

Cllr. Les Hamilton

BH2018/03629 – Belgrave Training Centre

4<sup>th</sup> January 2019:

I am writing to express my strong opposition to this planning application and am registering now that I will exercise my right to speak at the committee when this plan comes up for consideration. I have five reasons for opposing the plan as follows.

1. **OVERDEVELOPMENT** The site is listed as being 0.39 hectares accommodating 111 housing units. That is 284 units per hectare which is excessive.
2. **PRECEDENT** Other land owners on the south side of North Street will submit similar proposals citing the council development as a precedent. We could end up with over 500 housing units with 50 parking spaces on that basis.
3. **PREMATURE** Consultation on a controlled parking zone will commence later this year. The outcome of this could determine whether or not this could be a car free development. This application should be deferred for at least twelve months until the outcome of the consultation is known.
4. **CONSULTATION** The new consultation process whereby consultees are not identified or linked to their objections is completely unacceptable and is out of line with what happens in other authorities. As a councillor I am prevented from getting a full picture of the validity of the comments.
5. **PARKING** This is by far my most serious concern and is reflected in all the public comments. In this old part of Portslade there are very few driveways or garages. Most houses were built over 100 years ago, before the motoring became common. Nearly all parking is on the public highway. Parking is already a serious problem, made worse by the recent designation of nearby roads in Hove as a controlled parking zone. 111 units and 10 general parking spaces is absolutely ludicrous, as is the provision of 152 cycle spaces. Matters are made worse by a completely unnecessary network of double yellow lines in the North Street area. It appears that no consideration is being given to local residents who need to have a car for a variety of reasons. If you have a job which takes you all over Sussex having a bus service nearby is irrelevant. A scheme of say 30 units and 30 parking spaces on the site would be acceptable to me, but the development as proposed is completely unacceptable. Please record my objection.

