

Addendum to Planning Committee

Addendum Date: 12th March 2024

Meeting date: 18th March 2024

Item No 1 – Application No: 230847 – Site 1 off Martinique Way, Martinique Way, Eastbourne

Additional consultee comments been received following completion of the Committee report as follows:

East Sussex Fire & Rescue Service

- Response received. No objection raised to the proposals.

Southern Water

- The development will not introduce a new area of sensitive land use closer to that already established.
- A proportionate response would be that Southern Water does not object to the development, a decision made without the requirement for detailed consideration of odour effects at the proposed development site.
- However, please note that there is no expectation that any location adjacent to a WwTW would be odour free and only a frequent level of exposure, resulting in repeated complaints from multiple locations would potentially constitute a statutory nuisance.
- All other comments in our response dated 25 January 2024 remain unchanged and valid.

Health and Safety Executive

- Response received. Further clarification sought regarding the submitted information.
- Consultation with the HSE is ongoing.

Four further representations have been received following completion of the Committee report, which raise objection on the following grounds:

- The 3d drawing is a huge monstrosity that does not show the correct
- scale. The building on the right is 2 storeys higher.

- The design does not fit in with current residential surroundings.
- People who purchased their homes with a description of sea views could deem the agent had mis sold, causing them to sue?
- The need for houses, social and private, far outweigh the need for retirement homes.
- Parking, Access and Traffic
- Emergency Vehicles
- Access arrangements
- Height Messing and Quantum
- Daylight and Sunlight
- Impact on local habitats
- Community Benefit
- Children's Play area
- Second homes
- Local Infrastructure
- Devaluation of Property and views
- The proposed main apartment block will tower above the houses in Anguilla Close by at least 4/5 metres.
- Loss of light
- Inappropriate development Sovereign Harbour contrary to policies C3, D1 and D9 of the Core Strategy
- Keep play area for Children to play and the only green space left

Amendments are proposed to conditions to separate the lighting strategy from condition at 10.4 (Landscaping) of the Committee Report.

Therefore, the landscaping condition would be reworded as follows:

Landscaping: A Scheme of Soft and Hard Landscape Works shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall be designed in accordance with the approved in accordance with the approved Landscape General Arrangement (386-LST-XX-XX-DR-L-0101 Rev P04) and include:

- Written specifications
- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- Details of all hard-surfaces, including paths, access ways, boundary treatments, play equipment and parking spaces.
- A landscape maintenance and management plan for all new and retained landscape elements
- A timetable for implementation of the soft and hard landscaping works
- Details of wayfinding signage and heritage related information.

The Scheme of Soft and Hard Landscape Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the amenity and biodiversity of the site.

An additional condition would be added as follows:

Lighting Strategy: Prior to first occupation of the development, hereby approved, or installation of any external lighting, whichever is the sooner, a Lighting Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Lighting Strategy shall include full specifications of all external lighting, including road lighting, security lighting and illumination of any signage and shall include their level of illumination, duration, direction and any variation in brightness. Thereafter, the scheme shall be implemented in accordance with the details approved and retained as such thereafter for the lifetime of the development.

Reason: In the interests of the amenity of the area, crime prevention and ecology.