

Cllr. Vanessa Brown
BH2018/03356 - Kap Ltd, Newtown Road

18/02/2020:

As a Ward Councillor for this site I am writing to place my objections on record.

I do not object to this site being redeveloped sympathetically but although there has been revisions to the original scheme it is still an overdevelopment of the site.

Three large blocks are proposed, one of four storeys, one of eight storeys and one of eleven storeys. The taller blocks are much too high for this area, are very bulky and would be detrimental to the street scene. The previous building was just a double height single storey workshop and sales building. To the North is the Goldstone Retail Park which again has buildings of a similar height to that of the garage. To the East is a new residential development which is much higher than neighbouring properties at six storeys.

As well as the residential part of the scheme there is proposed office space of 1,107 sq. m. with the capacity to provide 140 jobs. With just 94 car parking spaces overall this will cause displacement to the already congested local streets.

None of the other major applications have been assessed for the traffic implications when considering the extra traffic that will be generated by this site. The huge Hove Station development has now been approved and the nearby Sackville Trading Estate is due to come before the committee. These sites should all be considered together. The Sackville Road/ Old Shoreham Road junction is already full to capacity and the junction of Newtown Road with Fonthill Road is already a very dangerous junction due to the excessive build outs.

There will be overshadowing to nearby buildings and some of these units. The height of the towers will restrict the Southerly views from Hove Park which are classed as a heritage asset. The public space will not afford an appropriate level of amenity. The development is set too close to the pavement which means there is no opportunity to even put in street trees which could at least help to soften the appearance of the buildings.

I therefore believe that as this application stands it should be refused.

