

Ref: EBC-EL-03

Inspector Robert Mellor BSc DipTRP DipDesBEnv DMS MRICS MRTPI
c/o The Programme Officer
Mrs Claire Jones-Hughes
Banks Solutions
6 Brading Road
Brighton
BN2 3PD

Tuesday 26 April 2016

Dear Inspector,

Eastbourne Employment Land Local Plan

I write to inform you of recent developments involving the Sovereign Harbour outline permission and the impact that this has on the Eastbourne Employment Land Local Plan Examination. I also write to make a formal request for you to recommend such modifications that are considered to be required to make the Eastbourne Employment Land Local Plan sound.

Sovereign Harbour

The provision of a community centre at Sovereign Harbour has been a high priority for local residents for a considerable time. Core Strategy Policy C14: Sovereign Harbour Neighbourhood Policy and the Sovereign Harbour Supplementary Planning Document identify that a Community Centre equivalent to 800 sqm should be provided in Sovereign Harbour on Site 5. Site 5 is in the ownership of Sovereign Harbour Limited.

The Sovereign Harbour outline planning permission included the provision of a Community Centre on Site 5. However, as the ground conditions were not fully known at the time of the permission, a provision was made in the Section 106 agreement whereby if Site 5 was not capable of being developed to provide a Community Centre, an alternative site on Site 7a would be provided by Sovereign Harbour Limited. The Alternative Community Hall site on Site 7a is identified on a plan annexed to the Section 106 agreement in Schedule 2.

Provision 4.2.3 of Schedule 4 of the Section 106 agreement states that:

In the event that the Alternative Community Hall site is determined to be the location for the Community Hall pursuant to paras 3.9 and 3.10, the area of the

Alternative Community Hall Site shall be deducted from the amount of B1 space to be provided by the Owner on Site 4 and/or Site 7a as it will no longer be possible to locate B1 space on such land.

On 29th March 2016, Eastbourne Borough Council submitted notice to Sovereign Harbour Limited that the Alternative Community Hall Site would be required as the ground conditions on the original site (Site 5) means that it would not be viable to construct a Community Hall.

The area of the Alternative Community Hall site is identified on the Plan annexed to the Section 106 agreement in Schedule 2. The Section 106 agreement provides the co-ordinates for the alternative Community Hall site, and it was determined that this site has a site area of 1,500 sqm.

Therefore, as per Provision 4.2.3 of Schedule 4 of the Section 106 agreement, the site area of 1,500 sqm should be deducted from the amount of B1 floorspace to be provided at Sovereign Harbour.

This means that the Employment Land Local Plan will require a modification to reduce the total B1 floorspace requirement at Sovereign Harbour to a minimum of 18,500 sqm, of which no less than 7,400 sqm should be provided on Site 4 and/or Site 7a.

Formal Request under Section 20(7c) of the Planning and Compulsory Purchase Act 2004.

Under section 20(7c) of the Planning and Compulsory Purchase Act 2004 (as amended), we would to make a formal request for you to recommend such modifications that you consider are required to make the Employment Land Local Plan sound.

I hope this letter clarifies the situation regarding the Sovereign Harbour Community Centre. The issue will also be addressed in our matter statements. However we would be happy to provide any further information if required.

Yours Sincerely,



Lisa Rawlinson

Head of Regeneration & Planning Policy