

**Cllrs Brown & Bennett
BH2018/03633 Toads Hole Valley**

22 March 2019

We are writing this objection as we are the Councillors for Hove Park Ward. Our area adjoins Hangleton and Knoll Ward where the proposed development is situated. Although it is not in our Ward the greatest impact will be felt by our residents.

We are particularly concerned about the traffic implications for our Ward. King George V1 Avenue which dissects the Wards already carries 23,000 vehicles daily. The development model shows approximately an extra 1,000 vehicle movements in both directions during the rush hour. The traffic assessments that have been carried out for this application are flawed. They were based on just two days in the Summer when the traffic was light, one a weekday and one on a Saturday. Unbelievably no assessment was carried out on the all-important King George V1/ Goldstone Crescent junction or the junction of Goldstone Crescent with Old Shoreham Road. These junctions already suffer long tailbacks in the rush hours.

An assessment has been carried out on the roundabout at the junction of King George V1 Avenue and Dyke Road Avenue but again this is flawed. It seems to have been based on the original assumption of 700 homes not the 880 now planned. Highways England who are responsible for the strategic road network have stated that further information should be made available before this application is considered. There are already very long tailbacks along Dyke Road Avenue in the rush hours and this proposal will make matters far worse.

We also believe that the proposed works to King George V1 Avenue will make it more dangerous rather than safer. There are to be three main traffic light junctions on the road plus further non signalised entrances and exits to the proposed estate. All the stopping and starting up the steep hill will increase pollution rates and traffic noise and to exit any of the smaller junctions and attempt to turn right would be highly dangerous.

With all the increased traffic drivers are going to look for alternative routes. These will be via the roads that open out onto Dyke Road Avenue. A suggestion was put forward that the top of Woodland Drive could be closed off but this would just make matters worse for roads such as Hill Drive, Tongdean Road, Woodruff Avenue etc.

The application states that H.G.V. drivers will be encouraged to use the A 293 rather than King George V1 Avenue but as there will be no enforcement this is unlikely to be successful.

One of our main concerns is that the other major applications that are in the pipeline and may be approved before this application is considered or just afterwards are not being evaluated for traffic movements in conjunction with this application. There is the Sackville Trading Estate, Court Farm, the Peugeot Garage, the development near Hove Station, the Jaguar garage and the new flats in Newtown Road. They are all going to greatly increase the amount of traffic going through our Ward to gain access to the A27. There should be a detailed analysis of the possible traffic movements on all the surrounding roads from these developments. Toads Hole Valley should not be considered in isolation.

Regarding the site itself we believe this to be a gross overdevelopment. The City Plan suggested that 700 homes could be accommodated on the site but this has now risen to 880 with the possibility of even more if the school is not needed. At a density of three times that of the houses in the Goldstone Valley and twice that of the Hangleton area they are not at all compatible with their surroundings.

The employment space suggests that there could be 1770 employees but there is only parking for 307 cars. With a new parking scheme coming into much of our Ward the Goldstone Valley is already going to be flooded with cars.

Displacement from the Toads Hole development will make matters even worse. The bus service is totally inadequate so unfortunately people are going to rely on their cars to get to the site.

There was a suggestion to dig up the grass verges and the trees in Goldstone Crescent to make a cycle lane. The residents are totally opposed to this as the grass and trees soften the area and give it its character.

There are further grave concerns that the infrastructure for the development will not be put in first but will be carried out piecemeal as each separate parcel of land is sold off and developed. This is totally unacceptable.

There are many grave concerns about this application, but the traffic implications are paramount. This development would have a very severe cumulative impact on the whole local road network. Our area would be gridlocked.

We object most strongly to this application because of the damaging effect it will have on our Ward.

Yours sincerely

Cllr Vanessa Brown
Cllr Jayne Bennett