



Emma Wachiuri  
Senior Planning Officer  
Eastbourne Borough Council  
1 Grove Road  
Eastbourne  
BN21 4UG

Our ref: JB/HM/31276

12/07/2024

Dear Emma,

**RE: APPLICATION REFERENCE 23087 – SITE 1, MARTINIQUE WAY, EASTBOURNE**

Further to the deferral of the above planning application by the Planning Committee on 18 March 2024, please find enclosed a set of revised plans showing an amended scheme which seeks to address the various comments aired by residents and Members.

The application was deferred by Planning Committee so that the Development Management Lead could:

*"Liaise with the applicant regarding the reduction in the number of units, the height and separation of buildings, and to revisit the design to reflect the maritime locality and the Martello Tower. Upon conclusion, to bring the application back to a future Planning Committee meeting following any required consultation. Should the negotiations fail, the Development Management Lead be authorised to refuse planning permission on grounds of the impact of the proposed scale, bulk, height, massing and appearance on the character of the area and impact upon the setting of the neighbouring heritage asset, the Martello Tower 66."*

The following documents are submitted with this letter in support of the application.

DOCUMENT	AUTHOR	REPLACES
23026- GFA- A- 00- DR- A- 11101 -P.08 Ground Floor Plan	Gaunt Francis	23026-GFA-A-00-DR-A-11101 -P.03 Ground Floor Plan
23026- GFA- A- 00- DR- A- 11112 P.02 Ground Floor Plan – Part 1	Gaunt Francis	23026- GFA- A- 00- DR- A- 11112 P.00 Ground Floor Plan – Part 1
23026- GFA- A- 00- DR- A- 11113 P.02 Ground Floor Plan – Part 2	Gaunt Francis	23026- GFA- A- 00- DR- A- 11113 P.00 Ground Floor Plan – Part 2
23026- GFA- A- 01- DR- A- 11102 -P.07 First Floor Plan	Gaunt Francis	23026-GFA-A-00-DR-A-11102 P.02– First Floor Plan
23026- GFA- A- 01- DR- A- 11114 -P.02 First Floor Plan – Part 1	Gaunt Francis	23026- GFA- A- 01- DR- A- 11114 -P.00 First Floor Plan – Part 1



DOCUMENT	AUTHOR	REPLACES
23026- GFA- A- 01- DR- A- 11115 -P.02 First Floor Plan – Part 2	Gaunt Francis	23026- GFA- A- 01- DR- A- 11115 -P.00 First Floor Plan – Part 2
23026- GFA- A- 02- DR- A- 11103 -P.06 Second Floor Plan	Gaunt Francis	23026-GFA-A-02-DR-A-11103 P.02 - Second Floor Plan
23026- GFA- A- 02- DR- A- 11116 -P.02 Second Floor Plan – Part 1	Gaunt Francis	23026- GFA- A- 02- DR- A- 11116 -P.00 Second Floor Plan – Part 1
23026- GFA- A- 02- DR- A- 11117 -P.02 Second Floor Plan – Part 2	Gaunt Francis	23026- GFA- A- 02- DR- A- 11117 -P.00 Second Floor Plan – Part 2
23026- GFA- A- 03- DR- A- 11104 -P.08 Third Floor Plan	Gaunt Francis	23026-GFA-A-03-DR-A-11104 P.03 – Third Floor Plan
23026- GFA- A- 03- DR- A- 11118 -P.02 Third Floor Plan – Part 1	Gaunt Francis	23026- GFA- A- 03- DR- A- 11118 -P.00 Third Floor Plan – Part 1
23026- GFA- A- 03- DR- A- 11119 -P.02 Third Floor Plan – Part 2	Gaunt Francis	23026- GFA- A- 03- DR- A- 11119 -P.00 Third Floor Plan – Part 2
23026- GFA- A- 04- DR- A- 11105 -P.10 Fourth Floor Plan	Gaunt Francis	23026-GFA-A-04-DR-A-11105 P.04 - Fourth Floor Plan
23026- GFA- A- 04- DR- A- 11120 -P.02 Fourth Floor Plan – Part 1	Gaunt Francis	23026- GFA- A- 04- DR- A- 11120 -P.00 Fourth Floor Plan – Part 1
23026- GFA- A- 04- DR- A- 11121 -P.03 Fourth Floor Plan – Part 2	Gaunt Francis	23026- GFA- A- 04- DR- A- 11121 -P.00 Fourth Floor Plan – Part 2
23026- GFA- A- 05- DR- A- 11106 -P.09 Fifth Floor Plan	Gaunt Francis	23026-GFA-A-05-DR-A-11106 P.03 - Fifth Floor Plan
23026- GFA- A- 05- DR- A- 11122 -P.02 Fifth Floor Plan – Part 1	Gaunt Francis	23026- GFA- A- 05- DR- A- 11122 -P.00 Fifth Floor Plan – Part 1
23026- GFA- A- 05- DR- A- 11123 -P.02 Fifth Floor Plan – Part 2	Gaunt Francis	23026- GFA- A- 05- DR- A- 11123 -P.00 Fifth Floor Plan – Part 2
23026- GFA- A- LG- DR- A- 11100 -P.10 Lower Ground Floor Plan	Gaunt Francis	23026- GFA- A- LG- DR- A- 11100 -P.04 Lower Ground Floor Plan
23026- GFA- A- LG- DR- A- 11110 -P.02 Lower Ground Floor Plan – Part 1	Gaunt Francis	23026- GFA- A- LG- DR- A- 11110 -P.00 Lower Ground Floor Plan – Part 1
23026- GFA- A- LG- DR- A- 11111 -P.03 Lower Ground Floor Plan – Part 2	Gaunt Francis	23026- GFA- A- LG- DR- A- 11111 -P.00 Lower Ground Floor Plan – Part 2
23026- GFA- A- RF- DR- A- 11108 -P.06 Roof Plan	Gaunt Francis	23026-GFA-A-RF-DR-A-11108 -P.02 Roof Plan



DOCUMENT	AUTHOR	REPLACES
23026- GFA- A- ZZ- DR- A- 12100 - P.04 General Arrangement Elevations – Sheet 1	Gaunt Francis	23026-GFA-A-ZZ-DR-A-12100 -P.02 General Arrangement Elevations – Sheet 1
23026- GFA- A- ZZ- DR- A- 12101 -P.04 General Arrangement Elevations – Sheet 2	Gaunt Francis	23026-GFA-A-ZZ-DR-A-12101 -P.02 General Arrangement Elevations – Sheet 2
23026- GFA- A- ZZ- DR- A- 12150 -P.03 Bay Study – Sheet 1	Gaunt Francis	23026-GFA-A-ZZ-DR-A-12150 -P.02 Bay Study – Sheet 1
23026- GFA- A- ZZ- DR- A- 12151 -P.03 Bay Study – Sheet 2	Gaunt Francis	23026- GFA- A- ZZ- DR- A- 12151 -P.02 Bay Study – Sheet 2
23026- GFA- A- ZZ- DR- A- 13100 - P.04 General Arrangement Sections – Sheet 1	Gaunt Francis	23026- GFA- A- ZZ- DR- A- 13100 -P.03 General Arrangement Sections – Sheet 1
23026- GFA- A- ZZ- DR- A- 13101 -P.03 General Arrangement Sections – Sheet 2	Gaunt Francis	23026- GFA- A- ZZ- DR- A- 13101 -P.02 General Arrangement Sections – Sheet 2
23026- GFA- A- ZZ- DR- A- 13102 -P.03 General Arrangement Sections – Sheet 3	Gaunt Francis	23026- GFA- A- ZZ- DR- A- 13102 -P.02 General Arrangement Sections – Sheet 3
23026- GFA- A- ZZ- LG- DR- A- 10913 - P.03 -Proposed Block Plan – Lower Ground Floor	Gaunt Francis	23026-GFA-ZZ-LG-DR-A-10913 -P.02 – Proposed Block Plan – Lower Ground Floor
23026- GFA- A- ZZ- RF- DR- A- 10914 - P.03 -Proposed Block Plan – Roof Level	Gaunt Francis	23026- GFA- A- ZZ- RF- DR- A- 10914 -P.02 -Proposed Block Plan – Roof Level
23026- GFA- ZZ- ZZ- DR- A- 10901 - P.01 Site Location Plan	Gaunt Francis	(Unchanged – resubmitted for completeness)
23026- GFA- ZZ- ZZ- DR- A- 10915 - P.01 Existing Block Plan	Gaunt Francis	(Unchanged – Resubmitted for completeness)
386-LST-XX-XX-DR-L-0101-P05- Landscape General Arrangement	Land Studio	386-LST-XX-XX-DR-L-0101-P04-Landscape General Arrangement
Design & Access Statement Addendum	Gaunt Francis	N/a
Habitat Assessment Technical Note, June 2024	TEP	N/a
Planning Fire Safety Strategy - Gateway 1	Pentrevion Fire Ltd	Supplements submitted Fire Statement
Transport Technical Note	DHA Transport	Supplements submitted Transport Statement and Travel Plan

DOCUMENT	AUTHOR	REPLACES
Daylight Impact Assessment Note	XDA	Supplements submitted Daylight Impact Assessment
Heritage Impact Assessment Addendum	HCUK	Supplements submitted Heritage Impact Assessment
Housing with Care Need Assessment	HPC	-
CGI images	Glass Canvas	-
Predicted Staff Members Table	Untold Living	

## Design

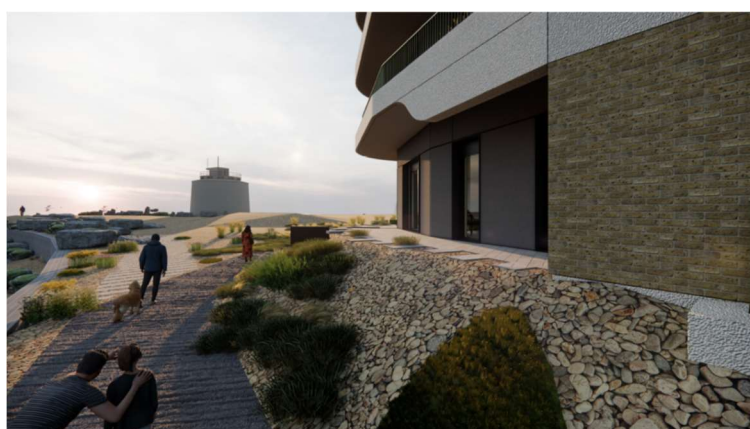
The revised design approach is explained in a Design & Access Statement Addendum prepared by Gaunt Francis Architects, which forms part of this submission.

The applicant and design team have given significant consideration to the matters raised during the Planning Committee meeting and we are pleased to present a revised scheme which we feel positively addresses those concerns and results in an improved solution for the site.

In summary, the revised submission has led to a reduction in the number of units from 137 to 128, as a result of significant amendments to the massing, height and scale. In particular, a storey has been removed from the tallest block to closely match the neighbouring Sovereign Quay buildings. The step back and change of materials at roof level have been maintained to reduce the appearance of the top storey from ground level.

In addition, a slightly lighter palette of GRC panels is now proposed, and the design has been revised to emphasise the horizontality of the sea-facing elevation. GRC is extremely robust, lightweight and strong, with an almost stone like quality, which means that it is appropriate for a maritime environment. Dark render is also proposed, to contrast nicely with the lighter GRC. On the land-facing side, brick is now used to soften the building, to give it a better scale and to tie in with the materials used on the adjacent buildings.

Furthermore, an apartment has been removed from the centre of the building, with a glazed upper link allowing views of the sky through the building and reinforcing the





appearance of two smaller elements in the central section of the development. The northern end of the building has also been further faceted and eroded to open up views of the Martello Tower from Sovereign Quay, improving the relationship and appreciation of this historic building when approached from the north (as shown in the image below).

The revised proposal has been shown on the enclosed CGIs which demonstrates how the building will appear from the beach, in addition to a view showing the building in the context of the other buildings around the harbour. Additional imagery from other locations is contained within the submitted Design and Access Statement Addendum.

### Heritage

The proposed changes to the design also sought to address the previous comments from Historic England and the heritage-related comments within the reason for deferral.

The heritage impacts of the revised design are discussed in a Heritage Impact Assessment Addendum prepared by HCUK. This Addendum follows a meeting that was held with Historic England in May 2024 at which the revised proposal was presented. Historic England considered the changes made to be a positive improvement and anticipated that it would allow Historic England to remove their concerns at the point at which they are reconsulted.

### Play Space

The revised landscaping scheme, as shown on drawing reference 386-LST-XX-XX-DR-L-0101-P05-Landscape General Arrangement, now includes natural play features for on-the-way use by local children. These play features have been designed to be in-keeping with the overarching landscaping strategy and maritime environment, without prejudicing the extensive areas of vegetated shingle habitat to be reestablished.

### **Housing Need, Operations and Parking**

Please find enclosed a Housing Need Note and Operations and Parking Note which provide a detailed response to these matters, together with the following accompanying documents:

- Annex 1 – Housing With Care Need Assessment (HPC)
- Annex 2 – Predicated Staff Role Breakdown (Untold Living)
- Annex 3 – Transport Technical Note (DHA Transport)

### **Ecology**

Please find enclosed a Habitat Assessment Technical Note prepared by TEP to accompany the application. This report should be read in conjunction with the Preliminary Ecological Appraisal (PEA) submitted in December 2023.

The note summarises the results of further surveys which have been undertaken since the original PEA was submitted.



Due to the lack of the full suite of coastal processes taking place on site and the poor condition of the Coastal Vegetated Shingle habitat, the note concludes that the habitat does not meet the classification of a Coastal Vegetated Shingle Habitat of Principle Importance (HPI).

A Habitat Restoration and Management Plan will be produced, which can be secured by an appropriate planning condition. This will detail how the scheme will retain and restore areas of habitat, and create new coastal vegetated shingle habitat within the extent of the scheme. It will also detail management requirements so that habitat is maintained in as good a condition as feasible within the constraints of the site and lack of fully favourable coastal processes.

This report would be in addition to any future mitigation processes and procedures identified in the future Ecological Impact Assessment, such as the requirement of a Construction Environmental Management Plan (CEMP).

### **Description of Development**

As a result of the changes to the unit numbers, we request that the description of development is amended to remove the previous reference to 137 units. We request that it is amended as follows:

*"Erection of an extra-care retirement community (Use Class C2), comprising apartments for older people, ancillary facilities and services including an ancillary restaurant/bar and community meeting/activity space, soft and hard landscaping, parking, access and other associated works."*

I trust the above letter addresses the concerns raised by residents and Members, however if you have any questions or comments, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, which appears to read 'Jonathan Buckwell'.

Jonathan Buckwell  
Director  
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