

# Memo

**To:** Emma Wachiuri, Senior Planning Officer (Development Management)  
**CC:**  
**From:** Sara Taylor, Regeneration Officer  
**Date:** 19 December 2023  
**Ref. No:** 230807  
**Priority:**  
**Sensitivity:**

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**Site:** 15-17 Fairlands Hotel Lascelles Terrace, Eastbourne, BN21 4BJ

**Proposal:** Proposed change of use from HMO accommodation to private residential use and the partial demolition of the rear sections of the existing building with the addition of further extensions to provide 14no self-contained flats.

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A review of the application for planning permission for the above site identifies:

- Creation of 14 self-contained flats

The hotel has been used as an HMO accommodation recently. In the absence of an economic viability assessment, Regeneration is unable to ascertain the employment opportunity from an alternative offer in the hospitality sector. However, local activity in the sector demonstrates a demand for a boutique offer with examples such as the Port Hotel, Ravilious and closely located and renovated West Rocks Townhouse. Additionally, the nearby New Wilmington Hotel has recently applied for planning permission for a new floor and rooftop dining.

There is likely to be limited contracting and local employment opportunities during the construction phase of the development. The local economy and supply chain should benefit from increased spend.

The Local Employment and Training Supplementary Planning Document (SPD), adopted November 2016, confirms this planning application qualifies for a local labour agreement as it meets the threshold for a residential development.

Considering the above, Regeneration would seek evidence to support the non-viability of a commercial offer. If the application is approved Regeneration requests a local labour agreement secured via a S106 or Unilateral Undertaking.