



Meeting: Council

Date: Wednesday 20 February 2013

Subject: Sovereign Harbour supplementary planning document (SPD)

Report of: Councillor Steve Wallis on behalf of the Cabinet

The Council is asked to consider the minute and resolution of the Cabinet meeting held on 6 February 2013 as set out below.

Further copies of the report to Cabinet are available on request – please see end of this report. A copy may be seen on the Council’s website at (go to meeting date 6 February 2013):

<http://www.eastbourne.gov.uk/council/meetings/cabinet/>

In addition, a copy of the final version of the plan can be found at (go to meeting date 20 February 2013):

<http://www.eastbourne.gov.uk/council/meetings/council/>

The Council is recommended to:-

To adopt the Sovereign Harbour supplementary planning document.

***80 Sovereign Harbour supplementary planning document (SPD)**
(Cabinet, 18 April 2012, page 363, minute 113, 2011/12 minutes).

- 80.1 Ian Weeks addressed the Cabinet on behalf of the Sovereign Harbour Residents’ Association thanking the Council and planning staff for their work in bringing this plan to its conclusion and for the efforts to engage with Sovereign Harbour residents and respond to their desire to see the Harbour fully integrated with Eastbourne as a whole. Councillor David Elkin added his thanks, acknowledged the depth of consultation achieved. He also noted with satisfaction that provision for fishermen within site 3 had now been retained in the plan and that site 8 should have a maximum of 8 dwellings.
- 80.2 Cabinet considered the report of the Senior Head of Development and Environment. It had been recognised that the completion of the Sovereign Harbour development was long overdue and that the area was missing the social and economic infrastructure that was required for it to become a sustainable community. The Sovereign Harbour SPD had been prepared to guide development and ensure that new and improved community facilities were at the heart of future building plans. Sovereign

Harbour was identified in the Eastbourne core strategy local plan as a 'sustainable centre' and a priority location for balanced housing growth alongside delivering significant improvements to the provision of community facilities and services and improved linkages. The SPD would provide a detailed strategy for the implementation of this policy by providing guidance on the uses considered to be appropriate for each of the remaining development sites, including details of the size, scale and form of development and the specific community benefits to be delivered.

- 80.3 The core strategy local plan stated that a maximum of 150 new homes would be developed in Sovereign Harbour to contribute towards the delivery of housing in meeting the target of 5,022 new houses in Eastbourne between 2006 and 2027. The majority of the dwellings should be houses rather than flats, and the housing would facilitate the provision of the other community infrastructure that the neighbourhood needs in order to make it sustainable. The SPD provided details of the characteristics and constraints of each of the remaining development sites within Sovereign Harbour and then confirmed the development opportunities associated with them. It identified the type and scale of development that would be acceptable. Of the remaining fifteen sites, five had been identified as being suitable for housing (sites 1, 2, 3, 7 and 8), and four sites have been identified as being suitable for employment uses (sites 3, 4, 6 and 7). Open space would be provided on six sites (sites 1, 4, 7 and 8, the Shingle Bank and the Outer Harbour Peninsula). In addition, site 3 was the preferred site for the fishermen.
- 80.4 A 12-week period consultation on the draft SPD had run between 1 May and 24 July 2012. The consultation also included an exhibition held at the Sovereign Harbour Yacht Club on 30 June 2012, which had been attended by 227 people. During the public consultation period, a total of 583 representations had been made by 181 individuals or organisations. There was also a petition signed by 884 residents of Sovereign Harbour and 12 people from elsewhere in Eastbourne against any further homes on site 8. Amendments had been made to the SPD as a result of representations received during the public consultation, and as a result of the receipt of the inspector's report on the Eastbourne core strategy local plan. The amendments were outlined in the officer's report and detailed in appendix 2 to the report. Also appended was a summary of representations and responses and the consultation statement. The full version of the SPD with tracked changes was available for inspection on the Council's website, at the Town Hall reception and in the Members' Room.
- 80.5 The inspector had concluded that although there was some uncertainty over the viability of directing 30,000 square metres of employment floor-space to Sovereign Harbour, any delay in the adoption of the core strategy would result in the Council being unable to take a pro-active, plan led approach to delivering development. Therefore no modification had been made to the amount of employment floor-space at Sovereign Harbour, although the inspector recommended an early review and replacement policy by 2014. Another issue considered by the inspector was the status of the Sovereign Harbour retail park. The inspector had

concluded that the retail park should be designated as a district shopping centre as this was consistent with the overall strategy and the goal of securing sustainable neighbourhoods. The inspector considered the designation would allow the Council to protect the town centre from inappropriate out of centre development but support the community facilities and services at Sovereign Harbour, and enable it to function as a sustainable neighbourhood.

80.6 As a result of representations and comments received during the consultation, a considerable number of changes had been made to the draft SPD and in the majority of cases the Council was able to take on board the comments made by the community and stakeholders. The most significant of the changes were that facilities for local fishermen would be retained and enhanced within site 3 and a significant reduction in the number of homes to be built on site 8. Both these changes would require an increase in the number of homes to be provided in site 7 to compensate for the loss of homes on sites 3 and 8. Planning Committee, at their meeting on 5 February 2013, supported the plan and made no further comments.

*80.7 **Resolved (budget and policy framework)** That full Council be recommended to adopt the Sovereign Harbour supplementary planning document.

For a copy of the report please contact Local Democracy at 1 Grove Road, Eastbourne, BN21 4TW. Tel. (01323) 415022 or 415021.
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