



PLANNING COMMITTEE LIST

Brighton & Hove COUNCILLOR REPRESENTATION **City Council**

Cllr. Lloyd Russell-Moyle

BH2021/04167 – Brighton Gasworks

Stance: Customer objects to the Planning Application

Comment Reasons:

- Adverse affect on listed building
- Adversely affects Conservation Area
- Because of the Additional Traffic
- Inappropriate Height of Development
- Overdevelopment
- Poor design
- Residential Amenity

Comment: I am writing to object to the design, and detail of the planning application, I do not object to housing on the site.

I am the local Member of Parliament covering the area and I am reflecting the majority opinion of people who have contacted me.

I am objecting on a number of grounds:

1) Lack of social and affordable house

The developer had not made effort to include at least 40% social rents in this site. Brighton is not in need of luxury and family homes and these homes will end up attracting more people into the area and will not help young people looking to get homes, people on the housing register, they will exacerbate Brightons housing issues, putting further pressure on the servicing of the units below without accomodation for people on low or medium incomes.

MITIGATION: If there was a commitment to 40% social rents and a clause that these buildings cannot be used for second homes.

2) Overcrowding/Overdevelopment

The front of the site might be inline with the current buildings (Marine Gate) but the back of the site is low rise and the development doesn't take that into account.

MITIGATION: The development could stagger the buildings to the north east and west to low rise. Low rise high density can achieve 150 homes per acre and medium rise up to 200 this would lead to no reduction in units.

3) Poor design

The brown and grey colours are not positive for the area, whilst an "industrial" look but look good on paper the developments in the marina with grey on one side are poor and white or brick should be required throughout.

MITIGATION: through render doesn't work on seascapes, it must be painted white.

4) Build and safety concerns.

We have multiple examples of poor health and building contomation in other sites.

MITIGATION: The need for a enhanced (beyond the law) safety check and covering whole site whilst work done.

I would like to reserve any right to speak at planning committee if need be.

