

BODY	CABINET
DATE	6 February 2013
SUBJECT	Sovereign Harbour Supplementary Planning Guidance (SPD)
REPORT OF	Senior Head of Development & Environment

Ward(s)	Sovereign
Purpose	For Members to endorse the Sovereign Harbour Supplementary Planning Document in order to publish and approve the SPD for adoption by Full Council.
Contact	Lisa Rawlinson, Principal Implementation Officer, 1 Grove Road, Eastbourne Tel no: (01323) 415250 E-mail: lisa.rawlinson@eastbourne.gov.uk
Recommendations	To endorse the Sovereign Harbour Supplementary Planning Document and recommend that Full Council ratify the Plan for adoption

1.0 Introduction

- 1.1 It has been recognised that the completion of the Sovereign Harbour development is long overdue and that the area is missing the social and economic infrastructure that is required for it to become a sustainable community. The Sovereign Harbour Supplementary Planning Document (SPD) has been prepared to guide development and ensure that new and improved community facilities are at the heart of future building plans.
- 1.2 Sovereign Harbour is identified in the Eastbourne Core Strategy Local Plan as a Sustainable Centre and sets a vision and policy for the Sovereign Harbour neighbourhood (Policy C14), which is a priority location for balanced housing growth alongside delivering significant improvements to the provision of community facilities and services and improving linkages.
- 1.3 The SPD provides 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.
- 1.4 The draft SPD was approved for public consultation by Cabinet on 18

April 2012. It was published for consultation for a 12-week period between 1 May and 24 July 2012.

- 1.5 Amendments have been made to the Sovereign Harbour 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, which the Sovereign Harbour SPD has to conform with. These amendments are outlined in this report.

2.0 Summary of SPD

- 2.1 The Eastbourne Core Strategy Local Plan (Policy C14: Sovereign Harbour) states that a maximum of 150 new homes will 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 will facilitate the provision of the other community infrastructure that the neighbourhood needs in order to make it sustainable.

- 2.2 The SPD provides details of the characteristics and constraints of each of the remaining development sites within Sovereign Harbour and then confirms the development opportunities associated with them. It identifies the type and scale of development that would be acceptable. Of the remaining fifteen sites, five have 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 will be provided on six sites (Sites 1, 4, 7 and 8, the Shingle Bank and the Outer Harbour Peninsula). In addition, Site 5 has been identified as being an ideal location for a community centre and Site 3 is the preferred site for the fishermen.

3.0 Amendments made to the Draft SPD as a result of the Inspector's Report on the Eastbourne Core Strategy Local Plan

- 3.1 The Sovereign Harbour SPD is required to conform to the Eastbourne Core Strategy Local Plan. Therefore the changes that were made to the Core Strategy Local Plan as a result of the Inspectors Report of the 'Examination in Public' need to be reflected in the SPD.
- 3.2 The main issue affecting the Sovereign Harbour SPD that was considered by the Inspector was Core Strategy Local Plan Policy D2: Economy, which specifies the amount of employment floorspace that should be provided in Sovereign Harbour. Policy D2 identifies land at Sovereign Harbour for 30,000 square metres of B1a (office) floorspace, and the SPD identifies Sites 6 and 7 as having the potential to provide the majority of this. (Sites 3 and 4 will also contribute).
- 3.3 The Inspector concluded that although there is some uncertainty over the viability of directing 30,000 square metres of employment

floorspace to Sovereign Harbour, any delay in the adoption of the Core Strategy Local Plan would result in the Council being unable to take a pro-active, plan led approach to delivering development. Therefore no modification has been made to the amount of employment floorspace at Sovereign Harbour, although the Inspector recommends that Core Strategy Local Plan Policy D2: Economy should be subject to an early review and replacement policy by 2014.

- 3.4 The result of this is that there are no amendments that need to be made to the SPD in relation to the provision of employment floorspace on Sites 6 and 7.
- 3.5 The other issue that was considered by the Inspector that affects the SPD is the allocation of Sovereign Harbour Retail Park as a District Shopping Centre. The Inspector has concluded that Sovereign Harbour Retail Park should be designated as a District Shopping Centre as this is consistent with the overall strategy and the goal of securing sustainable neighbourhoods. The Inspector considers 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.
- 3.6 There are no major implications of this change on the SPD apart from two minor references to the District Shopping Centre designation within the text.

4.0 Amendments made to the Draft SPD as a result of public consultation

- 4.1 During the public consultation period, a total of 583 representations were made by 181 individuals or organisations. There was also a petition that was signed by 884 residents of Sovereign Harbour and 12 people from elsewhere in Eastbourne against any further homes on Site 8.
- 4.2 The consultation also included an exhibition held at the Sovereign Harbour Yacht Club on Saturday 30 June 2012, which was attended by 227 people.
- 4.3 As a result of representations and comments received during the consultation, a considerable number of changes were 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. These revisions are identified as red text within Appendix 1. The full schedule of changes to the SPD is provided in Appendix 2. The most significant of the changes are summarised below. The SPD has been endorsed by the cross-party LDF Steering Group.
- 4.4 Site 3

4.4.1 The draft SPD identified Site 3 as being suitable for additional food and drink uses if commercially viable or alternatively for residential development. The draft document acknowledged that as part of any development proposed for the site, arrangements to deal with the fishermen's needs would need to be put in place. However as a result of receiving a significant number of representations for the fishermen to remain on Site 3, the draft SPD was amended so that the preferred option for the Site is for it to become an enhanced permanent home for the fishermen to enable them to land their catch and to store their equipment. In addition, it is considered the site would also be suitable for associated and ancillary uses such as net shops. The implication of this change is that the number of homes proposed for Site 7 has been increased to compensate for the loss of the previously identified number of residential units on Site 3.

4.5 Site 8

4.5.1 The draft SPD identified that Site 8 could accommodate between 20 and 26 homes. However as a result of receiving a significant number of representations from local residents regarding development on this site, the draft SPD was amended so that the maximum number of units proposed for Site 8 is now only 8 and these can be accommodated as houses rather than flats. As with Site 3 above, the implication of this change is that the number of units proposed for Site 7 has been increased.

4.6 Vision Statements for Sites

4.6.1 An Introductory Vision Statement has been added for each of the sites to outline how they are expected to be developed.

4.7 History and Heritage Assets

4.7.1 A new section has been added to the SPD which provides details of the history of the 'Crumbles' and the heritage assets that are located within Sovereign Harbour.

5.0 Next Steps

5.1 If Cabinet confirms support for the document, the SPD will be presented to Full Council on 20 February for adoption, alongside the Eastbourne Core Strategy Local Plan.

5.2 Once the SPD has been formally adopted, it will become a material consideration in the determination of planning applications for developments proposed on the sites identified in the document.

6.0 Resource Implications

6.1 Financial Implications

- 6.1.1 There are no financial implications to the Council of this report. The cost of the publication of the Sovereign Harbour SPD will be met from within the existing service budget.
- 6.2 Legal Implications
- 6.2.1 There is no requirement for the SPD to undergo a formal examination before adoption. However, the Town and Country Planning (Local Planning) Regulations 2012 state that once the SPD has been adopted, any person with sufficient interest in the decision to adopt the Supplementary Planning Document may apply to the High Court for permission to apply for judicial review of that decision, and that any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.
- 6.3 Human Resource Implications
- 6.3.1 Officers will manage the publicity arrangements for the formal adoption of the document.
- 6.4 Equalities and Fairness Analysis
- 6.4.1 An Equalities and Fairness Analysis has been undertaken on the document, which confirms that no major change is needed, as the document is robust and evidence shows no potential for discrimination and that all opportunities to advance equality and foster good relations between groups have been taken. The analysis has been considered by the Corporate Equality and Fairness Planning Group and no adverse comments have been received.
- 7.0 Conclusion**
- 7.1 Cabinet are requested to endorse the approval of the Sovereign Harbour SPD and recommend that Full Council ratify the Plan for adoption.

Background Papers:

- Sovereign Harbour Draft Supplementary Planning Document (April 2012)
- Cabinet Report 18 April 2012

To inspect or obtain copies of the background paper, please refer to the contact officer listed above.

APPENDIX 1 - Sovereign Harbour Supplementary Planning Document (tracked changes)

Please note that in the interests of economy appendix 1 to the report has not been printed with the agenda. Copies have been placed in the Members' Room, at the Town Hall Reception and on the Council's website at <http://www.eastbourne.gov.uk/council/meetings/cabinet>

APPENDIX 2 – Schedule of Changes to Sovereign Harbour SPD

APPENDIX 3 – Summary of Representations and Responses

APPENDIX 4 – Consultation Statement

Please note that in the interests of economy appendix 4 to the report has not been printed with the agenda. Copies have been placed in the Members' Room, at the Town Hall Reception and on the Council's website at <http://www.eastbourne.gov.uk/council/meetings/cabinet>