

# SHRA

Sovereign Harbour Residents Association



By email to: [customerfirst@lewes-eastbourne.gov.uk](mailto:customerfirst@lewes-eastbourne.gov.uk)

19 December 2022

*Dear EBC Planning First,*

**Application 220850 - Proposed erection of apartment retirement living development (Use Class C3), access, car parking, and associated landscaping**

Sovereign Harbour Residents Association opposes the planning application for a 57-apartment retirement living development to be built on undeveloped land at Pacific Drive, Sovereign Harbour, Eastbourne because we feel strongly that the plans submitted do not show adequate car parking places and the land may be contaminated.

We believe that the 41 car parking spaces proposed are too few for a development of 57 apartments that will likely include car owners as well as having visits from relatives and from outside welfare staff. As the application's Traffic Assessment states, "The proposed car parking provision of 41 parking spaces is lower than the ESCC parking standards."

The car parking is important to us because residents in the area fear that without adequate parking, visitors will park on Pacific Drive and its side roads. Pacific Drive is narrow, a bus route, and provides the only vehicular access to and from the North Harbour residential properties and the lifeboat station so must remain free of parked cars and any risk of becoming impassable.

In addition, we are very concerned about the landfill mound that currently stretches across the site. It is unclear what lies beneath the mound. The applicant's Geo-Environmental Appraisal (Part 1) mentions residential, commercial and industrial waste, and identifies moderate and moderate to high risks from contaminated soil and ground gas requiring further investigation and special measures during removal and construction. To ensure any necessary protection for construction workers and residents, further and thorough investigations must take place before any approval for disturbing the mound is given.

In the circumstances, we would ask you to reject the proposal in its current form.

Yours sincerely

*Tony Smith*

Tony Smith

Deputy Chair

Sovereign Harbour Residents Association

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