

From: Vanessa Brown
Sent: 11 March 2016 14:46
To: Liz Hobden
Subject: BH2015/04184

Dear Ms Hobden

Ref: BH2015/04184 Court Farm King George V1 Avenue

As a Councillor for Hove Park Ward which adjoins this site I wish to object to this application because of the problems with traffic accessing and leaving it. My residents live directly opposite the site and so will be more affected by these plans than the residents in Hangleton and Knoll Ward.

King George V1 Avenue is a very heavily used fast road directly off the roundabout at the junction of Dyke Road Avenue and the A27 . It is the main road into Hove. This proposed entrance to 74 flats is just a short distance from the roundabout.

The travel plan framework document states that the current access to the site is achieved "via a priority controlled T-junction" located on King George V1 Ave. I would dispute this. I would also question whether it would be a) feasible or b) safe to provide a right hand turn lane for vehicles turning right into the site from the North so close to the roundabout.

The report further states that a pedestrian refuge would be placed in King George V1 Ave for pedestrians to cross. This would be incredibly dangerous. The cars are supposed to travel at 40 m.p.h. at that point but most travel much faster down this steep slope.

I have grave doubts about these travel documents as they are full of inaccuracies. The number 21 bus does not run hourly in the evenings. There is no bus into town after 8.40 p.m. and the only evening bus to come back from Brighton is at 11.00 p.m. I therefore do not agree that the site is "well located with respect to a range of sustainable modes of transport". People are not going to want to walk or cycle from Hove up this very long steep hill and the bus service is very limited and unreliable.

The report also states there is a Post Office in Queen Victoria Ave. There is no Post Office in that road. Furthermore it says that the highway network is not subject to any defects and yet it has been proved many times that the camber of the road is wrong and therefore dangerous. There is also no detailed junction modelling provided.

For these road safety reasons I feel the above application should be refused.

Yours sincerely

Vanessa Brown

