

Brighton and Hove City Council

Personal Details:



Organisation Name: Goldstone Valley Residents' Association

Comment text:

Brief Summary Hove Park ward comments Court Farm (King George VI Ave, Hove, BN3 6XJ), which sits on the eastern boundary of Hangleton & Knoll (H&K) ward, currently resides in the aforementioned ward. However, as the only vehicular/pedestrian access to Court Farm is via King George VI Ave (A2038), which sits in Hove Park (HP) ward, it is our opinion, in accordance with Paragraph 5.5 of the Electoral Technical Guidance, that this key factor should be taken into account when determining the ward boundaries and accordingly the Court Farm site should be transferred into the HP ward. Additionally, in view of the forecast increase in Electoral Roll counts in HP and H&K wards, it would also be appropriate to check where the forecast increases are derived from. Whilst there is substantial residential development planned in both wards, it is unclear whether these have been accounted for, or in which ward. More detailed explanation, rationale and comments Court Farm has been the subject of a number of Planning Applications over the years. Aldi now own the site and have recognised that the greatest impact from the development is not on the H&K ward, but on the residents of the much nearer HP ward. Aldi, through their Agents Planning Potential (PP) have accordingly directly engaged with the nearest local community to their proposed store i.e. the Goldstone Valley (GV) (a few metres South of the Court Farm site, on the opposite side of King George VI Ave) (including the Chairperson of the Goldstone Valley Residents Association (GVRA)), for their views. Additionally an information leaflet was delivered to houses in the GV by Aldi and a website was created for the local consultation. To help support the proposal to transfer Court Farm to the HP ward, extracts and maps from the Aldi Consultation are attached. Note in particular, under proposals, the pedestrian link mentioned between the Court Farm Aldi site and the GV (HP ward) roads i.e. King George VI Dr and Woodland Ave, in order to access the local bus service etc. Also, please refer to the website - <https://aldiconsultation.co.uk/hove/> Aldi have also now submitted their Planning Application, which is available to view on Brighton & Hove Councils Planning Application Portal under reference BH2021/03511. <https://planningapps.brighton-hove.gov.uk/online-applications/> A Statement of Community Involvement was included with the Planning Application and is filed in the above Planning Portal. This states: "5. Key Consultation Activity Early engagement with elected representatives 5.1 The project team were keen to ensure that local elected representatives and community leaders were aware of the proposals and the project teams consultation plan. An email was sent to local councillors representing H&K ward (representing the site) and neighbouring wards Withdean and HP offering a meeting with Aldi in order to share the proposals and answer any questions. Local councillors 5.2 A virtual meeting was held on 29th April 2021, where a presentation was given by Aldi and PP which gave an overview of proposals and provided Councillors Bagaeen and Brown the opportunity to ask questions. Other stakeholder groups 5.3 A virtual meeting was held on 20th May 2021 with GVRA and a presentation was delivered providing an overview of the proposals. Members had the opportunity to ask questions and an additional meeting was held with the association on 17th June 2021 where our ecology consultants were present and members had an opportunity to discuss ecology and sustainability matters." It is noted that the only local councillors who attended (in 5.2 above) were those representing HP ward; it is further noted that the only local group who engaged with Aldi/PP was the GVRA, which sits in HP ward. It can be concluded that the Court Farm site is not as important to residents and councillors, as it does not impact, or will have a much lower impact, for either H&K or Withdean wards. Moreover it has always seemed odd to local residents, whenever Planning Applications are submitted on Court Farm, that this site is not in the HP ward, since the existing vehicular access (and only possible one, since Toads Hole Valley (THV) to the west of the site is in different ownership and land by the roundabout and A27 slip road, is owned by National Highways) is onto King George VI Ave. As the current plans for Court Farm are for a Supermarket, there should be no impact on the Electoral Roll register. However, Court Farm and the adjoining THV site (collectively known as 'Toads Hole Valley') are included in Brighton & Hove City Councils City Plan for major development, including substantial residential use. To help prospective Developers, the Council have produced a Supplementary Planning Document setting out the Councils requirements: <https://www.brighton-hove.gov.uk/content/planning/planning-policy/spd-15-toads-hole->

valley Accordingly by moving the ward boundary on Court Farm to HP ward, it would help to regularise the above vehicular access anomaly in accordance with Paragraph 5.5 of the Electoral Technical Guidance and enable those residents impacted by subsequent plans to be more properly consulted and have more appropriate Councillor representation and discussion. It is also noted that the Electoral Roll forecast for HP ward is for an increase from 8,400 (in 2021) to 9,904 (in 2027). Whilst there is Development underway in the HP ward at Sackville Road and Goldstone Cres, it would be worthwhile confirming where this significant increase in residents is derived from, as it may be appropriate for an increase in Councillor representation if the electoral count exceeds 10,000. I also note that the Electoral Roll forecast increase for H&K ward is much lower (from 11,159 to 11,616). I understand that residential development in the ward at Benfield Valley is planned, which may account for this smaller increase. However it is unclear if the Council are including forecast residents for the 880 planned houses in the THV site – is it the H&K ward, or have they not accounted for them yet? Whilst Planning Permission at THV has not yet been granted and the build program will be over many years, the THV Developers website nevertheless suggests that timings for commencement are more advanced than this. The THV Planning Application can be viewed at the Councils Planning Portal [https://planningapps.brighton-hove.gov.uk/online-applications/Under reference BH2018/03633](https://planningapps.brighton-hove.gov.uk/online-applications/Under%20reference%20BH2018/03633) The electoral forecast should be clarified, as it would potentially mean a substantial uplift in Electoral Roll numbers for the H&K ward, which already has 3 councillors. It would also create the possibility that the THV site should be moved into the HP ward, since once again the only vehicular access is onto King George VI Ave (which sits in HP ward) and because the council intends to make this road 'more residential.' To support this possible 'follow on' proposal please note the THV Developers comments (on their website) to questions raised by local residents, which set out the intention to connect more closely THV to the GV. For example, the existing bus service that runs through the GV is planned to be extended into THV, via a new bus only access junction from King George VI Dr (in HP ward) and across King George VI Ave: (i) "These proposals together with the introduction of other minor accesses to the site will alter the character of King George VI Ave to be more residential in appearance and more permeable. It will have a reduced speed limit of 30mph to improve safety for pedestrians and cyclists." "The purpose of increasing the number of accesses and lowering the speed on King George VI Ave is to change the nature of the road to suit a more residential area and improve safety for new and existing residents. This is in keeping with the policy requirements in DA7 and SPD15 for King George VI Ave". (ii) "The scheme will make significant financial contributions through the S106 Agreement and CIL payments. This will allow the Council to continue to invest in local services to accommodate the new development. The proposals include provision of a doctors' surgery, shops, the school and additional bus stops with an improved level of service. The Section 106 Agreement also includes improvements to the existing footpath in 3 Cornered Copse (in the GV) to better provide for pedestrian and cycle access through the Copse as well as a significant programme of ecological improvements". (iii) "There are two children's play areas proposed on the site, a LAP and an extended LEAP. There will also be a community hall with indoor sports facilities and outdoor sports pitches for community use along with areas of informal open space. All of these facilities and services will be available to existing local residents in the wider area, not just the new residents of the development." The intention is therefore to clearly bring the THV site closer to GV and into the HP ward and it would seem that it will no longer be appropriate to use King George VI Ave as the reason for the boundary for the two wards. Developers' website - <https://www.toadsholevalley.co.uk/> Footnote: GVRA The aim of the association is to look after the best interests of the residents in the GVRA area (broadly the GV, Hove); to provide a forum for the discussion of residents' views and when appropriate to represent those views to the local authority and to public bodies. Through a network of Road Representatives, the GVRA newsletters, hand delivered 10 times a year (and also via email) to members (c800 households), help to keep residents in the Goldstone Valley up to date of local issues. The newsletters invite members to raise issues directly with their elected committee: issues are discussed at monthly Committee meetings and reported back to the membership via the next newsletter. The GVRA also have a Facebook page for comments and articles.

Uploaded Documents:

[Download \(https://consultation.lgbce.org.uk/download_document?file=draft%2F1635419224_%236+Electoral+roll+comments+-+attachment.docx\)](https://consultation.lgbce.org.uk/download_document?file=draft%2F1635419224_%236+Electoral+roll+comments+-+attachment.docx)