

Mr. Jonathan Puplett.  
Planning Officer.  
Brighton and Hove City Council.  
Hove Town Hall  
Norton Road,  
HOVE BN3 3BQ

29th January 2017

Cc Penny Jennings

Dear Mr. Puplett,

Application No: BH2016/06478 1-6 Lions Gardens and the Coach House, Withdean Avenue, Brighton.  
Demolition of existing dwellings and erection of part two, part three storey building providing 26 residential apartments (C3) with associated landscaping, parking spaces, cycle and mobility scooter store.

We are writing in our capacity as elected members for Withdean Ward to oppose application BH2016/06478. We also previously opposed application BH2016/00803 on behalf of residents living close by to the application location who have contacted us to explain their concerns about serious overdevelopment of this site. We also consider that this application as described above constitutes a serious overdevelopment of the site which will impact negatively on a number of immediately neighbouring properties. (QD27 of the Brighton and Hove Local Plan 2005)

This area of Withdean Ward does have a CPZ nearby and several areas of single and double yellow lines in Withdean Avenue and nearby Withdean Road where parking is already fully occupied on a daily basis. This application proposes 26 one bedroom residential units but only has two disabled on-site parking spaces and only eight on-site standard parking spaces which is clearly insufficient for a development where there could be many more occupier drivers than 10. It is apparent that there is no area for any additional on road parking availability nearby to the application site. We understand that many of these residential dwellings are appropriate for older residents and we do understand the need for additional residences for our older residents and appreciate proposals for a safe store for mobility scooters and cycles on site. We do however have concerns that many more than 10 of the potential residents may have the need for a car as personal transport and to expect any of them to have to park considerable distances from their home would not be desirable.

The addition of a Car Club space nearby would assist residents with transport arrangements who will be living some distance from shops, GP surgeries and pharmacists.

Should this application be recommended for approval under powers delegated to council officers, we ask that it be referred to the planning committee for decision with our letter of objection included in full with the application and one of us may ask to speak on this application if it is considered by the planning committee.

Yours sincerely,



Cllr. Ken Norman  
Withdean Ward



Cllr. Ann Norman  
Withdean Ward



PLANNING COMMITTEE LIST  
DATE OF COMMITTEE: 12<sup>th</sup> July 2017  
COUNCILLOR REPRESENTATION