

The Planning Committee
Eastbourne Borough Council
Town Hall
Grove Road
Eastbourne
BN21 4UG

18 January 2024

By email to: customerfirst@lewes-eastbourne.gov.uk

Dear Sir or Madam

Re: Planning Application 2306847. Martinique Way Village Ltd. Site 1 off Martinique Way, Eastbourne, East Sussex.

The Sovereign Harbour Residents Association (SHRA) represents the collective view of over 1500 Sovereign Harbour residents who are members of the Association. Since the above planning application was published we have been listening to, and speaking with residents affected by the proposed development.

We are aware that Site 1 was granted planning permission for residential units in 2016. However the new application is a departure from the original approved plan in terms of height and the number of residential units. The original permission in 2016 was for 67 apartments and 12 houses. The houses have already been built (White Point.)

This new application by Untold Living is for 137 apartments and we are objecting to this proposed development on the following grounds:

1. Overdevelopment of the site. The original plan was for a total of 79 residences. (67 apartments and the 12 White point houses) This latest application is for 137 apartments (around a 73% increase).
2. A significant increase in traffic and risk to safety due to the residential units and related vehicle movements. (Which will include residents plus associated services i.e. staff and deliveries).
3. The proposed car parking facilities are inadequate. 52 spaces to be shared amongst 137 apartments plus staff and visitors to the development's residents, along with additional visitors to the restaurant will create a safety issue and traffic flow problems. Martinique Way is already short of spaces for the number of residents and visitors, and the overspill from the new development into Martinique Way and the surrounding area, including the

potential to obstruct the Langney Point roundabout and current residents driveways, will undoubtedly cause serious congestion.

4. The car park on the proposed development is situated below ground level and we are concerned it will increase the flood risk both to the development itself and nearby properties, especially should the construction of the car park displace water flows below ground to alternative locations in order to accommodate the displacement.

5. Increase in noise associated with the additional residential units and service vehicles. Plus the on-site restaurant that is proposed to open for public use too.

6 At its highest point the new proposal appears to be some 4m higher than Anguilla Close (the next highest building adjacent to the development). This image from the developers application shows how much the new construction will overshadow Anguilla Close.



7. The location of the proposed building in relation to the Martello Tower compromises the integrity and beauty of this protected building. The block nearest to the Martello looms over this iconic and historical monument reducing its prominence and subsequently devaluing the Seafront Promenade to the detriment of the whole town.

We believe the significant increase in the number of residences proposed for this site is a fundamental flaw and at the very least the application should be amended to reflect the specification of the original planning application for 67 apartments. We would also suggest the developers consider the broader community in their proposal and include

- The inclusion of a continuous metallised pedestrian and bicycle path along the seafront side of the proposed building, allowing those with restricted mobility access to the views .
- A children's play area built and maintained by the developer.
- The minibus transport provided for the residents of the proposed development be made available to other nearby residents should space be available.

We trust you will consider these serious issues and worries voiced to us by local residents and refuse permission for this development in its current form.

Yours sincerely,

Frances Lawrence

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Chair

Sovereign Harbour Residents Association

Eastbourne

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