

Planning Department
Brighton & Hove City Council
Hove Town Hall
Norton Road
Hove
BN3 3BQ



8th September 2016

Dear Sir or Madam

RE: Application number BH2016/02756 Former Texaco Garage, Kingsway Hove

Whilst I very much welcome proposals to develop this unsightly and derelict site, and the opportunity to deliver much needed homes in our city, I am concerned about many specific aspects of this proposal.

I have consulted widely, and distributed 300 letters to neighbouring properties on Kingsway, St Catherine's Terrace, St Aubyns, St Aubyns Gardens, Medina Terrace, Sussex Road and Victoria Cottages. The concerns expressed by residents and neighbours are consistent; they welcome development of the site but have serious concerns regarding specific aspects of the application.

First I draw attention to the Planning Department's policy regarding distribution of letters and notices to neighbouring properties requesting comments. They were not distributed to the blocks of flats on King's Esplanade; Bath Court, Benham Court and Spa Court, presumably because of cost, but it would seem reasonable, given the scale and impact of this development, that they were directly consulted, rather than relying on word of mouth and notices attached to lamp posts. Residents expressed considerable frustration that they did not all have equal access to information regarding the proposal and how to comment.

All of the residents who responded to my survey made their own representations directly to the Council and Planning Officers and Committee members will consider these in detail. In summary however their (and my) concerns are;

1. Proposed height of the building.

At 9 storeys, it is significantly higher than surrounding and adjacent buildings. St Aubyns Mansions, adjoining the site to the south is 5 storeys, Bath Court, immediately to the south and south-east of the site is 7 storeys and Sussex Road consists of 2 storey houses. Buildings adjacent to the Alibi pub amount to 2 storeys, whilst opposite at St Catherine's Terrace, the Victorian terrace is 5 storeys (including basements). This proposal therefore amounts to a tall building both in relation to adjacent properties but

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Conservative Member for Central Hove Ward

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