

[REDACTED]

From: [REDACTED]
Sent: 14 August 2022 08:55
To: reviews
Subject: Boundary

Categories: Submissions, [REDACTED]

As a long-time resident of Kingsley Road I and am therefore responding to the 'Preston Park' ward which you have put out for a public response.

I thought I would look at your ward through a different lens: the lens of community brochures.

We get the Preston Pages in this part of the world as the community brochure (every month) with all the local news and I thought I would compare your ward area with the distribution area of this magazine to give you a perspective of what the Preston area is.

This is what I found [Link: [Advertise in the preston pages in Brighton](#)] and I include the cut out of the map below as a visual guide for you to study and for me to 'speak to' in my public response below.

Basically the distribution area for the Preston Pages corresponds quite well to the ward you have drawn and to all the 'Prestons' in this part of Brighton and Hove City.

Most notably, you have correctly identified the border with the distinctive 'pentagon' shape of Fiveways almost exactly in fact so I think you can be pretty sure you have found the main boundary between Preston Park and Fiveways and have it accurate.

You include most of the public transport catchment area around Preston Park train station which is the obvious thing to do. The Preston Park station is most definitely the core of this area and the primary connector between us all in 'the Prestons'; this is 'commuter belt' and a big number of people in Preston Park ward do use that station to commute to London and back. It is one of the main attractions of living here and houses are in high demand because of Preston Park station.

You have again followed the distribution area boundary exactly by skirting around Hazeldene Meads. This area instead gets The Post Magazine that goes to Hove Park and north.

However you don't include the area east of Hazeldene Meads (west of the trainline and south of Withdean stadium) – perhaps you feel this is more 'Withdean' than Preston Park? You are probably correct as Withdean itself is actually only a very small number of streets to the west of the railway line, based on the former Withdean Village. It gets its fame and notoriety from the Withdean Stadium which used to host Brighton & Hove Albion fixtures before we moved to the Amex – I spent many years there going to games as a big Albion fan so it has a special place in my heart, but Withdean as a place is actually very small indeed.

In the south you add areas such as Preston and Prestonville but don't include Round Hill. Again I can see how this makes sense as you certainly wouldn't want to exclude Preston and Prestonville from the 'Preston Park' ward and Round Hill has its own train station called London Road.

Here in Preston Park ward we are right in the middle of this city with easy access anywhere. From here we are a stones through from all the facilities at Hove Park, Preston Park, Dyke Park, Withdean Woods, Withdean Stadium and can get there with no trouble which we do. We can go to London, Brighton or Hove on the

train. We are very lucky and connected. For me, this is the central point of the city of Brighton & Hove and well worth and good value for its own ward and set of councillors.

All in all I think you have done a good job with the Preston Park ward and can be most satisfied with your work. Whether by design or otherwise, you have found the 'Preston Pages' catchment quite well and the Preston Park Train Station Catchment and you can be reassured that you are on the right track with this.

I hope this helps and look forward to hearing about the final result.

Well done and all the best.

Sincerely,

A solid black horizontal bar used to redact the signature of the sender.