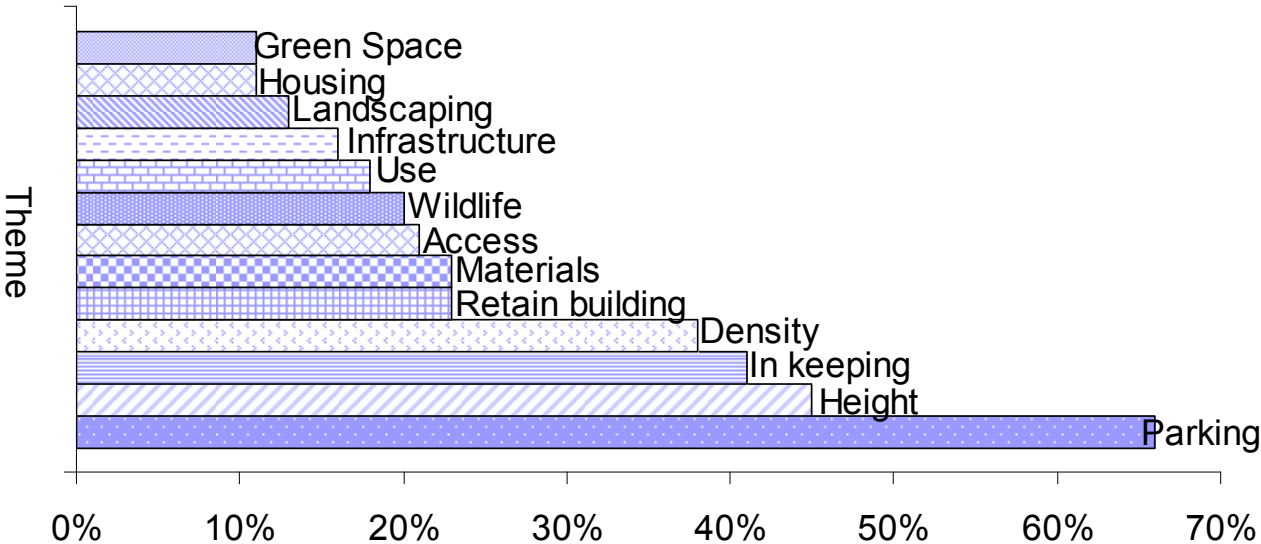


### Consultation Summary Report – Park House Public Exhibition

#### Analysis of responses from individuals

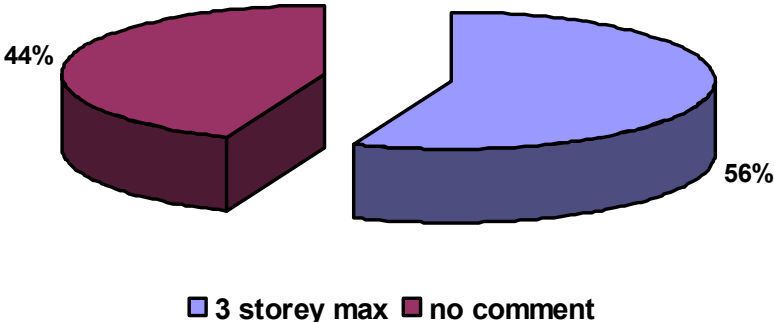
In total, there were 61 responses from individuals. Their responses have been summarised as follows:



**Parking:** 66% of the total number of respondents expressed concern about the restrictions on parking in the local area and/ or the need for sufficient parking to be provided on site. 16% were in favour of underground parking while 3% felt that underground parking would be unfeasible and may damage existing properties.

**Height:** 56% of the total number of respondents thought that the height of new development should be no higher than existing buildings in the immediate vicinity of the site and/ or stipulated no higher than 3 storeys.

Respondents preference for 3 storey limit



**In Keeping:** 41% of the total number of respondents used the phrase 'in keeping' (or similar) with existing development in the area when describing the future redevelopment of the site.

**Density:** 38% of the total number of respondents felt the proposed density and number of flats proposed by the developer in the recent past was too high.

**Materials:** 25% of the total number of respondents thought that the materials used in the new development should be in keeping with other housing development in the local area i.e. traditional. 47% of these respondents were in favour of roof tiles, while 93% would like the principle material to be brick. One person said that development should look to the future and not be constrained by the materials/ design of existing buildings.

**Park House:** 23% of the total number of respondents expressed a wish for the original Park House building to be retained as part of the redevelopment of the site.

**Access:** 21% of the total number of respondents expressed concern about vehicular access to the site. Most respondents thought existing vehicular access in the vicinity of the site was poor and/ or dangerous because of the busy junction with the Old Shoreham Rd. On balance, more respondents favoured Goldstone Crescent as a potential vehicular access to the site than Hove Park Gardens.

**Wildlife:** 20% of the total number of respondents felt that badgers and other wildlife would be unduly disturbed by the redevelopment of the site.

**Land Use:** 18% of the total number of respondents would like to see the site used for a school, while 11% wanted the site to be used as a residential care home as it had been in the past.

**Trees and setbacks:** 16% of the total number of respondents expressed a wish for the mature trees on the site to be retained. 20% said that the development should be set back from the road and for much of the existing vegetation/ landscape to be retained.

**Infrastructure:** 13% of the total number of respondents felt that the local medical, educational or transport services would not be able to support a large new residential development.

**Housing:** 11% of the total number of respondents recognised the need for new housing development in the city.

**Green Space:** 11% of the total number of respondents expressed a wish for the existing amenity space and/or the green corridor to be maintained.

**Other points raised**

Below is a list of other comments made in relation to the redevelopment of the site. They are not of sufficient statistical significance to merit detailed reporting but do give a flavour of other concerns.

Consider sustainable development  
Maximise sustainability and fuel efficiency performance  
Traffic increase  
Co-operative housing  
A military memorial  
Affordable housing for frontline public sector workers  
Effects on the values of surrounding properties  
Overshadow the houses opposite  
Density and height ARE appropriate  
It's all wonderful – I want one  
We need more development  
Concern over the construction phase  
S106 contributions for bus improvements  
S106 contributions to improve road safety for access  
Ugliness  
Smaller blocks  
Not flats  
Impressed by the comparative schemes  
Will the public bridleway remain?  
Worried it will let in the riff raff  
Build high and narrow to allow for more parking  
Trees are needed to screen ground level parking  
Concern about the zoning of C3 – prefer C2  
Design should be environmentally sensitive  
Provide lock up facilities for bikes and prams/pushchairs  
Advocate car free development

**Summary of responses from residents' associations and amenity groups**

Responses were received from seven residents' associations and amenity groups:

The Sustainable Building Association (AECB) – submitted by a member  
The Brighton Society  
Badger Trust – Sussex  
Hove Park Residents Association  
Hove Park Bowls Club  
Cooperative Housing in Brighton and Hove (CHIBAH)  
Save Hove

The key issues raised by the residents' associations and amenity groups are summarised below:

**Sustainability**

- Would like to see Zero Carbon development on this site.

**Park House**

- No objection to the demolition of Park House.
- Residents would love to see Park House retained and renovated in some way.

**Set back, trees and landscaping**

- Would prefer the new building to be set back from the road and to have a variable roofline with an interesting silhouette.
- The west side of the development might be more suitable for a generous setback because it is quieter, is less likely to suffer fumes and still gets a lot of the sun.
- As many trees as possible should be retained on the site.
- New development should be set back from the Old Shoreham Rd to reduce the impact of noise and pollution. As a minimum, this set back should match that of the terraced houses on the opposite side of the Old Shoreham Rd – about five metres.
- New development in Goldstone Crescent should not encroach beyond the building line formed between Hove Park Manor and the houses in Fonthill Rd.

**Badgers and wildlife**

- New development should not adversely affect the existing badger sett which is classified as a main sett and is covered under the Protection of Badgers Act.
- Any scrub clearance should be avoided over the top of the sett or close to the sett entrance.
- Any structures near the badger sett that need dismantling must be done by hand.
- Any work carried out near the sett will require a licence and should be supervised by a qualified ecologist.
- All building trenches left open must include escape routes for any animal that may fall in.
- The sett in close proximity to Park House is known to be part of an extended clan which spread as far as the Engineerium on the other side of Hove Park. The disturbance or removal of the existing sett through redevelopment of the site will not be tolerated.
- Existing foraging lines of badgers should be protected.
- All parking and external lighting should be to the front of new development along the Old Shoreham Rd.
- Nocturnal light should be minimised to reduce the impact on the red-listed bird life in Hove Park Gardens.

**Density and height of development**

- The density and height of future development should be similar to that of Orchard House.
- Height of development should be no greater than the height of existing buildings in the locality.
- The density of future development on the Park House site should match the density of existing development contained within the area bordered by Hove Park Gardens, Old Shoreham Rd, Goldstone Crescent and Hove Recreation Ground.

### **Parking**

- The provision of car parking spaces on site should be higher to reflect the local circumstances i.e. infrequent bus services and restricted parking in the vicinity of the site.
- Car parking ratios should be calculated taking into account the higher car ownership levels of people in privately owned houses.
- Sufficient car parking spaces should be provided on site to meet the demand of future occupiers.
- Underground parking on the site would be detrimental to the preservation of the main badger sett which is in close proximity to the site. The Natural England guidance on badger protection is likely to be breached and for this reason underground parking should not be permitted.

### **Traffic**

- High density uses, such as a block of flats, is likely to put considerable pressure on the existing road infrastructure. The junction between the Old Shoreham Rd and Goldstone Crescent is already extremely busy.

### **Housing**

- Would like to see some cooperative housing on site.

### **Use**

- Would prefer the site to be used for a residential care home, language school and/ or student accommodation. Not in favour of a C3 use on this site which would result in an over intensification of the site.
- The council should compulsory purchase the Park House site in order to secure the continued use of the site for institutional purposes.

### **Park and countryside setting**

- Increasing the residential density of the area is likely to put additional pressure on the existing parks and green amenity space in the locality.
- The countryside enclave of Hove Park Gardens should be protected.
- Access to the privately owned pathways to the north, south and west of Hove Park Gardens needs to be preserved.
- The dirt car park and other parts of Hove Park Gardens is a public right of way and must be retained.

### **Materials**

- The materials to be used in the redevelopment of Park House should be rustic in character to blend in with the countryside setting of Hove Park Gardens.
- If brick is used it should match the pale buff brick of houses on the opposite side of Old Shoreham Rd.
- No metal roofing or white render should be used.

**Response from Lewis & Co Planning on behalf of Hyde Martlet (the developer)**

**Planning brief**

- Hyde Martlet do not agree that a planning brief for the site is required since the reasons for pursuing a brief do not comply with good practice guidance contained in the DCLG publication “Planning and Development Briefs: A Guide to Better Practice, June 1997”. Ample guidance is already contained within existing PPS/ PPG, the Local Plan, BHCC SPG/ SPD’s, Urban Characteristics Study and the Inspector’s appeal decisions.

**Public transport and parking**

- Do not accept that the site is in an area of poor public transport or that parking restrictions in the locality have influenced accessibility to the site. The Transport Assessment submitted by Hyde Martlet with their application found that there were 421 unrestricted on street parking spaces.
- Basement car parking is not feasible as the council’s highways department have advised that accessing the site from the lower level on Goldstone Crescent would cause unacceptable disruption to queuing traffic at the cross roads. Underground parking at the higher end (Hove Park Gardens) would be prohibitively expensive because of the need to drop nearly two full storeys.

**Badgers**

- Advice from the Institute of Ecology and Environmental Management suggests that no ground works can take place within 20 m of any sett entrance during the badger breeding season. The exhibition material suggests that no works should be carried out within 30m of the sett entrance.

**Height**

- The height of proposed development in previous applications was considered acceptable by the Planning Inspectorate. The photomontages displayed at the exhibition were inaccurate and misleading.

**Density**

- The density of proposed development in previous applications was considered acceptable by the Planning Inspectorate. There are many examples of higher density schemes which are successful.

**Trees**

- The tree survey conducted by Hyde found that 42 of the 56 trees on site were of low quality or needed to be removed as they were dead, dying or dangerous. The information at the exhibition was misleading in implying that the trees are generally in reasonable condition.

**Perspectives**

- The perspective drawings included in the exhibition are misleading and fail to include roofs of buildings, including Park House.

**Landscaping and set back**

- The position of the proposed buildings were found to be acceptable by the Planning Inspectorate. Landscaping and planting will continue to be important considerations in any future proposals.

**Response from Mike Weatherley MP (Hove and Portslade)**

**Consultation**

- The consultation on the planning brief is a wonderful opportunity to influence the content of the brief and is preferable to sending in an objection to the latest set of inappropriate plans.

**Park House**

- The original Park House building should be retained and restored. However, the large modern extension should be demolished and replaced with an appropriate unattached structure.
- The building line of the extension building works well and should be retained. It could suit a taller structure than what is there now but this should be of the highest possible quality.

**Parking**

- Parking should be concealed either behind the buildings or in the basement.

**Landscaping and biodiversity**

- All the trees and open spaces should be protected on the site. Preservation of the ecology and biodiversity is a central part of the future redevelopment of the site.

