

Cllr. Dick Page

BH2018/02751- Enterprise Point & 16-18 Melbourne Street

01/10/2018:

I must object in the strongest possible terms to this major project, summarised as:

*Demolition of all existing buildings and electrical substation and erection of building of between 4 to 9 storeys comprising office floor space (B1), student accommodation including 350no student bedrooms (Sui Generis), 20no residential flats (C3).*

In February a developer was canvassing us about approximately 87 student units on this site; now it has grown to 350. This neighbourhood has an excess of HMOs already, and purpose built student blocks (PBSBs) similarly contribute to an imbalance in the local population, with temporary residents who are more likely to cause late night noise and nuisance. There are a number of other PBSBs in the immediate vicinity on the Lewes Road, not to mention the massive Preston Barracks student accommodation in construction, some 5-600 metres to the north.

In addition the development replaces the big small business block of Enterprise Point with just one (ground) floor of “office space” – and at 9 floors may be too high and overbearing.

If we have to accommodate more and more students off-campus, I see no reason why PSBs cannot be dispersed away from “academic corridor” to places like Woodingdean, East Brighton and Hove, which mostly have (or could easily have) good transport links to the universities.

To grant this massive addition in student numbers would clearly tell settled residents that the Council does not care about their wellbeing, community or primary schools.

Please inform me if/ when this application will be considered at Planning Committee.

