2022/2023.
- 5.2 In Eastbourne, the 2021 census population size was 101,700 – an increase of 2.3% from around 99,400 in 2011. This is lower than the overall increase for England (6.6%), where the population grew by nearly 3.5 million to 56,489,800.
- 5.3 The growth of Eastbourne’s population has slowed. Whilst the population increased by 2,300 between 2011 and 2021, this is a significantly lower level of growth compared to the previous 10-year period between 2001 and 2011 when the population increased by 9,700, likely due to significant development at Sovereign Harbour.

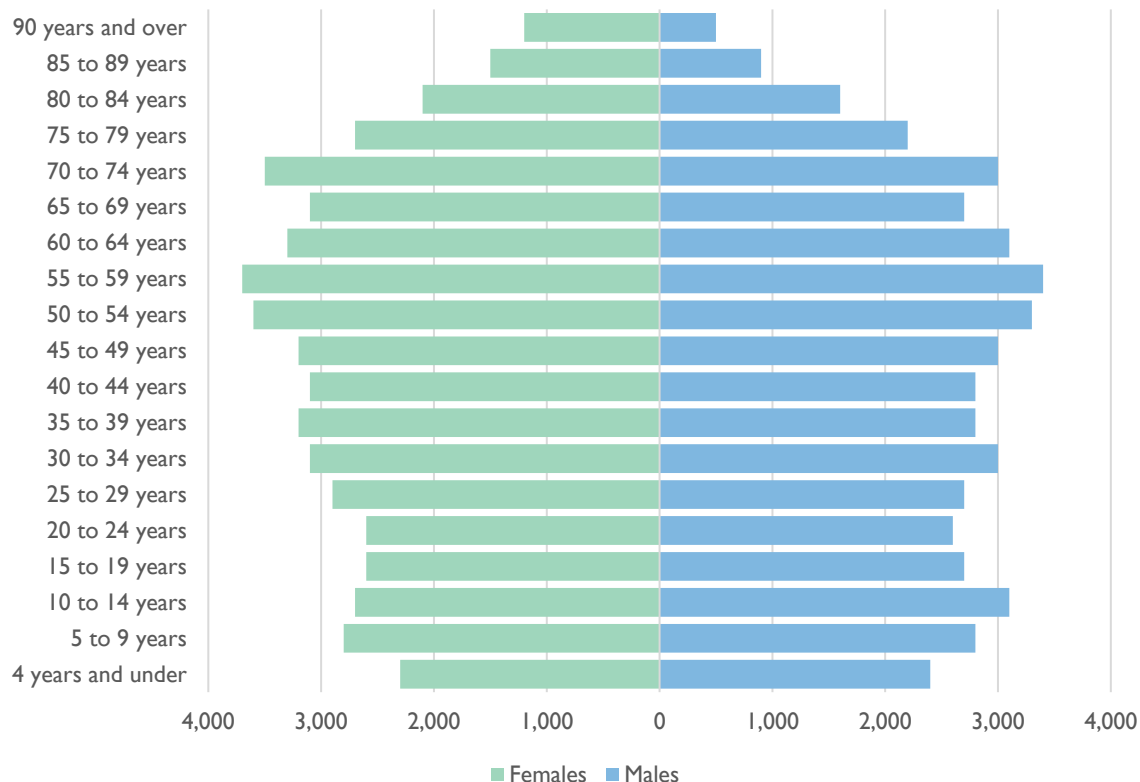
Figure 5 - Eastbourne population at census years



- 5.4 Eastbourne’s population according to the 2021 census is also lower than the 2020 mid-year estimate of 103,324 published last year, suggesting that Eastbourne’s population has not grown as significantly as predicted.
- 5.5 At 2.3%, Eastbourne's population increase is lower than the percentage increase for the South East (7.5%). This means that Eastbourne ranked 241st for total population out of 309 local authority areas in England, which is a fall of 12 places since 2011.
- 5.6 As of 2021, Eastbourne is the 13th most densely populated of the South East's 64 local authority areas, with around 16 people living on each football pitch-sized area of land.

5.7 The balance of men and women in the area in 2021 is broadly similar to the 2011 census. Eastbourne’s population is 47.7% male and 52.3% female – the eighth highest proportion of females to males in the country.

Figure 6 - Population structure by age and sex

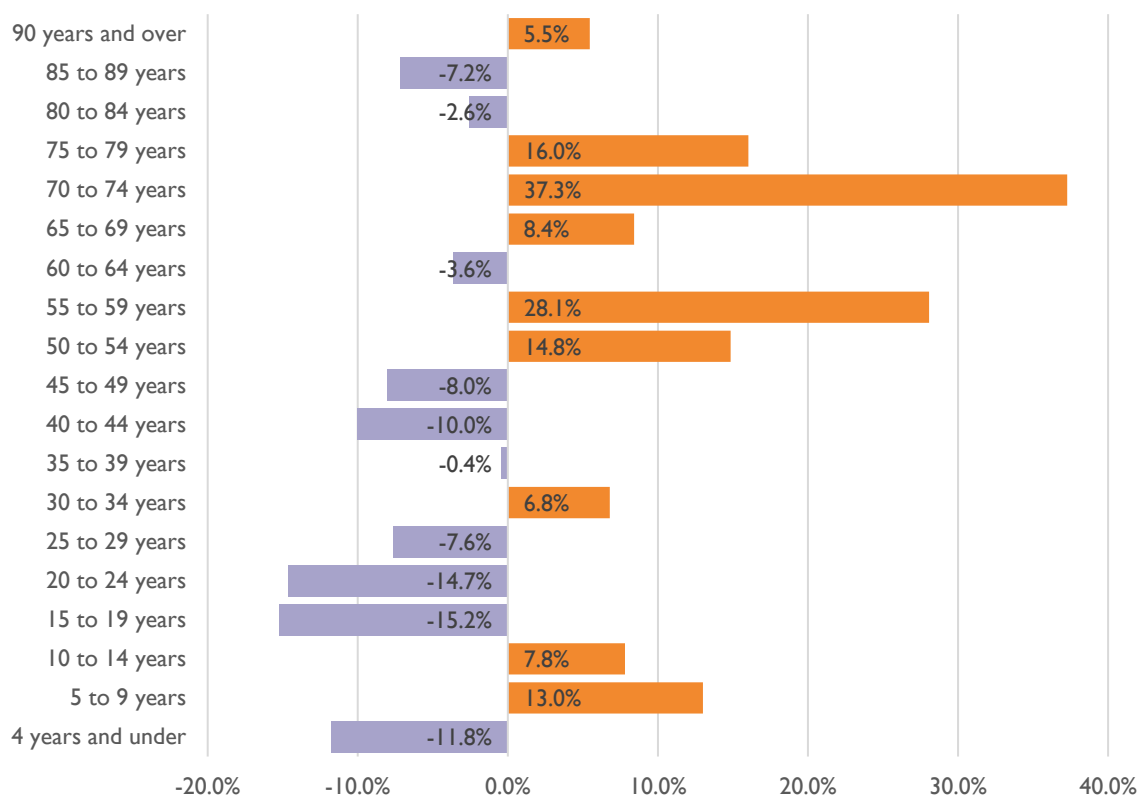


5.8 There is a national trend towards an ageing population that is reflected in Eastbourne. Across England, 18.4% of the population were aged 65 years and over on Census Day in 2021, whilst in Eastbourne the proportion is 24.6%, compared to 22.4% of the population in 2011.

5.9 Although there has been an increase of 12.1% in people aged 65 years and over since 2011, across England there has been an overall increase of 20.1% in people aged 65 years and over, which suggests that Eastbourne’s population, although ageing, may not be ageing as quickly as other areas.

5.10 Since 2011, there has also been a decrease of 1.5% in people aged 15 to 64 years, but an increase of 2.7% in children aged under 15 years. The population aged under 30 represented 37.6% of the total in 2021, compared to 39.9% in 2011. The biggest increase in terms of five-year age bands is in the aged 70-74 years category.

Figure 7 - Population change by age between 2011 and 2021



5.11 In Eastbourne, the 2021 census recorded 45,600 households with at least one usual resident. The census data also records fewer households than the 47,453 households predicted for 2021 by the ONS 2018-based household projections. The census data suggests a slight increase in the average household size from 2.21 people per households in 2011, to 2.23 people per household in 2021.

5.12 The number of households in Eastbourne has increased by 600 households since 2011, despite approximately 1,900 new homes being built over the 10-year period between censuses. The estimate for the number of dwellings in Eastbourne was 49,310 dwellings as at September 2021¹, which indicates that just 92.4% of the homes in Eastbourne are occupied as primary residences, compared to a South East average of 94.6%. The primary occupancy rate in 2011 in Eastbourne was 94.7%.

5.13 The number of households with at least one usual resident recorded through the 2021 census may have been impacted by the Covid-19 pandemic, but the small increase in households compared to the number of homes built could potentially be due to relative increases in the number of vacant dwellings, holiday lets or second homes over the period. More light may be shed on the reasons for this once more detailed census data has been published.

¹ Valuation Office Agency Table CTSOP3.0: Number of properties by Council Tax band, property type and region, county and local authority district as at September 2021

6. Housing

Housing Delivery

- 6.1 The Eastbourne Core Strategy Local Plan, which was adopted in 2013, seeks to provide 5,022 net additional homes between 2006 and 2027, at an average of 240 new homes per year.
- 6.2 In 2021/22, there were a total of 127 net additional homes delivered. This is significantly lower than delivery in the previous monitoring year when 230 new homes were delivered, and is also lower than the average annual delivery over the plan period.
- 6.3 There were 29 individual sites that contributed to the delivery of housing in the monitoring year, which is less than the 38 sites in the previous monitoring year. There was also four completed development sites that resulted in a net loss of dwellings. 72% of the sites provided a net addition of 5 or less dwellings, whilst 8 sites delivered more than 5 dwellings. 48% of the sites that delivered a dwelling net gain only provided one net additional unit.
- 6.4 The single largest site contributed 24 dwellings (19% of the total net gain delivered). This was a change of use from hotel to residential at the former Heatherleigh Hotel, Royal Parade in the Seaside neighbourhood. The next largest development was 17 net additional units through a change of use from office to residential at 21–25 Gildredge Road in the Town Centre neighbourhood. A full list of housing completions is provided in Appendix B.
- 6.5 Between 1st April 2006 and 31st March 2022, a total of 3,389 net additional homes were delivered in Eastbourne. This is 451 dwellings fewer than the Core Strategy target trajectory for the end of 2021/22.

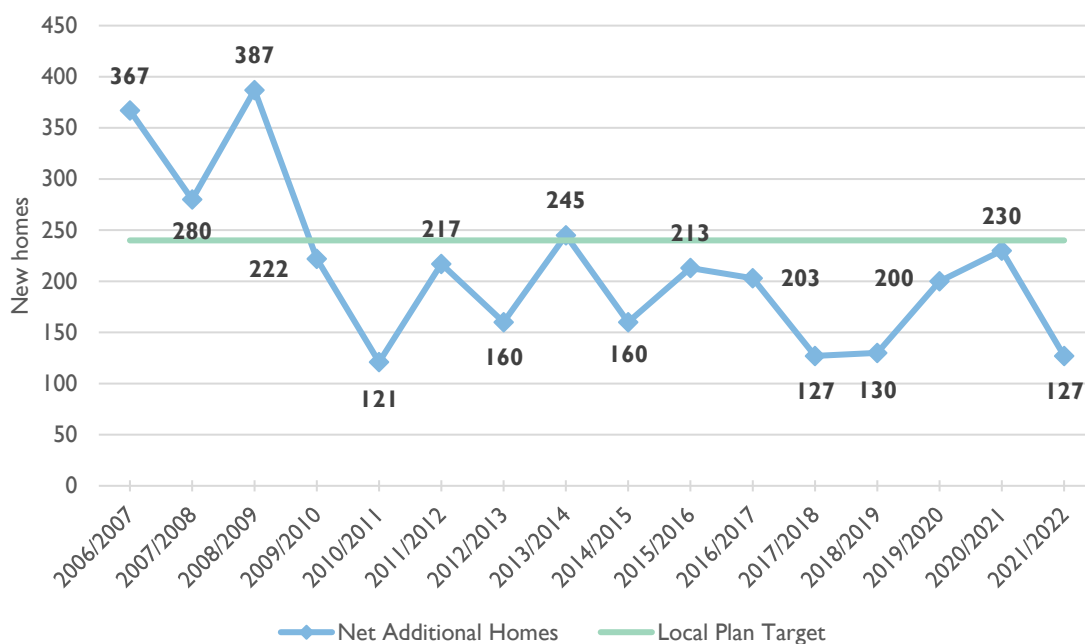
Table 11 – Housing Delivery over Core Strategy plan period

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

Year	Annual Delivery	Total Delivered	Cumulative Annual Target	Remaining
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
2021/2022	127	3,389	3,840	1,633

6.6 The delivery of 3,389 homes between 2006 and 2022 equates to an average of 212 new homes being delivered per year over the plan period. However, this record is influenced by high levels of delivery in the early years of the plan, particularly as a result of the completion of significant development sites at Sovereign Harbour, as illustrated in Figure 8.

Figure 8 - Net Additional Homes delivered against Local Plan target



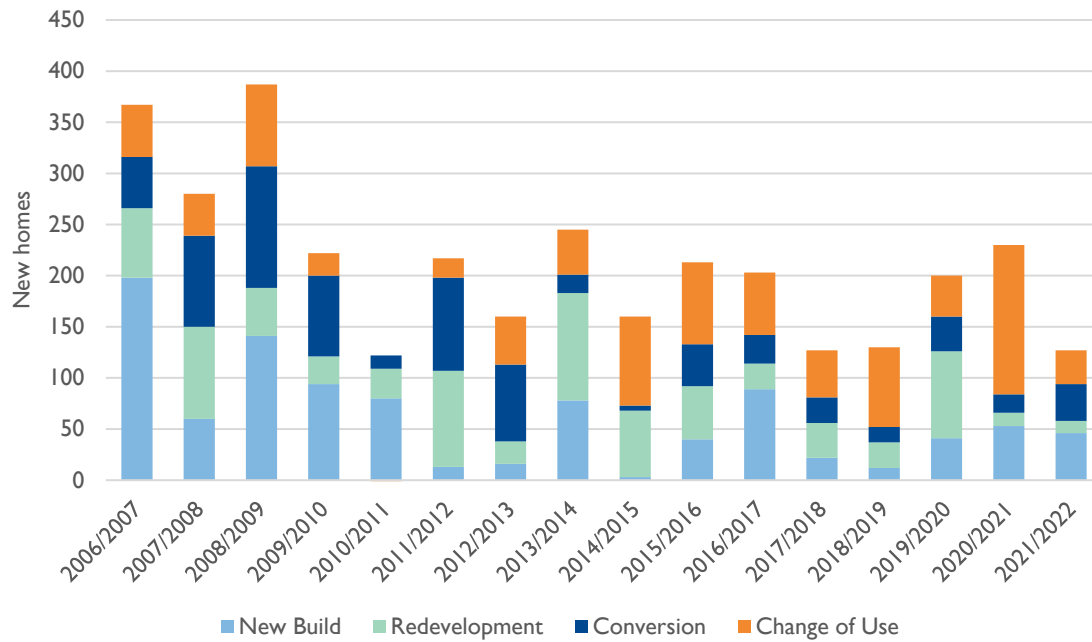
6.7 The delivery of new homes reduced significantly as a result of the recession in around 2010, with a low of 121 net additional homes delivered in 2010/11. Since then, annual delivery has fluctuated, reaching a high of 245 new homes in 2013/14. In the last five years, 814 new homes have been built at an average of 162 homes per year. This is despite the Core Strategy reaching the fifth anniversary of adoption in 2018, resulting in the absence of a five-year housing land supply and the application of the NPPF’s presumption in favour of sustainable development.

- 6.8 Housing delivery in Eastbourne has been reliant on small sites, with large sites being very limited in the borough. The 3,389 net additional homes since 2006 were delivered across 716 sites, with 555 sites (78%) delivering less than five units each. A further 95 sites accommodated between five and nine units, which means that 91% of development sites delivered less than 10 new homes. Just 66 sites delivered more than 10 homes, 51 of which were between 10 and 24 units. Just four were large sites that delivered in excess of 100 homes.

Housing Delivery by Type of Development

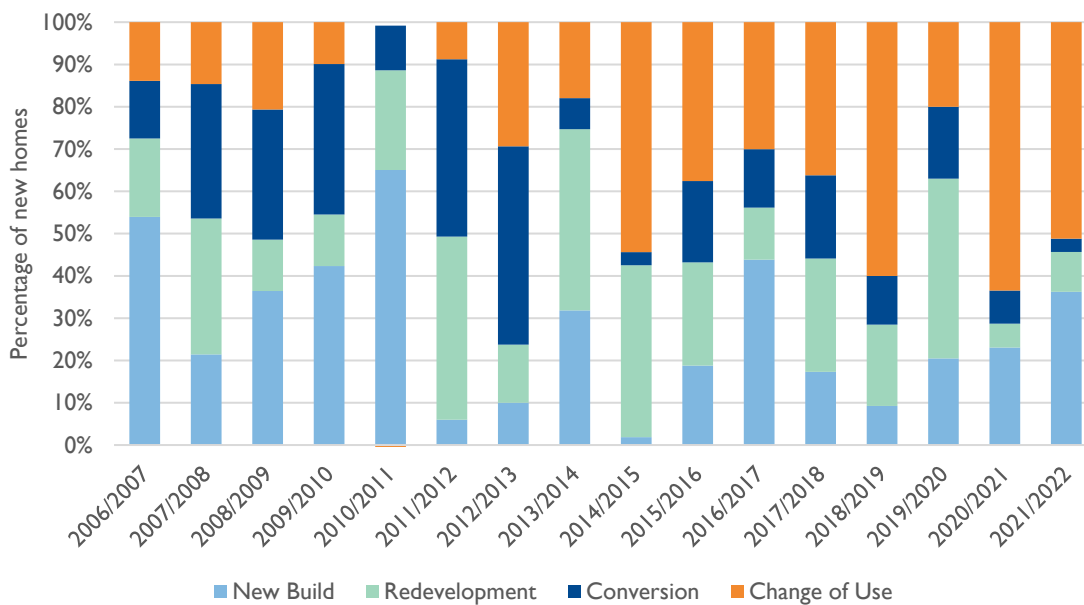
- 6.9 All development sites that have been completed since 2006 and that have delivered net additional dwellings have been categorised as being either:
- New Build – the development of an empty, vacant or unused previously developed site, or a greenfield site
 - Redevelopment – the demolition of an existing building and provision of new development in its place
 - Change of use – the change of a non-residential use to residential use within an existing building
 - Conversion – a change in the number of residential units within an existing residential building (including the creation of new dwellings through upward or sideward extensions).
- 6.10 Within the 2021/2022 monitoring year, over half of new homes were delivered through Changes of Use (65 homes | 51%). New Build delivered 46 home (36%), whilst there were 12 homes delivered through Redevelopments (9%). Just 4 new homes were achieved by Conversion (3%).
- 6.11 Over the plan period, New Build developments have contributed the greatest proportion of new homes (29%). Changes of Use delivered 26% of new homes, whilst Redevelopments provided 23% and Conversions 22%. Figure 9 shows that the majority of the homes provided via New Build were delivered early in the plan period, particularly due to the completion of final phases of development at Sovereign Harbour.
- 6.12 Of the 716 sites that delivered net additional dwellings between 2006 and 2022, 17% were New Build development sites and 12% were Redevelopment sites, whilst 32% were Change of Use sites and 39% were Conversion sites. The percentage of sites that were Change of Use or Conversion (71%) is significantly higher than the proportion of homes delivered via these methods (48%), which indicates that on average Change of Use and Conversion development sites generally have lower yields than New Build and Redevelopments.
- 6.13 The number of homes delivered via New Build developments and Conversions has been on an overall downward trend over the period between 2006 and 2022, whilst the proportion of homes delivered as Changes of Use has been increasing.

Figure 9 – Number of Net Additional Dwellings by Development Type and Year



6.14 Figure 10 illustrates that over the last eight years there has been a strong trend towards changes of use, which has delivered 41% of homes over this period at an average of 71 homes per year. This trend has been particularly influenced by the changes to Permitted Development rights that have allowed offices to be converted to residential without the need for planning permission.

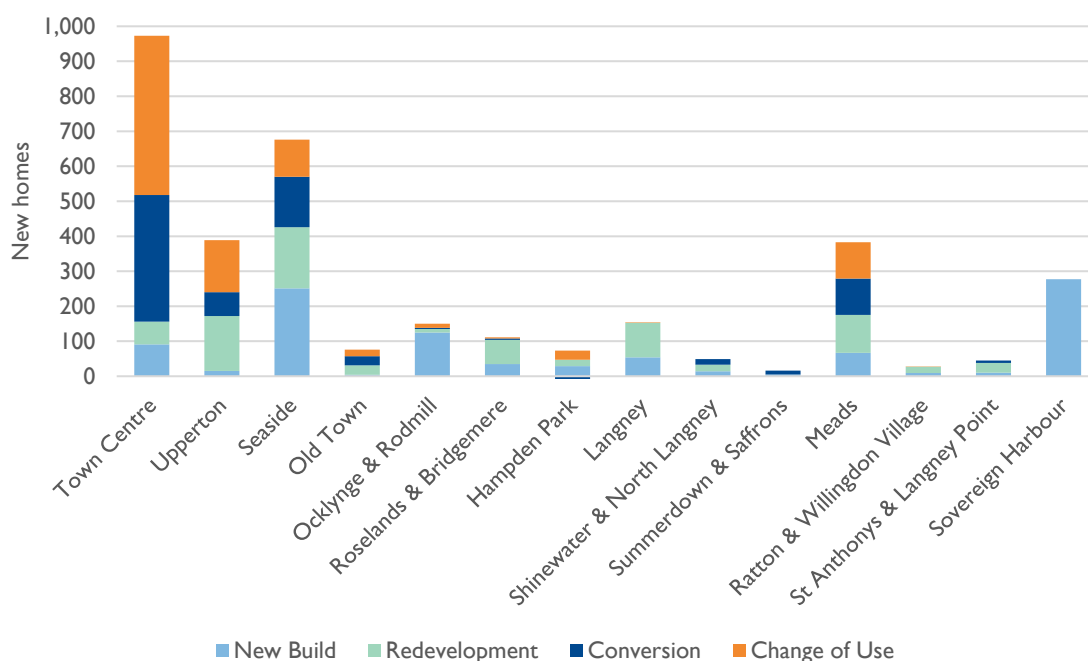
Figure 10 - Proportion of Net Additional Dwellings by Development Type and Year



Housing Delivery by Neighbourhood

- 6.15 Housing completions since 2006 have been recorded by neighbourhood. 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. A map of the Neighbourhoods is provided in Appendix B.
- 6.16 In the monitoring year 2021/2022, there were 43 homes delivered in the Town Centre and 42 homes delivered in Seaside. The next highest delivery was in Langney (18 homes) and then Sovereign Harbour (12 homes). Six of the 14 neighbourhoods saw no new housing delivery (Old Town, Ocklynge & Rodmill, Roselands & Bridgemere, Summerdown & Saffrons, Ratton & Willingdon Village, and St Anthony’s & Langney Point), whilst Upperton neighbourhood has a net loss of homes.
- 6.17 As shown in Figure 11, the Town Centre neighbourhood has delivered the highest number of new homes since 2006 (973 net additional units), with the majority of these (84%) coming through Changes of Use and Conversion. The Town Centre has delivered a consistent number of homes every year, with an average of 61 net additional dwellings per year between 2006 and 2022.

Figure 11 – Total Number of Net Additional Dwellings by Development Type and Neighbourhood between 2006 and 2022



- 6.18 After the Town Centre, Seaside has delivered the next highest number of homes with 676 net additional dwellings, but a greater proportion of New Build and Redevelopments compared to the Town Centre. Other neighbourhoods that have seen high rates of delivery include Upperton (389); Meads (383); and Sovereign

Harbour (276). All of the new homes delivered in Sovereign Harbour have been via New Build.

- 6.19 The Town Centre has also had the most individual development sites with 275 sites. 38% of the total number of sites across the town were in the Town Centre. Seaside and Upperton had the next most sites, with 17% and 11% respectively. The other 11 neighbourhoods contained 246 sites between them.
- 6.20 The Core Strategy identifies the level of housing growth expected within each neighbourhood between 2012 and 2027. Table 12 shows the housing delivery in the neighbourhoods in 2021/2022, 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.

Table 12 - Housing delivery by neighbourhood

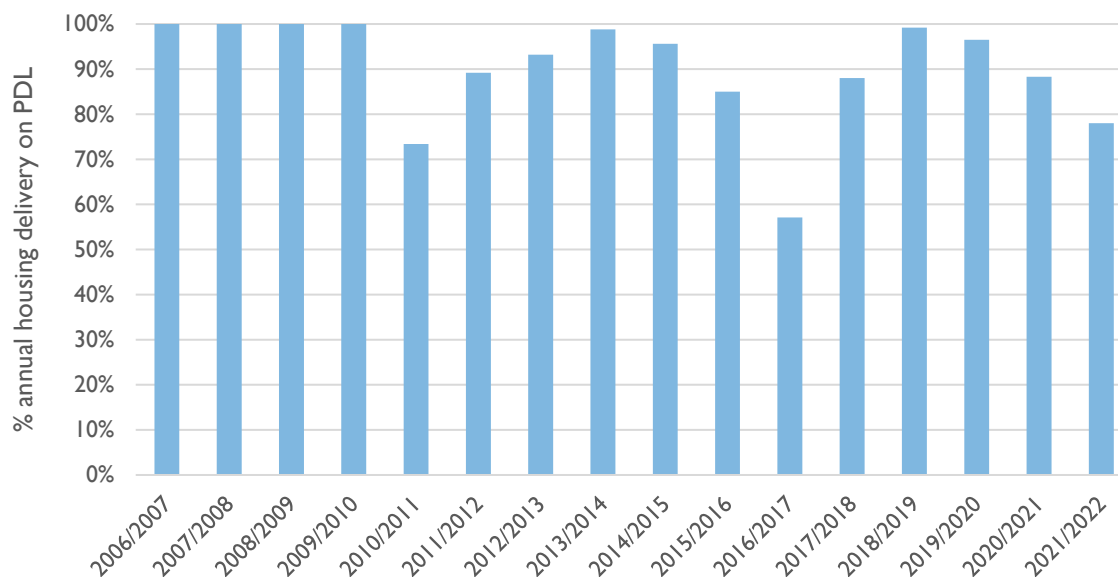
Neighbourhood	Net Delivery 2021/2022	Total Delivered 2012-2022	Overall Target 2012-2027	Remaining
Town Centre	43	580	1,190	610
Upperton	-2	246	399	153
Seaside	42	336	448	112
Old Town	0	34	101	67
Ocklynge & Rodmill	0	141	258	117
Roselands & Bridgemere	0	51	116	65
Hampden Park	1	42	84	42
Langney	18	88	178	90
Shinewater & North Langney	5	28	69	41
Summerdown & Saffrons	0	5	40	35
Meads	8	147	358	211
Ratton & Willingdon Village	0	5	12	7
St Anthony’s & Langney Point	0	32	25	-7
Sovereign Harbour	12	60	150	90
TOTAL	127	1,795	3,428	1,633

Previously Developed Land

- 6.21 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.

6.22 In the 2021/2022 monitoring year, 99 homes units were delivered on previously developed land, whilst 28 units were delivered on greenfield sites. This means that 90% of new homes delivered since 2006 have been on previously developed land. Housing delivery of previously developed land by year is identified in Figure 12.

Figure 12 - Housing Delivery on Previously Developed Land



Affordable Housing

6.23 There were 12 affordable housing units delivered during the 2021/2022 monitoring year, which is an increase from the previous monitoring year. These 12 affordable homes were delivered via an Eastbourne Borough Council development at 183 Langney Road.

Table 13 - Affordable housing delivery

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
2021/2022	12
Total	182

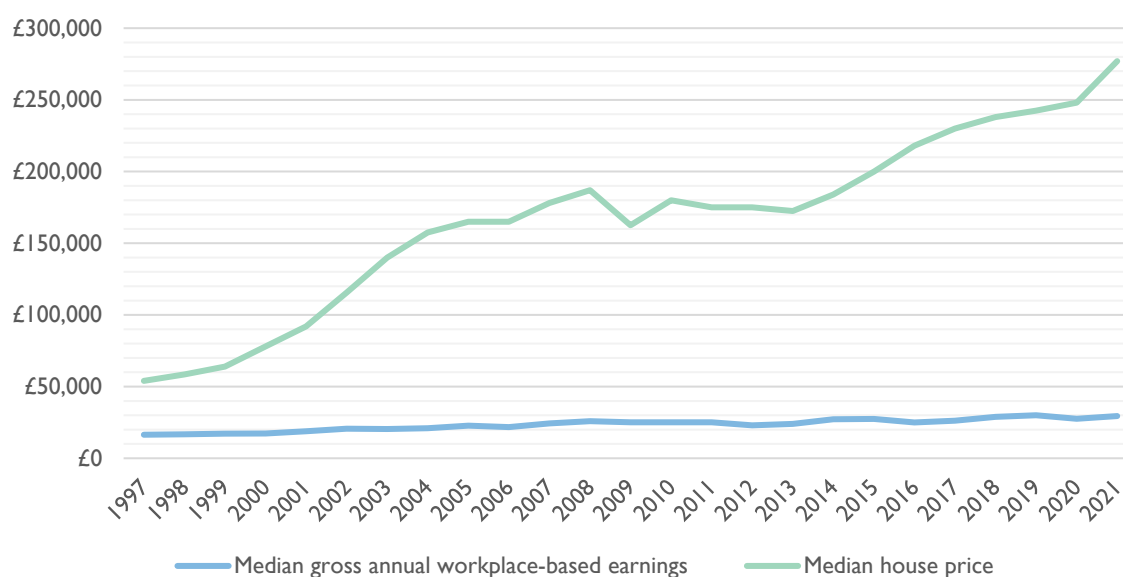
Average	20.22
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- 6.24 Affordable housing delivery over recent years has been reliant on large sites as these are the only development where affordable housing can be secured. A total of 182 affordable housing units have been delivered in the past nine years (as shown in Table 13), and the average annual delivery is 20.22 units.
- 6.25 Affordable housing contributions can only be required from 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.
- 6.26 The standard method for calculating local housing need, which is outlined in Planning Practice Guidance, takes into account the affordability of the local area in the calculation of the number of homes that an area needs to provide.
- 6.27 Affordability in this context is to be measured via median affordability ratios: the workplace-based median house price-to-median earnings ratio from the most recent data available.
- 6.28 The most recent data available was published in March 2022², which is within our monitoring period. This identifies for Eastbourne, a median house price of £277,000 and median gross average workplace-based earnings of £29,421, giving an overall affordability ratio of 9.42. For comparison, the affordability ratio for the country is 8.93, whilst in the South East region it is 11.12. In East Sussex it is 12.18.
- 6.29 Home ownership is becoming more unaffordable. Since 1997 (the period over which data is available), the affordability ratio for Eastbourne has risen from 3.29 to 9.42. 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.
- 6.30 Between 2014 and 2022, the mean monthly rent in Eastbourne³, across all types of accommodation, increased by 32% from £625 to £825. Between 2014 and 2021 earnings only rose by 7%. In terms of rental values, the largest increase was in the monthly rent for studio flats, which has increased by 40% over the last seven years.

² [Office for National Statistics - House price to workplace-based earnings ratio \(March 2022\)](#)

³ <https://www.eastsussexinfigures.org.uk>

Figure 8 - Median House Prices compared to Median Earnings



Gypsy & Traveller Pitches

6.31 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.

Housing Supply

6.32 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.

6.33 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.*

6.34 This five-year housing land supply reflects the situation as at 1st October 2022, and therefore the five year land supply assessment covers the period from 1st October 2022 to 30th September 2027.

Housing Requirement

6.35 The Eastbourne Core Strategy Local Plan (the Core Strategy) was adopted on 20th February 2013. This sets out a housing requirement of 240 homes per year. The fifth anniversary of the adoption of the Core Strategy was in February 2018, which means that it is now more than five years old.

- 6.36 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.
- 6.37 Using the standard method, Eastbourne's Local Housing Need is calculated as 738 homes per year. Therefore, five years' worth of the Local Housing Need requirement amounts to 3,690 homes.

Buffer

- 6.38 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.
- 6.39 The Housing Delivery Test shows that delivery over the three-year period between 2018 and 2021 amounted to 560 homes, which equates to 32% of the number of homes required over that period. 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.
- 6.40 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 4,428 homes.

Housing Land Supply

- 6.41 The Housing Land Supply consists of a supply of deliverable sites where homes will be completed within five years.
- 6.42 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"*.
- 6.43 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"*.
- 6.44 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"*.

- 6.45 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.
- 6.46 In order to ensure that the supply of sites is 'deliverable', careful consideration has been given to which sites to include within the five-year supply calculation. The following are included within the housing supply calculation:
- Sites with extant planning permission as at the 1st October 2022;
 - Sites with a resolution to approve as at 1st October 2022; and
 - A contribution from windfall sites.
- 6.47 The majority of the housing land supply is formed of commitments (i.e. sites with an extant detailed planning permission). There are 127 sites with an extant planning permission within the housing land supply, of which 37 sites are currently under construction. Sites that have permission but where development is yet to commence contribute 640 homes to the housing land supply, and sites that are under construction contribute 444 homes.
- 6.48 In addition, there are four sites that have a resolution to approve subject to the agreement of a Section 106 agreement that will contribute an additional 313 homes to the supply. The sites that make up the supply are identified in Appendix D.

Windfall

- 6.49 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 LAA, historic windfall delivery rates and expected future trends.
- 6.50 An assessment of windfall development as part of the Eastbourne Land Availability Assessment (2022) identifies a total annual windfall figure of 90 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.
- 6.51 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 90 per year for years 4 and 5. This means a total of 180 homes have been included in the housing land supply.

Land Supply

6.52 Eastbourne has a housing land supply of 1,577 homes. This consists of:

- 640 homes on sites with permission where development is yet to commence
- 444 homes on sites that are currently under construction
- 313 homes on sites where there is a resolution to grant
- 180 homes on windfall sites.

Five Year Housing Land Supply Calculation

6.53 Eastbourne currently has a 1.8 year housing land supply, which amounts to a five year supply of 1,577 homes against a five year requirement of 4,428 homes.

6.54 Table 14 sets out the five-year housing land supply calculation as at 1st October 2022.

Table 14 - Five Year Housing Land Supply Calculations

Annual Housing Requirement	738
Total Five-Year Housing Requirement inc. 20% buffer	4,428
Housing Land Supply (units)	1,577
Housing Land Supply (%)	35.6%
Housing Land Supply (years)	1.8 years

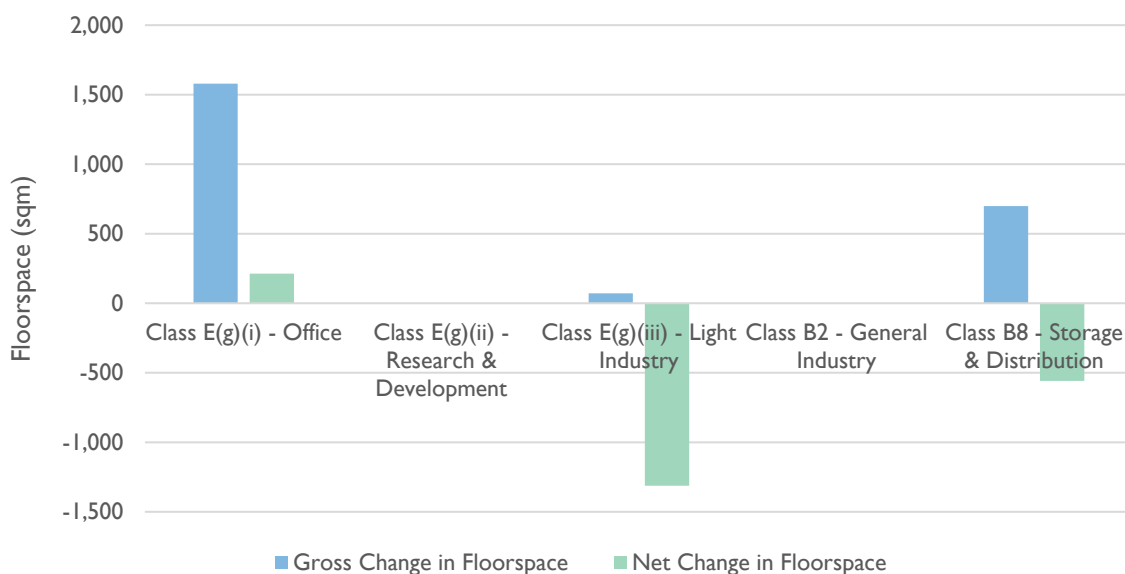
7. Employment

- 7.1 As of the 1st 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

- 7.2 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.
- 7.3 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
- 7.4 Overall in the monitoring period, there was a gross delivery of 2,350 sqm of employment floorspace; with an overall net loss was 1,658 sqm. ~~There was an overall loss of office (Eg(i)).~~ There was a slight net gain of office floorspace, but an overall net loss in industrial and warehouse space.

Figure 9 - Employment Floorspace completions in 2021/22



7.5 In comparison to the previous monitoring year, 2021/22 saw a slightly higher gross delivery of employment space. However, the overall net loss of employment space continues a trend from previous years. Figures for employment floorspace delivered over the monitoring year are outlined in Table 15.

Table 15 - Additional Employment Floorspace in 2020/21

2021/2022	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	1,580	0	71	0	699	0	2,350
Net Floorspace (m ²)	212	0	-1,313	0	-588	0	-1,658

7.6 There were 15 sites that involved a change in employment floorspace in the monitoring year. The largest development involving employment floorspace was the erection of three storey modular office building at the District General Hospital on Kings Drive, which resulted in the creation of 1,334 sqm of Eg(i) Office space. The largest loss of new employment floorspace was in the Brampton Road Industrial Estate, where a 1,200 sqm light industrial unit changed use to retail. A full list of all commercial development completions is provided in Appendix C.

7.7 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 16.

Table 16 - 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
2021/2022	-2,500	10	0	-2,490
TOTAL	10,751	-4,716	3,000	9,132

7.8 The monitoring year did not see any employment development delivered in Sovereign Harbour. There was net loss of 2,500 sqm of employment space within the Industrial Estates, and a slight net gain of 10 sqm of employment space within the Town Centre.

7.9 There has been a total of 9,132 sqm of employment floorspace delivered in 10 years of the Employment Land Local 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

7.10 Once again, all employment development in the monitoring period was built on previously developed land, as shown in Table 17. This is the same as the previous past years, where 100% of employment floorspace has been built on previously developed land.

Table 17 - Employment floorspace on Previously Developed Land

2021/2022	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
Gross Floorspace (m²)	1,580	0	71	0	699	0	2,350
% gross on PDL	100	n/a	100	n/a	100	n/a	100

Loss of Employment Land

7.11 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 3,824 sqm. This can be seen in Table 18.

7.12 A total of 1,719 sqm of employment space was lost to residential use, the majority having been in office use (Eg(i) Use Class). Two applications that resulted in a loss of office space were via permitted development rights, which when compared to previous years, indicates that the rate of permitted development change of use from office to residential could be falling.

Table 18 - Loss of Employment Land

2020/2021	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
To Non-B uses	1,367	0	1,200	0	1,257	0	3,824
To Residential	1,533	0	0	0	186	0	1,719

Employment Land Available

7.13 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.

7.14 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 19 - Employment Land Committed through Planning Permissions

2021/2022	Eg(i)	Eg(ii)	Eg(iii)	B2	B8	Mixed B	Total
Gross Floorspace (m ²)	500	0	0	628	270	327	1,725
Net Floorspace (m ²)	-7,828	0	-2,390	-400	-4,606	327	-14,897

7.15 Table 19 shows the amount of employment land committed through approved planning applications. There is a gross total of 1,725 sqm of employment land committed, however when losses to other uses are taken into account, there is a net loss of 14,897 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.

8. Town Centre Uses

- 8.1 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 E(a) (Shops Previously A1), E(b) (Restaurants & Cafés, previously A3), (g)(i) (offices, former B1a) the Sui Generis floorspace that is made up of public houses (Previously A4), C1 (Hotels) and E(d) (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.
- 8.2 Table 20 shows the additional floorspace for town centre uses over the monitoring year. There was a net increase of 1,567 sqm of Town Centre uses, but within designated town centres there was a net loss of 1,011 sqm of Town Centre uses.

Table 20 - Change in Town Centre uses floorspace in 2021/22

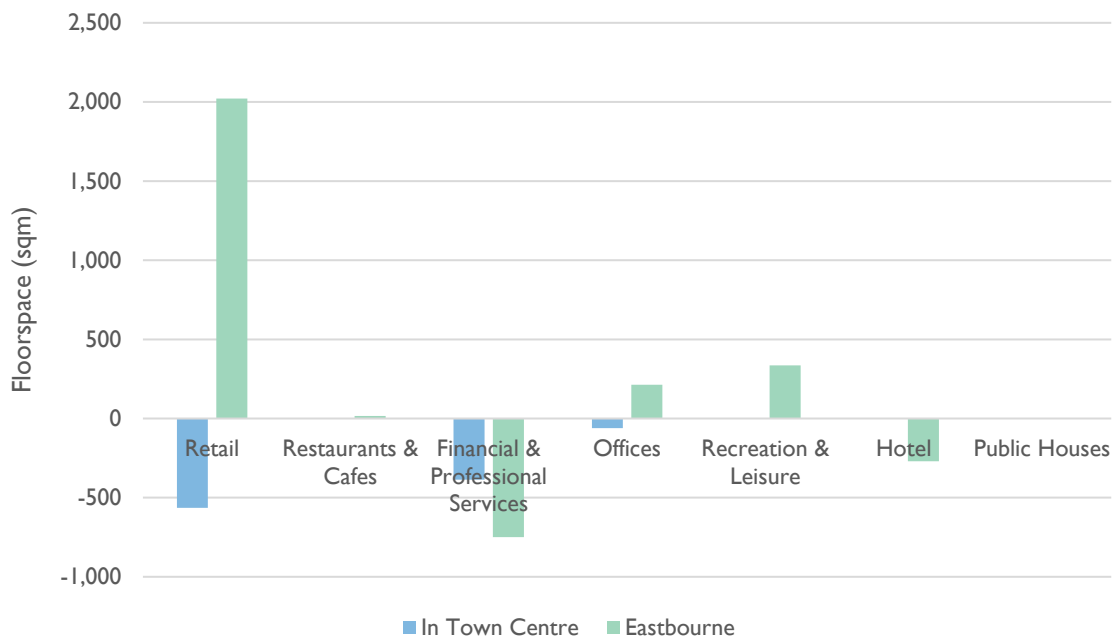
		Retail	Restaurants	Financial Services	Office	Recreation & Leisure	Hotels	Public Houses	Total
Town Centre	Gross	42	0	0	0	0	0	0	42
	Net	-564	0	-386	-61	0	0	0	-1,011
LA Area	Gross	2,959	16	0	1,580	541	0	0	5,096
	Net	2,021	16	-749	213	336	-270	0	1,567

- 8.3 Overall, there was a net gain in retail space, although this generally took place outside of Town Centres. This included the creation of retail space from a change of use from light industrial, and the creation of a mezzanine floor within an existing retail unit, both of which took place within the Hampden Park neighbourhood. There was also a net gain in office (as identified within Employment Land section), and in Assembly & Leisure uses.
- 8.4 Despite the overall increase in Town Centre uses, there was a loss of town centre uses within designated town centres. Within Town Centres, there was a net decrease in retail and financial & professional services, as well as a small decrease in office space. No town centre use saw an increase in designated town centres.
- 8.5 There were 27 developments that involved town centre uses, with eight of these being located within designated town centres. The largest development involving a

town centre uses was the creation of additional retail space through the installation of a mezzanine floor within an existing retail unit outside of a designated centre.

8.6 Overall, 2,087 sqm of floorspace within town centre uses was lost to residential. The majority of the loss to residential was from an office use, although there was some loss from tourist accommodation use.

Figure 13 - Net Changes in Town Centre uses in 2021/22



8.7 The overall vacancy rate of units within designated shopping centres across the town was 9.4%. The vacancy rate was slightly higher in the Town Centre Primary Retail Area, partly due to some new units provided as part of the extension to the Beacon Centre that have not yet been occupied. The seven Neighbourhood Shopping Centres are well occupied and only had one vacant unit between them.

Table 21 - Occupation of units in designated shopping centres

	Occupied Units	Vacant Units	Total Units	% Vacant
Town Centre Primary Retail Area	144	21	165	12.7%
Town Centre Secondary Retail Area	198	20	218	9.2%
District Shopping Centres	222	24	246	9.8%
Local Shopping Centres	31	3	34	8.8%
Neighbourhood Shopping Centres	68	1	69	1.4%
Total	663	69	732	9.4%

9. The Environment

Water and Flooding

- 9.1 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 22 - Environment Agency objections to planning applications based on flood risk and water quality

Year	Flood Risk	Water Quality
2016/2017	3	0
2017/2018	9	0
2018/2019	9	0
2019/2020	12	0
2020/2021	4	0
2021/2022	2	0
Total	39	0

- 9.2 There were two applications that were objected to by the Environment Agency within the monitoring year. For one of these applications, the Environment Agency advice was subsequently followed, and the issue was resolved before the application was determined. The other application was subsequently withdrawn.

- 9.3 Overall, this means that two applications have been granted permissioned against Environment Agency advice since 2016.

Biodiversity & Natural Habitats

- 9.4 The Sussex Biodiversity Record Centre provides Eastbourne Borough Council with a Desktop Biodiversity Report for the monitoring period 2021/2022. 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.

- 9.5 There have been 21 planning applications that have been within or abutting designated sites or reserves. Seven of these were abutting the National Park but did not infringe on the National Park within the Eastbourne Borough boundary⁴. There were eight applications that abutted a Local Wildlife Site. Five applications abutted sites with an Environmental Stewardship Agreement, and one application abutted a

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

notable road verge. The amount of area under designation and how they were affected by the planning application is shown in Table 23.

Table 23 - 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	0.00	0.00	0	0.00	0.00
	Special Area of Conservation	0.00	0.00	0	0.00	0.00
	Special Protection Area	0.00	0.00	0	0.00	0.00
National	Area of Outstanding Natural Beauty	0.00	0.00	0	0.00	0.00
	National Nature Reserve	0.00	0.00	0	0.00	0.00
	National Park	1,904.98	41.86	7	0.07	0.00
	Site of Special Scientific Interest	371.43	8.16	0	0.00	0.00
Local	Country Park	70.10	1.54	0	0.00	0.00
	Local Geological Site	117.22	2.58	0	0.00	0.00
	Local Nature Reserve	0.00	0.00	0	0.00	0.00
	Local Wildlife Sites	396.82	8.72	8	0.00	0.00
	Notable Road Verge	0.93	0.02	1	0.03	2.69
Reserve / Property	Environmental Stewardship Scheme	1,404.46	30.86	5	0.00	0.00
	National Trust	0.22	0.00	0	0.00	0.00
	RSPB Reserve	0	0.00	0	0.00	0.00
	Sussex Wildlife Trust	0	0.00	0	0.00	0.00
	Woodland Trust	0	0.00	0	0.00	0.00

9.6 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 20 applications that were in proximity to identified habitats. This includes 12 applications abutted upon Deciduous Woodland, and five of these infringed upon it. Four applications abutted Coastal & floodplain grazing marsh, three applications abutted Ancient Woodland, and one application abutted Coastal Vegetated Shingle. The impact of planning applications on habitats is shown in Table 24.

Table 24 - Habitats affected by planning applications

Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
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Habitat	Area (ha)	% of Eastbourne	Number of apps	Area infringed (ha)	% infringed
Ancient Woodland	21.86	0.48	3	0.00	0.00
Coastal & floodplain grazing marsh	296.18	6.51	4	0.00	0.00
Coastal saltmarsh	0.00	0.00	0	0.00	0.00
Coastal sand dunes	0.00	0.00	0	0.00	0.00
Coastal vegetated shingle	15.26	0.34	1	0.00	0.00
Deciduous woodland	201.89	4.43	12	3.16	1.57
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

9.7 There are 24,306 records of protected or notable species in Eastbourne. In 2021/2022, 100% of applications 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 25.

Table 25 - 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	161	255	63.75
Wildlife & Countryside Act Species	581	363	90/75
Section 41 Species	14,292	400	100.00
Bats	142	255	63.75
Notable Birds	6,041	390	97.50
Rare species (excludes bat and birds)	2,599	325	81.25
Invasive non-native species	474	321	80.25

Species	Number of Records	No. of applications with species records within 200m buffer	% of applications with species records within 200m buffer
Ancient Tree Hunt	15	27	6.75
Tree Register	1	4	1.00
Black poplar	0	0	0.00

9.8 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.

9.9 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, are in 'Unfavourable Recovering' condition. This is shown in Table 26.








Table 26 - SSSI Unit Condition

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

10. Monitoring of Local Plans

10.1 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 has been used, but in some cases there is a significant delay in the availability of data.







10.2 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
















10.3 Table 27 sets out the framework against which the policies in the Core Strategy will be monitored. Each policy has targets and indicators which provide the basis for the monitoring framework. It will provide the key mechanism for ensuring that Council's vision and the spatial objectives and policies stemming from it are successfully delivered. The Monitoring Report will demonstrate the effectiveness of the Core Strategy and whether it needs to be reviewed at any point during its lifetime.

Table 27 - Core Strategy Monitoring Framework














Policy	Targets	Indicators	Performance 2021/2022
B1: Spatial Distribution	To provide 240 dwellings per annum across the Borough and achieve a total of 5,022 net additional dwellings between 2006- 2027.	a) Number of annual housing completions	a) 127 units  
		b) Number of annual housing completions at the Town Centre	b) 47 units  
	To prioritise development for new dwellings in the Town Centre regeneration	c) Number of annual housing completions in the Sovereign Harbour	c) 12 units  

Policy	Targets	Indicators	Performance 2021/2022
	area, the Sovereign Harbour neighbourhood.	neighbourhood	
B2: Sustainable Neighbourhoods	To provide services and facilities locally within walking distance of local residents.	a) Increase in sustainability scores for individual neighbourhoods.	a) Information not available ? ↔
C1: Town Centre Neighbourhood Policy	To prioritise the delivery of 1,190 net dwellings before 2027 to assist in the regeneration of the Town Centre; Improving and maintaining the effective balance between jobs and homes. Increase the amount of tourism, cultural and community facilities available in the neighbourhood Enhance Eastbourne's town centre as a shopping destination No conservation area consents should be approved contrary to the advice of English Heritage	a) Number of annual housing completions in the Town Centre compared against the annual average target for the neighbourhood b) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes c) Net increase in tourist accommodation bed spaces in the Town Centre d) Net increase in hotels, bed and breakfasts and other visitor accommodation within the Town Centre which have national quality accreditation e) Increase in sustainability index for access to community facilities	a) 43 units delivered, which is less than the annual target of 101 x ↓ b) -2,380 / 43 units Eg uses – -1,107 sqm B uses – -148 sqm Other – -1,125 sqm x ↓ c) No tourist bed spaces ✓ ↑ d) Information not available ? ↔ e) Information not available ? ↔
C2: Upperton Neighbourhood Policy	To deliver 399 net units within Upperton before 2027 To increase the delivery of affordable housing within Upperton No conservation area consents should be approved contrary to	a) Number of annual housing completions in Upperton compared against the annual average target for the neighbourhood b) Proportion of affordable housing	a) Two units lost in total, which is lower than the annual target of 35.5 x ↓ b) 0% affordable as proportion of overall x ↔

Policy	Targets	Indicators	Performance 2021/2022
	the advice of English Heritage	delivered against overall housing delivery in Upperton	housing
	Provide a net increase in high quality and easily accessible allotment provision within the neighbourhood	c) Number of additional community facilities provided within Upperton	c) None ✘ ↔
	Provide new and improve access to community and sports facilities within Upperton	d) Increase in sustainability index for access to community facilities	d) Information not available ? ↔
C3: Seaside Neighbourhood Policy	To deliver 448 net units within Seaside before 2027	a) Number of annual housing completions in Seaside compared against the annual average target for the neighbourhood	a) 42 units delivered, which is more 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) Information not available ? ↔
C4: Old Town Neighbourhood Policy	To deliver 101 net units within Old Town before 2027	a) Number of annual housing completions in Old Town compared against the annual average target for the neighbourhood	a) 0 units delivered, which is 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) 6.7% (4 vacant units out of 60) ~ ↔
	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) ~ ↔
	Provision of safe walking and cycling routes across the neighbourhood		
C5: Ocklynge & Rodmill Neighbourhood Policy	To deliver 258 net units within Ocklynge & Rodmill before 2027	a) Number of annual housing completions in Ocklynge & Rodmill compared against the annual	a) 0 units delivered, which is less than the annual target of 21.3 units ✘ ↓
	To increase the delivery		

Policy	Targets	Indicators	Performance 2021/2022
	of affordable housing within Ocklynge & Rodmill	average target for the neighbourhood	
	Provide new and improve access to community and sports facilities within Ocklynge & Rodmill	b) Proportion of affordable housing delivered against overall housing delivery in Ocklynge & Rodmill	b) 0% affordable as proportion of overall housing  
	Provision of safe walking and cycling routes across the neighbourhood	c) Net increase in local community and health facilities provided	c) None  
	All new homes to achieve Code Level 4	d) Percentage of journeys to work undertaken by sustainable modes	d) 28.3% (2011 Census data)  
		e) Renewable energy capacity installation by type in Ocklynge & Rodmill	e) Information not available  
C6: Roselands and Bridgemere Neighbourhood Policy	To deliver 116 net units within Roselands and Bridgemere before 2027	a) Number of annual housing completions in Roselands & Bridgemere compared against the annual average target for the neighbourhood	a) 0 units delivered, which is less than the annual target of 11.3  
	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) Information not 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) Information not available  
C7: Hampden Park Neighbourhood Policy	To deliver 84 net units within Hampden Park before 2027	a) Number of annual housing completions in Hampden Park compared against the annual average target for the neighbourhood	a) 1 unit delivered, which is less than the annual target of 4.3  
	Provide a net increase in high quality and easily accessible		



















Policy	Targets	Indicators	Performance 2021/2022	
	allotment provision within the neighbourhood	b) Percentage of journeys to work undertaken by sustainable modes	b) 27.4% (2011 Census data)	~ ↔
	Provision of safe walking and cycling routes across the neighbourhood	c) Proportion of vacant shops in all centres within Hampden Park	c) 4.0% (2 vacant unit of 50)	✓ ↑
	Maintain a sustainable network of local shopping facilities across Eastbourne			
C8: Langney Neighbourhood Policy	To deliver 178 net units within Langney before 2027	a) Number of annual housing completions in Langney compared against the annual average target for the neighbourhood	a) 18 units delivered, which is equals 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	✗ ↑
C9: Shinewater & North Langney Neighbourhood Policy	To deliver 69 net units Shinewater & North Langney before 2027	a) Number of annual housing completions in Shinewater & North Langney compared against the annual average target for the neighbourhood	a) 5 units delivered, which is 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			
	High quality and accessible open space provision throughout the neighbourhood	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.4% (2011 Census data)	✗ ↔
		d) The quality of open	d) Information not	?

Policy	Targets	Indicators	Performance 2021/2022
		space, informed by regular reviews of all open space resources in the neighbourhood	available 
C10: Summerdown & Saffrons Neighbourhood Policy	To deliver 40 net units within Summerdown & Saffrons before 2027	a) Number of annual housing completions in Summerdown & Saffrons compared against the annual average target for the neighbourhood	a) 0 units delivered, which is less than the annual target of 6.6 
	To increase the delivery of affordable housing within Summerdown & Saffrons		
	No conservation area consents should be approved contrary to the advice of English Heritage	b) Proportion of affordable housing delivered against overall housing delivery in Summerdown & Saffrons	b) 0% affordable as proportion of overall housing 
	Provide improved access to community and sports facilities and open space within Summerdown & Saffrons	c) Percentage of journeys to work undertaken by sustainable modes	c) 30.8% (2011 Census data) 
	Provision of safe walking and cycling routes across the neighbourhood		
C11: Meads Neighbourhood Policy	To deliver 358 net units within Meads before 2027	a) Number of annual housing completions in Meads compared against the annual average target for the neighbourhood	a) 8 units delivered, which is 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) Information not available 
	All new homes to achieve Code Level 4		
C12: Ratton & Willingdon Village Neighbourhood Policy	To deliver 12 net units within Ratton & Willingdon Village before 2027	a) Number of annual housing completions in Ratton & Willingdon Village compared against	a) 0 delivered, which is less than the annual target of 0.5  

Policy	Targets	Indicators	Performance 2021/2022
	To increase the delivery of affordable housing within Ratton & Willingdon Village	the annual average target for the neighbourhood	
	Provision of safe walking and cycling routes across the neighbourhood	b) Proportion of affordable housing delivered against overall housing delivery in Ratton & Willingdon Village	b) 0 units ✗ ↔
	No conservation area consents should be approved contrary to the advice of English Heritage	c) Percentage of journeys to work undertaken by sustainable modes	c) 19.9% (2011 Census data) ✗ ↔
C13: St Anthony's & Langney Point Neighbourhood Policy	To deliver 25 net units within St Anthony's & Langney Point before 2027	a) Number of annual housing completions in St Anthony's & Langney Point compared against the annual average target for the neighbourhood	a) 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) -1,300 sqm / 0 units Eg uses – -260 sqm B uses – -1,040 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 ✗ ↔
C14: Sovereign Harbour Neighbourhood Policy	To deliver up to a maximum of 150 net units within Sovereign Harbour before 2027	a) Number of annual housing completions in Sovereign Harbour compared against the annual average target for the	a) 12 units delivered, which is less than the annual target of 17 ✗ ↓
	Provide new and		

Policy	Targets	Indicators	Performance 2021/2022
	improve access to community, health facilities and open space within Sovereign Harbour	neighbourhood	
	To increase the delivery of affordable housing within Sovereign Harbour	b) Net increase in community, health facilities and accessible open space within the neighbourhood	b) A new Community Centre has been built ✓ ↑
	Provision of safe walking and cycling routes across the neighbourhood	c) Proportion of affordable housing delivered against overall housing delivery in Sovereign Harbour	c) None ✗ ↔
	All new homes to achieve Code Level 4	d) Percentage of journeys to work undertaken by sustainable modes	d) 18.2% (2011 Census data) ✗ ↔
	Improving and maintaining the effective balance between jobs and homes	e) Renewable energy capacity installation by type in Sovereign Harbour	e) Information not available ? ↔
		f) Amount of employment development compared against net housing completions to provide an indication of the balance between jobs and homes	f) 786 sqm / 12 units Eg uses – 246 sqm B uses – 515 sqm Other – 25 sqm ~ ↑
D1: Sustainable Development	All new homes achieve Code Level 4. All new developments incorporate renewable energy technologies	a) Renewable energy capacity installation by type	a) Information not available ? ↔
D2: Economy	Well paid jobs for local people with a workforce skilled to match employment opportunities Improving and maintaining the effective balance between jobs and homes.	a) Amount of land developed for employment by type b) Amount of employment land lost to residential development c) Amount of employment development compared against net housing completions to provide an indication of the balance	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 2021/2022
		<i>between jobs and homes</i>	
D3: Tourism and Culture	Increase the total number and quality of tourist bed spaces	a) Net increase in tourist accommodation bed spaces in Eastbourne	a) Net loss of 6 bed spaces, 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 ? ↔
	Increase the number of leisure facilities available in Eastbourne	c) Net increase in new tourism and leisure facilities provided	c) None ✘ ↓
D4: Shopping	Enhance Eastbourne town centre's role as a shopping destination	a) Proportion of vacant shops in all centres	a) 9.4% (69 out of 732 units) ~ ↓
	Maintain a sustainable network of local shopping facilities across Eastbourne	b) Number of non-retail users (measured by number of units) on primary and secondary shopping frontages.	b) Primary frontage: Retail – 123 (74.5%) Non Retail – 42 (25.5%) ~ ↑
			Secondary frontage: Retail – 119 (54.6%) Non Retail – 99 (45.4%) ~ ↑
D5: Housing	Deliver at least 30% affordable housing in low market areas and 40% affordable housing in high market areas	a) Affordable housing will be monitored on an annual basis in terms of permissions, commitments and completions	a) 12 completed affordable housing units ✘ ↑
		b) The type and tenure of housing delivered as measured against needs indicated in the Strategic Housing Market Assessment	b) 12 completed affordable housing units ✘ ↑
		c) Number of affordable units secured	c) 12 affordable units were delivered ✘ ↑
D6: Gypsies, Travellers and Travelling	Provide a level of gypsy, traveller and travelling showpeople's	a) Number of additional gypsy, traveller and travelling	a) None ? ↔

Policy	Targets	Indicators	Performance 2021/2022
Showpeople	residential and transit pitches in accordance with need assessments and contributing to the need for transit pitches in East Sussex	showpeople's residential and transit pitches permitted and delivered.	
D7: Community, Sports and Health	Provide new or improve access to community, health and sports facilities within the neighbourhoods.	a) Number of additional facilities provided	a) None  
		b) Increase in sustainability index for access to community facilities	b) Information not available  
D8: Sustainable Travel	Ensure that all new development is located within 400 metres of a bus stop. Ensure that all new development is located within 800 metres of local services	a) Percentage of new development located within 400 metres of a bus stop	a) 100% of the 33 residential developments completed in the monitoring year  
		b) Percentage of new development located within 800 metres of district, local or neighbourhood centre (or equivalent outside of Borough)	b) 100% of the 33 residential developments completed in the monitoring year  
	c) Percentage of journeys to work undertaken by sustainable modes	c) 29.6% (2011 Census data)  	
	d) Number of Travel Plans required as a condition of planning approval	d) Information not available  	
D9: Natural Environment	Preparation of a Green Network Plan High quality and easily accessible allotment provision throughout Eastbourne	a) Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	a) None  
		b) Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds	b) None  
	c) The amount of net open space which is created by new development. This	c) Information not available  	

Policy	Targets	Indicators	Performance 2021/2022
		will be informed by regular reviews of all open space resources in Eastbourne.	
		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 ✘ ↔
D10: Historic Environment	Reduction in percentage of Listed Buildings at risk No loss of Listed Buildings or Scheduled Monuments No conservation area consents should be approved contrary to the advice of English Heritage	a) Number of listed buildings and buildings at risk b) Number and area of Conservation Area and Article 4 Directions c) Number of Scheduled Monuments damaged as result of development	a) 269 listed buildings, with 0 new buildings added in monitoring year b) 12 Conservation Areas / 1 Article 4 Direction c) None ✓ ↔
D11: Eastbourne Park	Enhancement of Eastbourne Park as an ecological, archaeological and leisure resource	a) Creation of nature reserve b) Creation of wetland centre	a) Not implemented b) Not implemented ✘ ↔
E1: Infrastructure Delivery	A monitoring framework is in place to collect and report on all financial contributions received from developers in relation to the Community Infrastructure Levy and other developer contributions.	a) The amount and level of financial contributions received by 2027 b) Monitoring against financial levels set out in the Infrastructure Delivery Plan by 2027	This is now monitored in the Infrastructure Funding Statement which will be published on the Council's website before the 31 st December each year

Town Centre Local Plan Monitoring Framework

10.4 Table 28 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 28 - Town Centre Local Plan Monitoring Framework

Policy	Target	Indicators	Performance 2021/2022
TC1 Character Areas	<p>Improve identity and legibility of Town Centre, through the identification of 7 character areas</p> <p>Provide a complementary mix of uses in each area that support and strengthen its overall character of each area</p>	a) Tracking performance against Implementation of a wayfinding strategy within the next 5 years	<p>a) Phase one of the Wayfaring Strategy is completed and has been used to inform the design of the Town Centre Improvement Scheme.</p> <p>✓ ↔</p>
TC2 Town Centre Structure	<p>Secure investment for key approaches, gateways, streets and public spaces</p> <p>Ensure key approaches gateways, streets and public spaces within or in close proximity to Development Opportunity Sites are included in development proposals</p>	<p>a) Amount of financial contributions received from town centre schemes towards approaches, gateways, streets and public spaces</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>	<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>b) The Beacon Centre and the first phase of the Town Centre Improvement Scheme have been completed.</p> <p>✓ ↑ ✓ ↔</p>
TC3 Mixed Use Development	Increase proportion of mixed use as part of major development proposals in the Town Centre	<p>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> <p>b) Amount of new retail, residential and employment approved and implemented on development and</p>	<p>a) The indicator is not specific enough to allow this monitoring to be undertaken</p> <p>b) The indicator is not specific enough to allow this monitoring to be undertaken</p> <p>? ↔ ? ↔</p>
















Policy	Target	Indicators	Performance 2021/2022
		redevelopment sites, compared against local targets in the Eastbourne Core Strategy Local Plan	
TC4 Primary Retail Area	Maintain dominance of A1 retail uses within the primary retail area, compared to A2, A3, A4 and other non-retail uses. 90% in Beacon (Arndale) Shopping Centre 75% in other Primary Shopping Areas No more than three consecutive units are in A2, A3, A4 or other non-retail use	a) Proportion of non-A1 retail (measured using frontage distance in metres) uses present in Primary Retail frontages, compared to policy requirement. b) Number of instances where there are more than three consecutive uses in A2, A3 or A4 use, against a target of 0 ⁵	a) Overall – 75.8% in Retail use PRA1 (Beacon Centre) – 91.5% in Retail use PRA2 – 62.3% in Retail use PRA3 – 62.0% in Retail use PRA4 – 39.9% in Retail use PRA5 – 47.5% in Retail use b) No instances of more than three consecutive non-Retail uses
			~ ↓ ✓ ↔
TC5 Secondary Retail Areas	Maintain dominance of small and independent retail uses within the secondary retail areas Resist the amalgamation of single units into larger retail units Ensure at least 65% of frontages are within A1 retail use	a) Proportion of non-retail (measured using frontage distance in metres) uses present in Secondary Retail frontages, compared to policy requirement	a) 53.5% in Retail use
			✗ ↑
TC6 Residential Development in the Town Centre	Secure increase in well-designed new residential development that accord with the design criteria of the policy Provide a range of dwelling sizes (from 1 to 3 bedroom) and tenures within the Town Centre Deliver 1,190 net units in the Town Centre over the next 15 year period	a) Annual delivery of net residential units, compared against Town Centre target b) Number of new dwellings negotiated and approved in accordance with TCLP design criteria	a) 43 units delivered, which is less than the annual target of 101 b) The indicator is not specific enough to allow this monitoring to be undertaken
			✗ ↓ ? ↔

⁵ This does not include the 'Restaurant Area' on the first floor of the Beacon

Policy	Target	Indicators	Performance 2021/2022
	(2012-2027)		
TC7 Supporting the Evening and Night-time Economy	Increasing the diversity and offer of the evening economy through new A3 and A4 premises in key locations	a) Number of new A3 and A4 businesses approved in each of the evening economy key locations where an application for planning permission or change of use is approved	a) None ~ ↔
TC8 Arts Trail	Enhance legibility and presence of the Arts District and improve awareness of independent retailing through design and implementation of an Arts Trail	a) Tracking performance against Implementation of an arts trail within the next 5 years	a) Funding for the Arts Trail was secured through the Levelling Up fund ✓ ↑
TC9 Development Quality	Enhance the design quality of new buildings and development proposals Ensure key historic buildings and areas of historic value are respected	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken ? ↔
TC10 Building Frontages and Elevations	Ensure that the design of building elevations in the Town Centre have clearly defined structure in accordance with the policy	a) Assessed having regard to the appraisals within the delegated/committee report	b) The indicator is not specific enough to allow this monitoring to be undertaken ? ↔
TC11 Building Heights	Control building heights in the Town Centre	a) Monitor number of applications consented for buildings over 5 storeys in height in the Town Centre b) Assessed having regard to the appraisals within the delegated/committee report	a) None within the monitoring year on new build schemes. ✓ ↔ b) The indicator is not specific enough to allow this monitoring to be undertaken ? ↔
TC12 Servicing, Access and Storage	Ensure the design and layout of development is operationally and visually acceptable having regard to TCLP policy criteria	a) Assessed having regard to the appraisals within the delegated/committee report	a) The indicator is not specific enough to allow this monitoring to be undertaken ? ↔

Policy	Target	Indicators	Performance 2021/2022
TC13 Public Realm Quality and Priorities	Bring forward prioritised enhancements to the Town Centre public realm	a) Number of public realm projects designed and implemented in the Town Centre compared against the 10 schemes identified in TC13	a) Work on the Town Centre Public Realm Scheme (Terminus Road, Cornfield Road and Gildredge Road) 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. ~ ↑
TC14 Public Transport Interchange	Enhancing the environmental quality and operational efficiency of the bus interchange to underpin attractiveness, vitality and viability of the Town Centre	a) Tracking performance against Implementation of enhancements to bus interchange facilities within the next 5 years	a) The bus interchange redevelopment along with the development of Terminus Road has been completed. ~ ↔
		b) Improvements to timetable efficiency monitored with bus operator (working closely with the bus operator)	b) Information not available ? ↔
TC15 Parking in the Town Centre	Maximise utilisation of existing facilities to underpin attractiveness, vitality and viability of the Town Centre	a) Record level of car parking usage in existing car parking facilities across the Town Centre	a) Information not available ? ↔
		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 ↔
TC16 Town Centre Streets	Improve accessibility and appearance of key streets principally for pedestrians and public transport users in accordance with TCLP policy criteria	a) Number, size and length of key street public realm projects designed and implemented in the Town Centre in accordance with TCLP policy criteria	a) Terminus Road, Cornfield Road and Gildredge Road have been redeveloped. ~ ↔

Policy	Target	Indicators	Performance 2021/2022
TC17 Strategic Approach to Town Centre Development Sites	Ensure that all major development proposals are implemented in accordance with an approved master plan 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.)	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 ~ ↔
		b) Tracked annual target against delivery of 450 net residential units and 3,000sqm of B1(a) office on the Development Opportunity Sites	b) No delivery on the Development Opportunity Sites ✗ ↔
TC18 Development Opportunity Site One	Secure mixed use development in accordance with the approved master plan	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) This site has been fully redeveloped in 2019 and 2020 ✓ ↔
TC19 Development Opportunity Site Two	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None ✗ ↔
TC20 Development Opportunity Site Three	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None ✗ ↓
TC21 Development Opportunity Site Four	Secure mixed use development in accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	a) Net increase in floorspace on the DO site contributing to Eastbourne Core Strategy Local Plan requirements	a) None ✗ ↔
TC22	Secure mixed use development in	a) Net increase in floorspace on the	a) Development Opportunity Site 5 was ✓










Policy	Target	Indicators	Performance 2021/2022
Development Opportunity Site Five	accordance with the approved master plan submitted as part of the planning application in accordance with Policy TC17	DO site contributing to Eastbourne Core Strategy Local Plan requirements	developed in 2014/15 
TC23 Transition Areas	Secure an enhanced mix of uses	a) Amount of net additional floorspace and dwellings developed	a) No development in transition areas 
	Ensure there are not 3 consecutive A5 uses within Transition Area One.	b) Tracking performance against implementation of a wayfinding strategy within the next 5 years	b) Phase 1 of the Town Centre signage has been implemented. Phase 2 has been commissioned 
	Ensure enhancements to the public realm and implementation of a wayfinding strategy	c) Number of instances where there are three consecutive uses in A5 use	c) No instances of three consecutive A5 uses within Transition Area  
TC24 Potential Areas of Change	Give specific guidance to potential future development proposals in accordance with an approved master plan	a) Amount of net additional floorspace development and in the case of land at Langney Road and Pevensy Road number of dwellings developed	a) Net loss of 1 dwelling completed on Pevensy Road  
	Widen the tourism, cultural and conference offer associated with Devonshire Park Complex	b) Provision of additional tourism and culture offer in Devonshire Park with no net loss in floorspace	b) The Welcome Centre was previously completed in the Devonshire Park Complex with no net loss of floorspace  
	Secure a mix of uses and support redevelopment of Langney Road and Pevensy Road area	c) Submission of planning application at the Devonshire Park complex	c) Submission of Full Planning Application (150903) and Listed Building Consent (150904) in August 2015  
		d) Monitor increase in mix of uses within Langney/ Pevensy Road	d) The indicator is not specific enough to allow this monitoring to be undertaken  
		e) Submission of a planning application to widen the tourism, cultural and conference offer	e) Full Planning Application (150903) for building of new conference facility and major enhancement of Devonshire Park  

Policy	Target	Indicators	Performance 2021/2022
		associated with the site.	complex including Congress Theatre and Winter Garden submitted in August 2015















Employment Land Local Plan Monitoring Framework









10.5 Table 29 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 29 - Employment Land Local Plan Monitoring Framework

Policy	Targets	Indicators	Performance 2021/2022
EL1: Employment Land Strategy	Meet the requirement for additional employment land	a) Total amount of employment floorspace provided against requirement	a) -1,658 sqm (net)  
	Increase the number of businesses in Eastbourne	b) Change in the number of businesses over the year	b) + 70 (2020 to 2021) 
	Increase the number of business start-ups	c) Change in the number of business start-ups over the year	c) - 190 (2020 to 2021) 
	Increase job creation for local people	d) Number of people employed via Local Employment and Training SPD	d) There were 15 active sites construction sites over the monitoring period with a Local Labour Agreement. These employed 140 Eastbourne residents and 294 residents of elsewhere in East Sussex and Kent 
	Increase job diversification	e) Change in numbers of people employed by sector over the year	e) Total (2020 to 2021) +2,000 
	Enhance the existing education and skills provision		Agriculture, fishing, mining and utilities -150 
	Ensure amount of office space lost does not exceed the allowance in the ELLP forecast		Manufacturing 0 
	Ensure amount of industrial space lost does not exceed the allowances in ELLP forecast		Construction 
	Ensure amount of warehouse space lost does not exceed the allowances in ELLP forecast		

Policy	Targets	Indicators	Performance 2021/2022
			0
		Wholesale and retail trade; repair of motor vehicles and motorcycles	~
		0	
		Transportation and storage	✓
		+2,000	
		Accommodation and food service activities	~
		0	
		Information and communication	~
		0	
		Financial, insurance and real estate	~
		0	
		Professional, scientific and technical activities	✓
		+250	
		Administrative and support service activities	✓
		+500	
		Public administration, education and health	✗
		-1000	
		Arts, entertainment and recreation	✗
		-100	
		Other service activities	~
		0	
f)	Change in participation and achievement rates in Further Education	f) Difference between 2017/18 and 2018/19 (most up to date available)	?
		<ul style="list-style-type: none"> • Participation -420 • Achievement -170 	
g)	Total amount of office (Eg(i) and Eg(ii)) floorspace lost to non-B uses compared to allowances in ELLP forecast	g) Lost 2012-2022: 18,277 sqm <i>Allowance: 4,095 sqm</i>	✗
h)	Total amount of industrial (class Eg(iii) and B2)	h) Lost 2012-2022: 16,897,584 sqm	✗

Policy	Targets	Indicators	Performance 2021/2022
		<p>floorspace lost to non-employment uses compared to allowances in ELLP forecast</p>	<p><i>Allowance: 14,085 sqm</i></p>
		<p>i) Total amount of warehouse (class B8) floorspace lost to non-employment uses compared to allowances in ELLP forecast</p>	<p>i) Lost 2012-2022: 895 sqm <i>Allowance: 900 sqm</i></p> <p style="text-align: right;">   </p>
EL2: Industrial Estates	<p>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</p> <p>Resist the loss of B floorspace within Industrial Estates</p>	<p>a) Total amount of net additional Employment floorspace completed in Industrial Estates in sqm</p>	<p>a) 2012-2022: 10,751 sqm</p> <p style="text-align: right;">   </p>
		<p>b) Total amount of net additional office (Eg(i) and Eg(ii)) floorspace completed in Industrial Estates in sqm</p>	<p>b) 2012-2022: -721 sqm</p> <p style="text-align: right;">   </p>
		<p>c) Total amount of net additional industrial (class Eg(iii) and B2) floorspace completed in Industrial Estates in sqm</p>	<p>c) 2012-2022: -3,697 sqm</p> <p style="text-align: right;">   </p>
		<p>d) Total amount of warehouse (class B8) floorspace completed in Industrial Estates in sqm</p>	<p>d) 2012-2022: 10,688 sqm</p> <p style="text-align: right;">   </p>
		<p>e) Amount of class employment floorspace lost to non-employment uses in sqm within each industrial estate</p>	<p>e) 2012-2022: 8,568 sqm lost</p> <p style="text-align: right;">   </p>
EL3: Town Centre	<p>Delivery of 3,750 sqm of office (class Eg(i) and Eg(ii)) floorspace</p>	<p>a) Total amount of office (class Eg(i) and Eg(ii)) floorspace</p>	<p>a) 2012-2022: - 4,716 sqm</p> <p style="text-align: right;">   </p>

Policy	Targets	Indicators	Performance 2021/2022
	in the Town Centre	completed in the Town Centre	
	Resist the loss of office (class Eg(i) and Eg(ii)) floorspace to other uses	b) Amount of office (class Eg(i) and Eg(ii)) floorspace lost to other uses in the Town Centre	b) 2012-2022: 16,645 sqm lost  
		c) Amount of office (class Eg(i) and Eg(ii)) floorspace lost to residential use in the Town Centre	c) 2012-2022: 15,501 sqm  
		d) Amount of office (class Eg(i) and Eg(ii)) floorspace lost to residential through 'Permitted Development'.	d) 2012-2021: 10,999 sqm  
EL4: Sovereign Harbour	Delivery of 23,125 sqm of Eg floorspace in Sovereign Harbour	a) Total amount of class Eg floorspace completed at Sovereign Harbour	a) 2012-2022: 3,000 sqm  

II. Appendices

Appendix A: Local Plan Policies

Appendix B: Neighbourhoods

Appendix C: Housing Delivery 2021/22

Appendix D: Employment Delivery 2021/22

Appendix E: Five Year Housing Land Supply

Appendix A: Local Plan Policies

The policies that no longer apply are highlighted by strikethrough, and these should no longer be used.

Eastbourne Borough Plan 2001-2011 (Adopted 2003) – Saved Policies

Policy Ref	Policy Name
NE1	Development Outside the Built Up Area Boundary
NE2	Protection of High Grade Agricultural Land
NE3	Conserving Water Resources
NE4	Sustainable Drainage Systems
NE5	Minimisation of Construction Industry Waste
NE6	Recycling Facilities
NE7	Waste Minimisation Measures in Residential Areas
NE8	Reprocessing Industries
NE9	Roselands Avenue Household Waste Site
NE10	Bedfordwell Road Depot
NE11	Energy Efficiency
NE12	Renewable Energy
NE13	Pollution Mitigation Measures
NE14	Source Protection Zone
NE15	Protection of Water Quality
NE16	Development within 250 Metres of a Former Landfill Site
NE17	Contaminated Land
NE18	Noise
NE19	Local Nature Reserves
NE20	Sites of Nature Conservation Importance
NE21	Nature Conservation in Eastbourne Park
NE22	Wildlife Habitats
NE23	Nature Conservation of Other Sites
NE24	New Development in Eastbourne Park
NE25	Tree and Woodland Planting in Eastbourne Park
NE26	Protected Species
NE27	Developed/Partly Developed Coast
NE28	Environmental Amenity
D1	Area of Outstanding Natural Beauty
D2	Heritage Coast

Policy Ref	Policy Name
D3	Sites of Special Scientific Interest
D4	Agricultural Development
D5	Change of Use of Agricultural Bodies
D6	Recreation and Leisure
UHT1	Design of New Development
UHT2	Height of Buildings
UHT3	Setting of the AONB
UHT4	Visual Amenity
UHT5	Protecting Walls/Landscape Features
UHT6	Tree Planting
UHT7	Landscaping
UHT8	Protection of Amenity Space
UHT9	Protection of Historic Parks and Gardens
UHT10	Design of Public Areas
UHT11	Shopfronts
UHT12	Advertisements
UHT13	External Floodlighting
UHT14	Public Art
UHT15	Protection of Conservation Areas
UHT16	Protection of Areas of High Townscape Value
UHT17	Protection of Listed Buildings and their Settings
UHT18	Buildings of Local Interest
UHT19	Retention of Historic Buildings
UHT20	Archaeological Sites and Scheduled Monuments
HO1	Residential Development Within the Existing Built-up Area
HO2	Predominantly Residential Areas
HO3	Retaining Residential Use
HO4	Housing Allocations
HO5	Other Housing Commitments
HO6	Infill Development
HO7	Redevelopment
HO8	Redevelopment of Garage Courts
HO9	Conversions and Change of Use
HO10	Residential Use Above Shops
HO11	Residential Densities

Policy Ref	Policy Name
HO12	Residential Mix
HO13	Affordable Housing
HO14	Houses in Multiple Occupation
HO15	Dedicated Student Accommodation
HO16	Sheltered Housing
HO17	Supported and Special Needs Housing
HO18	Wheelchair Housing
HO19	Sites for Gypsies and Travelling Showpeople
HO20	Residential Amenity
BI1	Retention of Class B1, B2 and B8 Sites and Premises
BI2	Designated Industrial Areas
BI3	Allocations for Class B1 Use
BI4	Retention of Employment Commitments
BI5	Allocations for Class B1, B2 and B8 Use
BI6	Business and Industry in Residential and Tourist Areas
BI7	Design Criteria
TR1	Locations for Major Development Proposals
TR2	Travel Demands
TR3	Travel Plans
TR4	Quality Bus Corridors
TR5	Contributions to the Cycle Network
TR6	Facilities for Cyclists
TR7	Provision for Pedestrians
TR8	Contributions to the Pedestrian Network
TR9	'Home Zones'
TR10	Safer Routes to Schools
TR11	Car Parking
TR12	Car Parking for Those with Mobility Problems
TR13	Park and Ride
TR14	Coach Parking
TR15	Lorry Park
TR16	A22 New Route
TR17	St Anthony's/Upperton Farm Links
TR18	Bedfordwell Road Gyrotory System
SH1	Retail Hierarchy

Policy Ref	Policy Name
SH2	Business uses Outside the Retail Hierarchy
SH3	New Retail Development
SH4	Retail Development Outside the Shopping Hierarchy
SH5	Large Retail Development on the Edge or Outside Designated Shopping Areas
SH6	New Local Convenience Stores
SH7	District, Local and Neighbourhood Centres
TC1	Public Transport Interchange
TC2	Cavendish Place Coach Station
TC3	Public Car Parking
TC4	Retail Development Adjacent to the Station
TC5	Mixed Use Scheme at the Western End of Terminus Road
TC6	Town Centre Shopping Areas
TC7	Area for Later Opening of Class A3 Uses
TC8	Seaside Road
TC9	Cultural Facility
TC10	Areas for Business Use
TC11	St Leonard's Road Area
TC12	Retaining Residential Use
TC13	Town Centre Housing Allocations
TC14	Residential Use Above Shops
TO1	Tourist Accommodation Area
TO2	Retention of Tourist Accommodation
TO3	Tourist Accommodation Outside the Designated Area
TO4	Improvements to Existing Accommodation
TO5	New Tourist Accommodation
TO6	Camping and Caravanning
TO7	Preferred Areas for Tourist Attractions and Facilities
TO8	New Tourist Attractions and Facilities
TO9	Commercial Uses on the Seafront
TO10	Language Schools
LCF1	Playing Field Allocations
LCF2	Resisting Loss of Playing Fields
LCF3	Criteria for Children's Playspace
LCF4	Outdoor Playing Space Contributions
LCF5	Eastbourne Sports Park

Policy Ref	Policy Name
LCF6	Significant Area for Sport
LCF7	Water Recreation
LCF8	Small Scale Sport and Recreation Facilities
LCF9	Recreation Facilities in Eastbourne Park
LCF10	Location of Major Leisure Developments
LCF11	Major Leisure Developments
LCF12	Site Adjacent to the Sovereign Centre
LCF13	Retention of Allotments
LCF14	Sites for Allotments
LCF15	Site Allocated for New School
LCF16	Criteria for New Schools
LCF17	Education Requirements
LCF18	Extension of Educational Establishments
LCF19	All Saint's Hospital
LCF20	Community Facilities
LCF21	Retention of Community Facilities
LCF22	Site for Hampden Park Health Centre
LCF23	Library Requirements
LCF24	Redevelopment of Public Houses
US1	Hazardous Installations
US2	Water Resource Adequacy
US3	Infrastructure Services for Foul Sewage and Surface Water Disposal
US4	Flood Protection and Surface Water Disposal
US5	Tidal Flood Risk
US6	Integrity of Flood Defences
US7	Telecommunications Development on the Eastbourne Downlands
US8	Prior Approval for Telecommunications Development
US9	Telecommunications Development
US10	Underground Ducting
IR1	Provision of Capital Works for Development
IR2	Infrastructure Requirements

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

Policy Ref	Policy Name
B1	Spatial Development Strategy and Distribution

Policy Ref	Policy Name
B2	Creating Sustainable Neighbourhoods
C1	Town Centre Neighbourhood Policy
C2	Upperton Neighbourhood Policy
C3	Seaside Neighbourhood Policy
C4	Old Town Neighbourhood Policy
C5	Ocklynge & Rodmill Neighbourhood Policy
C6	Roselands & Bridgemere Neighbourhood Policy
C7	Hampden Park Neighbourhood Policy
C8	Langney Neighbourhood Policy
C9	Shinewater & North Langney Neighbourhood Policy
C10	Summerdown & Saffrons Neighbourhood Policy
C11	Meads Neighbourhood Policy
C12	Ratton & Willingdon Village Neighbourhood Policy
C13	St Anthony's & Langney Point Neighbourhood Policy
C14	Sovereign Harbour Neighbourhood Policy
D1	Sustainable Development
D2	Economy
D3	Tourism and Culture
D4	Shopping
D5	Housing
D6	Gypsies, Travellers and Travelling Showpeople
D7	Community, Sport and Health
D8	Sustainable Travel
D9	Natural Environment
D10	Historic Environment
D10a	Design
D11	Eastbourne Park
E1	Infrastructure Delivery

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

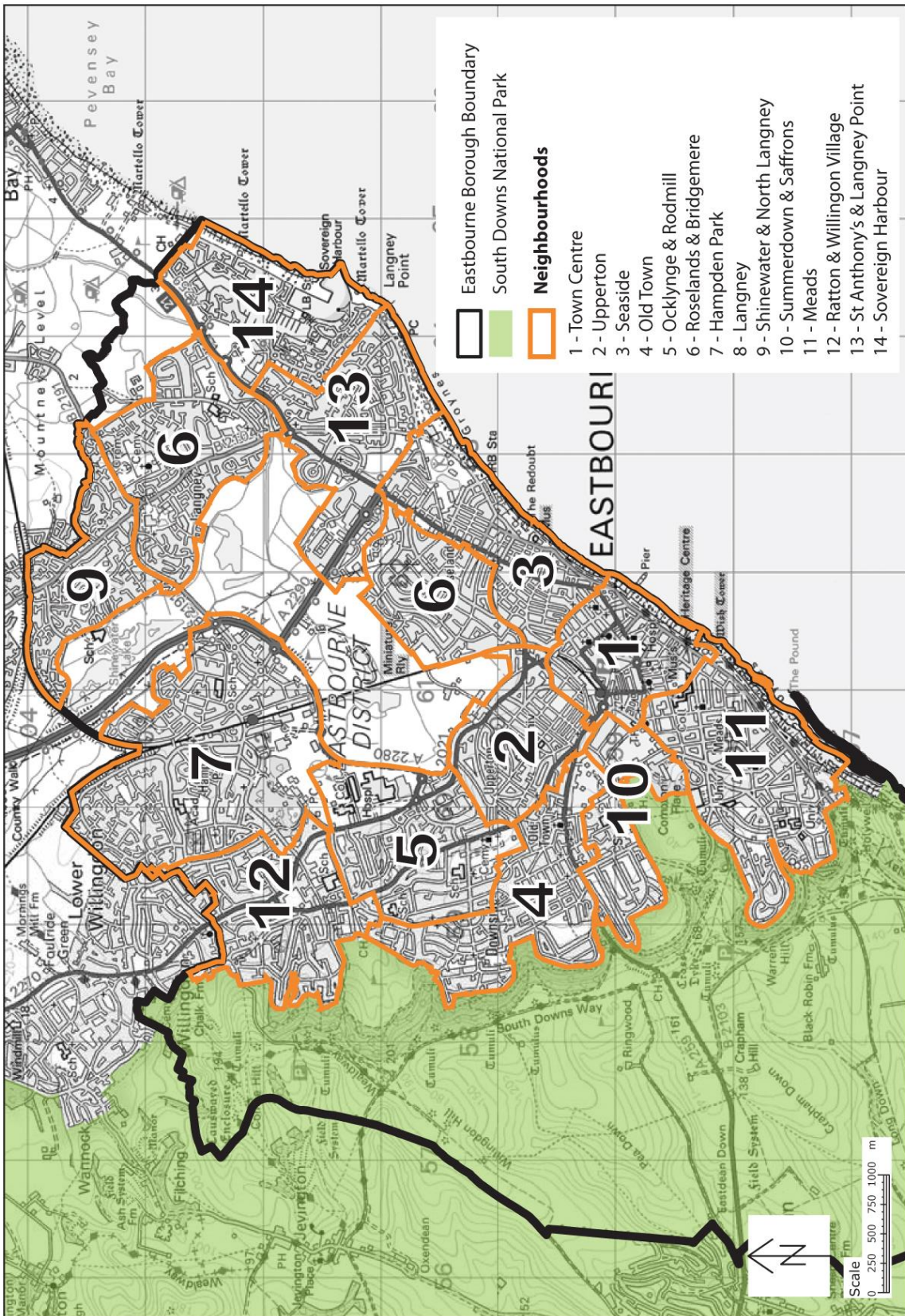
Policy Ref	Policy Name
TC1	Character Areas
TC2	Town Centre Structure
TC3	Mixed Use Development
TC4	Primary Retail Areas

Policy Ref	Policy Name
TC5	Secondary Retail Areas
TC6	Residential Development in the Town Centre
TC7	Supporting the Evening & Night-time Economy
TC8	Arts Trail
TC9	Development Quality
TC10	Buildings Frontages & Elevations
TC11	Building Heights, Landmarks & Tall Buildings
TC12	Accommodating Serving Access
TC13	Public Realm Quality & Priorities
TC14	Public Transport Interchange
TC15	Parking in the Town Centre
TC16	Town Centre Streets
TC17	Master Planned Approach to Town Centre Development Sites
TC18	Development Opportunity One
TC19	Development Opportunity Two
TC20	Development Opportunity Three
TC21	Development Opportunity Four
TC22	Development Opportunity Five
TC23	Transition Areas
TC24	Potential Areas of Change

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

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

Appendix B: Neighbourhoods



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Appendix C: Housing Delivery 2021/22

Site Ref	Site Name	Neighbourhood	Ward	Gross homes	Net homes
131002	Sovereign Harbour	Sovereign Harbour	Sovereign	12	12
141521	Heatherleigh Hotel, Royal Parade	Seaside	Devonshire	24	24
160226	Wood Winton, 63A Silverdale Road	Meads	Meads	6	6
170286	164-168 Ashford Road	Town Centre	Devonshire	3	3
180965	164 Seaside	Seaside	Devonshire	2	2
181039	16 Old Drove	Shinewater & N Lang	Langney	4	3
190016	5B - 5D Commercial Road	Town Centre	Upperton	8	8
190061	79 Cavendish Place	Town Centre	Devonshire	2	2
190225	3 Abbey Road	Old Town	Old Town	1	1
190461	First Church of Christ Secientist	Town Centre	Meads	7	7
190626	54 and 56 Upperton Road	Upperton	Upperton	0	-2
190846	9a South Street	Town Centre	Meads	1	1
200049	2 Percival Crescent	Hampden Park	Hampden Pk	1	1
200050	Land at Langney Rise opposite Priory Road Junction	Langney	St Anthony's	2	2
200205	Land at Sandpiper Walk	Langney	Langney	16	16
200262	18 - 22 Terminus Road	Town Centre	Meads	1	1
200304	34 South Street	Town Centre	Meads	1	1
200321	78 Tideswell Road	Town Centre	Devonshire	3	2
200322	21 - 25 Gildredge Road	Town Centre	Meads	17	17
200402	183 Langney Road	Seaside	Devonshire	12	12
200514	Southcroft Hotel	Meads	Meads	1	1
200568	Bishopsbourne	Meads	Meads	1	1
200743	61 Pevensey Road	Town Centre	Devonshire	1	1
200745	Kingsmere Guest House	Seaside	Devonshire	2	1
200981	61 Pevensey Road	Town Centre	Devonshire	0	-1
200987	9 West Street	Town Centre	Meads	1	1
210139	1 Elmwood Close	Shinewater & N Lang	Langney	3	2
210352	381 Seaside	Seaside	Devonshire	1	1
210420	5 St Aubyns Road	Seaside	Devonshire	2	1
210659	67 Vicarage Road	Old Town	Upperton	0	-1
210842	Casa Lisa, 35 Pevensey Road,	Town Centre	Devonshire	1	-1
211025	Worcester House, 77 Pevensey Road	Seaside	Devonshire	1	1
220006	3 St Leonards Road	Town Centre	Upperton	1	1

Appendix D: Employment Delivery 2021/22

Site Ref	Site name	Neighbourhood	Ward	Gross Flrs (sqm)	Net Flrsp (sqm)
141346	183a Langney Road	Seaside	Devonshire	0	-154
160788	Victoria Drive Bowling Club	Old Town	Old Town	2,004	2,004
161092	Land in Atlantic Drive (Site 3)	Sovereign Harbour	Sovereign	1,112	1,112
170286	164-168 Ashford Road	Town Centre	Devonshire	0	-117
180965	164 Seaside	Seaside	Devonshire	0	-15
190016	5B - 5D Commercial Road	Town Centre	Upperton	0	-448
190061	79 Cavendish Place	Town Centre	Devonshire	42	42
190461	First Church of Christ Secientist	Town Centre	Meads	0	-349
190786	1a Myrtle Road	Seaside	Devonshire	184	0
190811	19 Gildredge Road	Town Centre	Meads	48	0
190846	9a South Street	Town Centre	Meads	0	-61
190914	Morrisons Car Park	Hampden Park	Hampden Pk	12	12
200069	Eastbourne DGH	Ocklynge & Rodmill	Ratton	1,375	1,375
200189	23 Lushington Road	Town Centre	Meads	0	-143
200258	28 - 28 Lottbridge Drove	St Anthonys & Lan Pt	St Anthonys	900	0
200262	18 - 22 Terminus Road	Town Centre	Meads	0	-79
200304	34 South Street	Town Centre	Meads	0	-36
200322	21 - 25 Gildredge Road	Town Centre	Meads	0	-871
200370	2a-2b Pevensey Road	Town Centre	Devonshire	215	0
200514	Southcroft Hotel	Meads	Meads	0	-270
200589	36 Langney Road	Town Centre	Devonshire	143	143
200642	Princess Park Kiosk	Seaside	Devonshire	16	16
200743	61 Pevensey Road	Town Centre	Devonshire	188	188
200853	136 Terminus Road	Town Centre	Meads	162	0
200909	Hampden Retail Park, Marshall Road	Hampden Park	Hampden Pk	167	167
200960	Carlisle Road Refreshment Kiosk	Town Centre	Meads	32	13
200810	Dunelm	Hampden Park	Hampden Pk	1433	1433
200927	9 Faraday Close	Hampden Park	Hampden Pk	1200	0
200987	9 West Street	Town Centre	Meads	0	-55
210151	29 Grove Road	Town Centre	Upperton	99	0
210294	1 Commercial Road	Town Centre	Upperton	205	0
210303	Langney Shopping Centre	Langney	Langney	71	71
210352	381 Seaside	Seaside	Devonshire	0	-69
210446	28 - 29 Langney Shopping Centre	Langney	Langney	386	0
210461	74 Terminus Road	Town Centre	Meads	294	0
210516	26 - 28 Lottbridge Drove	St Anthonys & Lan Pt	St Anthonys	56	-344
220006	3 St Leonards Road	Town Centre	Upperton	0	-98

Appendix E: Five Year Housing Land Supply

As at 1st October 2022

Site Ref	Site name	Status	Supply
210701	15a Mountfield Road	Not Started	1
210797	23 Cedar Close	Not Started	1
180437	Land off Biddenden Close	Under Construction	5
190858	87-89 Pevensey Bay Road	Not Started	7
200845	7 Friday Street	Not Started	2
210485	Woods Cottages, Swanley Close	Under Construction	51
220364	Land adjacent 199 Sevenoaks Road	Not Started	2
220563	74 Great Cliffe Road	Not Started	1
EB/2012/0576	83-85 The Rising	Not Started	2
160456	Alexandra Hotel, King Edwards Parade	Under Construction	1
160770	The Meads Club 75 Meads Road	Under Construction	3
181058	Spring Mead, Meads Brow	Not Started	16
200376	71 Carlisle Road	Not Started	5
210279	Meads House, 26 Denton Road	Under Construction	1
210572	16 Silverdale Road	Not Started	1
220012	Park View Hotel 8 Wilmington Gardens	Not Started	1
220014	Former Moira House School Upper Carlisle Road	Not Started	52
220429	Flat 3 24 Denton Road	Not Started	1
190968	51 Willingdon Road	Not Started	1
200855	Ocklynge Chalk Pit, Willingdon Road	Not Started	18
210850	2 Glendale Avenue	Not Started	1
150889	1 Crown Street	Under Construction	3
190048	11 Victoria Drive	Not Started	1
190537	Seaforth Court, 91-93 Victoria Drive	Not Started	2
210108	36 Broomfield Street	Not Started	7
210411	Land at 57 - 63 Cavalry Crescent	Awaiting S106	12
181127	Brydes, Wedderburn Road	Under Construction	1
181178	282 Kings Drive	Under Construction	47
171072	4 Churchdale Road (SeaScrew)	Not Started	1
180006	2-4 Moy Avenue	Not Started	72
180231	Land to the rear of 60 Northbourne Road	Under Construction	1
190256	Westgate Motors, Stansted Road	Not Started	6
190967	ESK, Courtlands Road	Awaiting S106	136
200742	Gate Court Dairy, Waterworks Road	Not Started	60
220409	13 Roselands Avenue	Not Started	1
160794	Unit 2 Fort Lane	Under Construction	7
161394	259 Seaside	Under Construction	1

Site Ref	Site name	Status	Supply
170009	2a Cavendish Avenue	Under Construction	5
170548	16 Seabeach Lane	Not Started	1
170928	125 Langney Road	Under Construction	10
171130	150-152 Seaside	Under Construction	1
190135	150-152 Seaside	Under Construction	4
190158	36 - 38 Seaside	Not Started	2
190888	74 Seaside	Not Started	5
190992	291 Seaside	Not Started	1
200319	166 Seaside	Not Started	3
200423	110a Langney Road	Under Construction	4
200958	136 - 138 Seaside	Not Started	2
210053	405 Seaside	Not Started	1
210405	6 Cambridge Road	Not Started	1
210682	Bella Vista Hotel, 30 Redoubt Road	Not Started	4
220113	214-216 Seaside	Not Started	8
220172	Marshalls Yard, Winchelsea Road	Not Started	8
220316	267 Seaside	Not Started	1
220525	Rear of 291 Seaside	Not Started	1
180196	Land Adjacent to 5 Elmwood Gardens	Not Started	1
190962	5 and 7 Friday Street	Not Started	7
200861	4 Dean Wood Close	Not Started	1
210048	Green Bank 5 Friday Street	Under Construction	2
210627	Mon-Abri, Old Drove	Not Started	2
150796	Sovereign Harbour Site 7c	Under Construction	16
151056	Sovereign Harbour Site 1	Under Construction	62
191029	26 - 28 Lottbridge Drove	Not Started	3
190053	2 Upland Road	Not Started	1
210688	Park View 3 Compton Place Road	Not Started	2
220025	61-63 Summerdown Road	Not Started	6
220045	59 Summerdown Road	Not Started	4
150598	Map House 36-38 St Leonards Road	Under Construction	10
151201	Map House 34-36 St Leonards Road	Under Construction	6
160056	Regent Hotel 3 Cavendish Place	Under Construction	4
160337	St Annes House 2 St Annes Road	Not Started	35
161138	1 Gildredge Road	Not Started	1
170156	St Andrews United Reformed Church, Cornfield Lane	Under Construction	35
170819	Former Police Station, Grove Road	Not Started	50
171149	Cavendish Business Centre 86a Cavendish Place	Under Construction	5
180227	Garages between 5 and 10 North Street	Not Started	6
180352	Savoy Court Hotel, Cavendish Place	Not Started	15
180476	Albany Lions Hotel, 41-43 Grand Parade	Under Construction	10

Site Ref	Site name	Status	Supply
180533	Land to rear of 48 St Leonards Road	Not Started	9
180567	Greencoat House 32 St Leonards Road	Not Started	9
181196	102a Tideswell Road	Not Started	5
190246	20 Cornfield Terrace	Under Construction	2
190437	8 Chiswick Place	Not Started	1
190655	243-245 Terminus Road	Under Construction	7
190665	Southdown Hotel, 1-3 Howard Square	Under Construction	15
190919	145a Ashford Road	Under Construction	13
190922	7 Gildredge Road	Under Construction	3
190953	4 Avenue Mews	Not Started	1
200260	The Cottage, 2 Wharf Road	Not Started	8
200280	15-21 Hartington Place	Not Started	21
200323	Land adjacent to Southfields Court	Under Construction	19
200489	1 The Avenue	Under Construction	7
200565	Esperance Private Hospital, Hartington Place	Under Construction	45
200721	5 Wish Road	Not Started	1
200822	110a Longstone Road	Under Construction	6
200946	145a Ashford Road	Not Started	4
200989	145a Ashford Road	Not Started	1
210134	4 College Road	Not Started	1
210149	56a Seaside Road	Not Started	2
210166	Sainvia Guest House, 19 Ceylon Place	Under Construction	1
210318	78 Terminus Road	Not Started	1
210354	Bolton House, 10 Bolton Road	Not Started	9
210406	27 Grove Road	Not Started	1
210576	73 Cavendish Place	Not Started	3
210589	31a Cornfield Road	Not Started	7
210683	63 - 67 Terminus Road	Not Started	18
210919	Hadleigh Hotel, 14-22 Burlington Place	Not Started	7
210964	87 - 91 Terminus Road	Not Started	3
220023	20 Pevensey Road	Not Started	1
220103	38 Cavendish Place	Not Started	0
220129	27 Gildredge Road	Not Started	5
220135	4 Cornfield Terrace	Not Started	-1
220168	36 Terminus Road	Not Started	2
220229	2-4 Langney Road	Not Started	6
220288	Land to rear of 3-5 Susans Road	Not Started	6
220298	22 Grove Road	Not Started	1
220320	Flat A 47 South Street	Not Started	1
220331	33 Langney Road	Not Started	1
220361	45 South Street	Under Construction	2

Site Ref	Site name	Status	Supply
220494	27 Grove Road	Not Started	1
220633	TJ Hughes 177-187 Terminus Road	Awaiting S106	65
170964	20 Upperton Road	Not Started	5
190626	54 and 56 Upperton Road	Under Construction	29
200178	Chantry House, 22 Upperton Road	Not Started	18
210184	1 Laleham Close	Not Started	1
210247	Bedfordwell Road Depot	Awaiting S106	100
210412	Land at 28-30 Bedfordwell Road	Not Started	37
210490	19 Hartfield Road	Not Started	6
210499	4 Willingdon Road	Not Started	1
220508	19 Hartfield Road	Not Started	1
220655	1 Upperton Gardens	Not Started	2
Sites Total			1,397
+ Windfall Allowance			180
TOTAL FIVE YEAR SUPPLY			1,577