

16 Clifton Place  
Brighton BN1 3FN

6th October 2008

Mr G Everest  
Planning Department  
Brighton & Hove City Council  
Hove Town Hall  
Hove BN3 3BQ

Dear Mr Everest

Planning Applications BH2008/02095 and BH 2008/02808

In his letters of 13 September 2007 and 14 January 2008 Adam Jones explained in some detail our reasons for objecting to the previous applications made by Taylor Wimpey plc for the site previously occupied by the Royal Alexandra Children's Hospital.

Our first ground for previous objections was the lack of public consultation. With the encouragement of the Community Alliance the applicants organised a public meeting in St Michael and all Angels church on 20 May to present the designs included in this application. Together with other local associations we had been pressing the applicants to hold such a meeting for nearly a year, and we welcomed the large turnout. We also welcome the circulation by the applicants to local residents of a 4-page leaflet on their revised plans. The wide variation in public responses given at that meeting were again evident at our own community meeting held in St Mary Magdalen's Community centre on 16 September.

Our second ground was the impact of the proposed Block at the northern end of the site on neighbouring residents in Homelees House and Clifton Road. We note that the objections of many of those residents have been withdrawn as a result of the changes made by the applicant in the current application to the height and design of the blocks that previously caused concern, and we also no longer object to this aspect of the proposal.

Our third ground was the failure to justify demolition according to the Council's planning guidelines. The meetings referred to above, and the email activity within our community, show that the views of residents in this area about this application are very diverse. Many continue to hold the view that complete demolition of the Victorian buildings would negate the very concept of a conservation area. Others note that no viable scheme for an overall development including conversion has yet been made public and now feel that it would be in the community's best interests for the current proposal to proceed. We therefore make no comment as an Alliance on this aspect.

However we believe that it is appropriate to comment on three areas where our community meetings show that there is widespread, though not unanimous, agreement.

1. Whatever scheme is finally accepted should include a well designed new doctors' surgery. This would continue the tradition of community health care on this site and is essential to meet the current need of residents. The CMPCA first wrote to the Head of Planning regarding this in June 2006. We note that the partners in the largest surgery in our area have said that this site is the only realistic option on the table for the new premises that they and their patients require.
2. Whatever scheme is approved should be of high quality with regards to outside appearance, materials used and accommodation provided. The current plans have been changed to take account of some specific objections we raised previously to the refuse storage arrangements and the Clifton Hill façade. Nevertheless concerns remain about the new frontage design along Dyke Road, now presented as a continuous block, and about the quality over time of some of the internal apartment block designs.
3. As we have suggested in earlier letters. some of the Section 106 monies should be allocated for use in improving the green spaces surrounding St Nicholas church. We continue to regret the lack of any consultation by the applicant or by the Council with the local community on the use of these funds. It is not too late to correct this and we stand ready to participate within the spirit of the Council's policies on community involvement.

Yours sincerely



Dr John Riddington  
Vice Chair, Clifton Montpelier and Powis Community Alliance