

COUNCILLOR REPRESENTATION

BH2018/00340 Former Amex House Edward Street Brighton
Councillors: Karen Barford and Councillor Daniel Chapman

With regards to the above planning application, we appreciate all the work the developers have put in to communicating with us as local Councillors and the efforts shown to engage with people who live in the area, however, due to a number of residents approaching us and raising a significant number of concerns over the planning application to develop the former American Express site, we would like to raise an objection to the application in its current form. We would like to do so for the following reasons:

- The initial proposals for the redevelopment of the site have substantially changed since the 2013 consultation document and the Edward Street Quarter Planning Brief.
- The process and time frame that the public has to comment on the proposals has been confusing with different materials giving different dates and deadlines. We are concerned that this has restricted or prevented some residents from sending in their comments to the planning department.
- We are concerned there will be a negative impact the on residents in the vicinity of the proposed development, especially those in White Street who's health and well-being will suffer as a result of the height and close proximity of the proposed development to their homes. We understand that no one has the right to a view, however we are concerned that this development would significantly reduce the number of sunlight hours these homes receive, would overshadow these properties and would intrude on their day to day life.
- The new development will not 'slope down' towards Edward Street and will alter the appearance of the area significantly, compared with the former American Express building which was set back and down from the road.

We would also ask that the planning department refer to and consider residents' more detailed responses to the planning application, which help better understand some of the background to the concerns raised above. We would also request that the development does designate at least 40% of the residential properties as affordable homes. We would also ask that if there are to be some properties available under shared ownership that these are offered to local residents in the first instance. We acknowledge that the city is in need of more housing and that the former American Express site needs to be redeveloped as soon as possible, however this must be done with consideration to existing and future residents.

