

Jeanette Walsh – Development Control Manager
Brighton & Hove City Council
King's House
Grand Avenue
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25th July 2016

Dear Jeanette

Planning application BH2016/01961 – 46 – 54 Old London Road, Patcham

I have received an enormous number of representations from residents against the granting of planning permission for demolition of the existing dwellings at 46-54 Old London Road and the erection of a 3 storey 44 room care home with associated communal facilities, parking and landscaping. I also attended a public meeting of over 150 people, who were unanimously against the proposal. I can safely say that this is one of the biggest issues to face Patcham for some time.

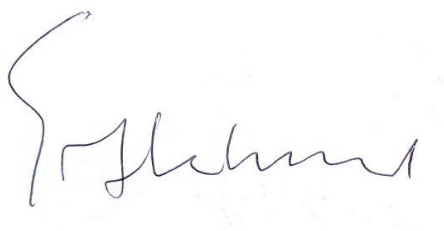
There are many reasons why they believe that this is not an appropriate development and I have listed these below:

1. **Scale of the development** – The location, on the edge of the important Patcham village Conservation Area, is entirely unsuitable for this type and scale of development. The development, by way of its height, bulk, scale and plan form, is both dominant and overbearing, showing a total lack of respect for the existing village setting and represents an overdevelopment of the site. If granted permission, this would also set a dangerous precedent for other developers wishing to demolish family housing in the area and build more dense accommodation.
2. **Increased traffic congestion and parking problems** – The area already has high levels of traffic arising from Patcham House School, Patcham Memorial Hall, the Scouts Hall and the local shops. In addition, the road is on several bus routes and is used as a 'rat run' in peak hours. The additional traffic created by the proposed development's residents, social and medical visitors, staff, tradespeople and delivery vehicles will increase and exacerbate existing traffic congestion and pollution. The limited number of parking spaces on the site will add to the existing parking problems in the area at peak times.

3. **Flooding / Sewage** – The proposal has the potential to increase the population on this site by in excess of 50 people resulting in increased pressure on a drainage system which has already had to cope with the new permanent and transit traveller sites at Horsdean. This area has a history of serious groundwater flooding resulting in raw sewage overflows into the surrounding roads, gardens and basements, with residents in 2000 being unable to use their toilets for weeks. Indeed, the Environment Agency has identified Brighton & Hove as one of only ten Flood Risk Areas in England and the Patcham area is classified as a flood risk ‘hotspot’ in Brighton & Hove City Council’s Surface Water Management Plan. Climate change is already leading to wetter winters with many more periods of intense rainfall increasing the risk of severe ‘flash flooding’. It would, therefore, be irresponsible to grant planning permission for a new development which will house a large number of elderly and vulnerable people.
4. **Pedestrian Safety** – There is no pedestrian crossing in the village and there is no pavement adjacent to the proposed development. Consequently, there will be no safe access to the local shops or to southbound buses - pedestrians being forced to cross the busy road without protection.
5. **Accommodation need** - there are already five existing residential/nursing homes for elderly and vulnerable people within a mile of this proposal. Furthermore, the proposal will result in the loss of five good family homes, which the Council acknowledge are in desperately short supply across the city.
6. **Trees / Green Space / Wildlife** – The proposal will remove a majority of the fifty one trees on the site and will concrete over a large area. The removal of this habitat will have a detrimental effect on wildlife from the loss of these trees and gardens. It will also increase the risk of surface water flooding in this already high risk area by removing a large natural rainwater soakaway and replacing it with impermeable concrete.

For all these reasons I do not believe that this application should be given planning permission. Should this application come before the Planning Committee I would like this letter printed in full on the agenda and would also like to attend the meeting and speak against the proposal.

Yours sincerely



Cllr. Geoffrey Theobald