

Cllr. Amanda Knight

BH2018/01738 - Land to rear of Lyon Close

19//11/2018:

Objection to the Planning Application BH2018/01738 due to Loss of Daylight & Privacy for Residents in Lyndhurst Road

The planning application indicates that the planned Block D will be 10 storeys high. Of the planned buildings this is the building closest to the train tracks and to the terraced houses in Lyndhurst Road which are on the other side of the train tracks. The height of Block D will substantially reduce the daylight accessibility of the buildings in 6 - 22 Lyndhurst Rd and will also result in a loss of privacy.

According to the DAYLIGHT AND SUNLIGHT ASSESSMENT document (attached to planning application BH2018/01738) residents living in 6 - 22 Lyndhurst Road will have a reduction of Vertical Sky Component (VSC) by up to 30.26%. This is a violation of policy QD27 of the Brighton & Hove City Plan which protects residents against the loss of amenity such as the loss of daylight and privacy.

We therefore propose that the planned height of Block D is reduced to achieve a VSC reduction that is acceptable for the residents in 6 - 22 Lyndhurst Rd. It should be investigated whether the reduction of floors in Block D can be compensated by adding floors to Block A or Block B as they will be furthest away from the terraced houses in Lyndhurst Rd and hence their height will have a smaller impact on the daylight accessibility for the residents in Lyndhurst Rd.

Comment on Local Schools affected by the new Lyon Close Development

The new Lyon Close development will create 163 new flats, many of them 2 and 3 bedroom flats which are likely to be occupied by families with school children. This will put a strain on the schools in the area, in particular Brunswick Primary School & Hove Junior School.

We therefore ask the council to clarify how the arrival of additional children in school age will be managed. Will there be additional positions for teachers, space and resources made available in the two schools in question?

Comment on Local GP Surgeries

Goodwood GP Practice recently closed and their patients were transferred to the nearby Charter Medical Centre. The new Lyon Close residents will likely register at Charter Medical Centre as well, putting a further strain onto this GP practice.

We therefore ask the council to clarify how adequate health care provision will be guaranteed for the existing and new residents in the area, especially those ones who are currently registered at the Charter Medical Centre.

Comment on Commercial Spaces within the new Lyon Close Development

The Green Party conducted a survey amongst the residents in the surrounding

streets of the new Lyon Close development. Participants of the survey told us they didn't want more retail spaces.

Balancing this with the city-wide need for jobs, we suggest that the developer Crest Nicholson ensures that the retail spaces in the new Lyon Close development are reserved for certain occupiers - e.g. SME's, local businesses, a level of new start-ups, no multiples.

Additionally, the developer Crest Nicholson should set aside one or more of the retail units to be used as a community space for local residents.

#### Comment on Affordable Housing in the new Lyon Close Development

The planned affordable housing is 39.88%. The affordable housing units should be equally distributed amongst the rest of the housing units, i.e. the affordable housing units should not be in one identifiable block or unit. Whether the affordable housing is mixed in with the remaining housing units, or kept separate, we ask for the affordable housing units to be "tenure blind" in order to promote social integration.

#### Comment on Improvements to Public Transport and the Use of Bicycles

There are 80 parking spaces planned in the new Lyon Close development. The planned parking spaces will not cover the demand of parking spaces for the new residents in Lyon Close. We therefore ask the developer Crest Nicholson and the Council to implement the following suggestion to increase the use of public transport and bicycles:

1. Currently only the Lyon Close bus stop on the North side of Davigdor Rd (for no. 7 buses into central Brighton) has a bus shelter. The developer Crest Nicholson should provide a bus shelter for the Lyon Close bus stop on the opposite side (for no. 7 buses towards George St, Hove).
2. The developer Crest Nicholson should fund bus passes for the new residents in the Lyon Close development (the condition to receive a free bus pass should be that the receiver of a bus pass requests no parking permit for Zone O and takes up no parking space in the new Lyon Close development. This would apply for any new residents for five years from first occupancy).
3. The developer Crest Nicholson should provide enough safe, lockable bicycle sheds to cover the demand of the new residents in the Lyon Close development.
4. The developer Crest Nicholson should support the establishment of a cycle user group for the combined occupants of the retail premises on site, contributing funds to cover business mileage and in line with Bicycle User Group Guidance: <https://www.cyclinguk.org/article/campaigns-guide/bicycle-user-groups-bugs>
5. The developer Crest Nicholson should fund a scheme for bicycle vouchers, allowing the new residents in the Lyon Close development to purchase bikes at a reduced price.

6. A new hub for the Brighton Bike Share scheme should be set up at Lyon Close (either on site or in close proximity to the Lyon Close development).

Comment on Parking Spaces for the New Lyon Close Development

The application site is located within Controlled Parking Zone (CPZ) O. For the 163 new housing units there are 80 car park spaces planned (of which 8 disabled). BHCC parking data indicates that as of June 2018, 92% of the available Zone O permits had been taken up. The Consultee Comment submitted on 06-Sep-2018 indicates that the survey conducted Wednesday 1st and Thursday 2nd November 2017, commencing at 01:00 and 12:30 (assumed to be 00:30) respectively do not sufficiently demonstrate that there is enough parking available in the area surrounding the Lyon Close development to compensate the missing parking spaces in the Lyon Close development itself.

In order to protect the existing residents' parking spaces we suggest the following:

1. No new parking permits or Controlled Parking Zone O are to be given out to the new residents in the Lyon Close development, unless they are blue badge holders

2. The council should examine whether there are any free parking spaces or parking spaces with parking meters in Zone O that could be converted to Zone O parking permit spaces to increase the overall capacity of Zone O in order to accommodate the increased demand due to parking permits for blue badge holders and for visitors (visitor parking permits).

