

Address by SHRA's Caroline Lynam to EBC Planning Committee 18 March 2024

In 2016 Site 1 was granted planning permission for a total of 72 residences comprising 62 apartments and 10 houses. This new application for 137 apartments is a significant departure from that original plan, a staggering increase of over 100%. The original plan included 146 car spaces. This proposal offers a total of 52 spaces to serve the needs of 137 apartments plus the requirements of staff, deliveries and visitors to the onsite restaurant. These car parking facilities are wholly inadequate.

The new proposal with its additional floors overshadows the adjacent Anguilla Close and Martinique Way.

In addition, the location of the proposed building in relation to Martello Tower 66 compromises the integrity and beauty of this protected building. The block nearest to the Martello looms over the historical monument reducing its prominence and subsequently devaluing the Seafront Promenade to the detriment of the whole town.

We are unconvinced by the developer's assertions the majority of these apartments will be purchased by local people. The cost of each apartment along with the ongoing service charges are more likely to attract residents from outside the area downsizing from high value property and using their raised capital to support them in retirement.

In a town experiencing a lack of accessible housing stock for families and working people, do we really want to prioritise yet another retirement complex, when many of our current retirement developments and facilities are advertising vacancies.

The significant increase in height and the number of residences proposed for this site is a clear and undisputed case of overdevelopment and at the very least the application should

be amended to reflect the specification of the original planning application for 62 apartments.

Ladies and gentlemen, the decision you make tonight will change the Eastbourne skyline for generations to come. You have one chance to get the development of Site 1 right.

If this proposal goes ahead, it will be a significant landmark, visible from Hastings to Beachy Head. Do you want your legacy to be the council that allowed a mammoth and unnecessary overdevelopment. Or do you want to be remembered as the public servants who conserved and curated the seafront, the coastline, the integrity of our historic buildings, and... considered the real housing needs of the people they represent.

In closing and on behalf of the local and broader community we urge you to reject this proposal in its current form.

