

Cllr. Clare Rainey

BH2020/00442 – Black Rock Site And Surroundings, Madeira Drive

14th April 2020:

Stance: Customer made comments in support of the Planning Application

Comment: I fully agree that the Black Rock area needs to be rejuvenated but have the following concerns:

Parking is already amply provided at the Asda car park and the multi storey car park. Will car drivers be able to get through from Madeira Drive to the marina to park once the new access is in? Recommend removing all but absolutely necessary car parking spaces for disabled user vehicles, and electric charging points from the plan.

Disappointed that the end use for Black Rock is not identified. The site would lend itself to a permanent events space, which would allow the city to have purpose-built world class facilities. Transport services could be provided in conjunction with the Bus Company and Volks Railway. Recommend exploring the above option. The current habitat for wintering and migrating birds at Black Rock should not be unnecessarily destroyed.

This development will involve major construction work. Recommend that best practice in terms of carbon neutral construction is demonstrated for this project.

The vegetated shingle is a rare ecological habitat, according to the ecological impact assessment "one of only three remaining areas of this internationally rare habitat in Brighton & Hove". Natural England states that "Because of its rarity vegetated shingle is recorded as a priority habitat under the UK's Biodiversity Action Plan". Recommend that examples of successful relocation of vegetated shingle are researched and consultation/advice sought to avoid the loss of this habitat.

Necessary further discussion is needed to tie down the Marina's future needs and how they can best link in with the rejuvenation of Black Rock. Recommend arranging a meeting with Marina Leaseholders and all relevant stakeholders to discuss how their needs can be integrated with the plans.

The plans for landscaping/planting Kemptown Lawns are welcome but should include the cost of ongoing management and identify who will do this. Recommend costing up management and setting aside funds.

