

## A recent history of Round Hill's planning concerns 2006

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More information on <http://www.roundhill.org.uk>

[https://roundhill.org.uk/main?sec=planning&p=Carelet\\_0000\\_index\\_to\\_applications](https://roundhill.org.uk/main?sec=planning&p=Carelet_0000_index_to_applications)

[https://roundhill.org.uk/main?sec=planning&p=Veolia\\_0000\\_index](https://roundhill.org.uk/main?sec=planning&p=Veolia_0000_index)

[https://roundhill.org.uk/main?sec=planning&p=Cat\\_Creep\\_2006\\_proposal\\_refused](https://roundhill.org.uk/main?sec=planning&p=Cat_Creep_2006_proposal_refused)

## **22Jan 2006 - Tactics to oppose Carelet's 2nd proposal (21 flats)**

Round Hill residents' actions needed to fight Carelet's second Application No: BH2005/02279/FP

1. A generous presence in the public gallery Council Chambers Hove Town Hall on Wednesday 1st February [meeting starts at 2 p.m. Carelet is 9th item on the agenda]
2. Last-minute lobbying of sub-committee members in advance of the meeting giving them our feedback on Council Planners' reports and recommendations [agenda items expected on Council web site on/around 25th January]

Carelet's second application will be decided at the sub-planning committee meeting (Council Chambers, Hove Town Hall: please help to fill the Public Gallery) from 2 p.m. on Wednesday 1st February 2006. Members of the committee are drawn from the city's local councillors and are sensitive to our concerns since local residents vote them onto the Council in the first place. A visible presence will help them appreciate how we feel about Carelet's proposals.

### **CONTACTING MEMBERS OF THE PLANNING SUB-COMMITTEE**

Last-minute letters can be sent or delivered (for distribution to some or all 12 of the sub-committee members) to:

Member Services [RE: Application No: BH2005/02279/FP to be decided on 1st February]

Brighton and Hove City Council  
Kings House  
Grand Avenue  
Hove BN3 2LS

## **17 Feb 2006 - Defenders of the Ouse Valley DOVE & Onyx (Newhaven incinerator) presentations**

Chairman from DOVE (Defenders of the Ouse Valley e.g. towns/villages between Newhaven and Lewes) VERSUS Manager of the incinerator project from Onyx.

Be in Mandela Hall this Monday at 2pm if you want to learn more about what is happening with the incinerator in Newhaven at the moment.

The Chairman from DOVE (the main objecting group), and the manager of the incineration project from Onyx are both giving a half hour presentation, followed by any questions from the audience.

This is such a good opportunity for people to lay into Onyx for building this incinerator on the edge of the Sussex Downs, or to lay into DOVE for trying to stop this effective waste management facility.

Both sides have strong arguments. Check out Onyx and DOVE's websites if you want to see what they're both saying.

It's a pretty important issue in terms of the environment and as its our waste that will be sent there, you should have your say. It's one of the first events in energy week. Let friends and neighbours know and let's hope for a good turnout.

Message from Edward Mccoy (from Sussex Univ) relayed by Alison Walters of Friends of the Earth.

Ted

## **2 Mar 2006 -BHCC Open Spaces Study: consultation / questionnaire**

A download of the questionnaire is available at  
<http://www.brighton-hove.gov.uk/index.cfm?request=c1151306>

One of the purposes of the questionnaire is to discover whether there is a deficiency of Open Space in our local area.

However, one of the flaws in the questionnaire is lack of clarity as to whether it covers both public and privately-owned open spaces.

Government Planning Policy Guidance PPG17 requires Councils to consult local residents, not only on the quantity and quality of parks and recs, but also on the amenity-value and valued features of private open spaces such as Round Hill's 'green ribbons'.

I fear that the design of the questionnaire precludes comment on the latter i.e. the Council will ignore the open spaces of immediate value to Round Hill residents in its survey.

Q1 of the survey asks: Is there a PARK or OPEN SPACE in your area?  
(within 10 minutes walking time from your home)

I suggest that Round Hill residents living more than 10 minutes from The Level (hills and main roads make this a more difficult walk) answer "NO", but write a footnote to show that they are registering a deficiency of PUBLIC open space.

The questionnaire DOES give us opportunities to comment on the quality of public open spaces further afield (e.g. Preston Park, Blaker's Park, Stanmer Park etc).

However, in returning the form to Brighton and Hove City Council (deadline: 17th March 2006) it may be worth adding a note expressing concern that their Open Spaces Survey has failed to consult us on the plots of land within Round Hill which we most want to be protected and enhanced.

Ted Power

Origins of the open space east of the Cat Creep steps and attached to 10 Richmond Road.



Jake -

You ask about the origins of the plot. Dave Guest has done some research on this and I am sure he won't mind me circulating his message reproduced below.

MESSAGE FROM DAVE GUEST:

I was doing some research for the other planning application (Round Hill Crescent) and came across an interesting story - William Tidey and his wife Sarah were proprietors of the Primrose Laundry in Crescent Road from around 1900 to the 1930s.

Of course the laundry industry was once a dominant feature of life in Round Hill and the large, strangely-shaped drying grounds between the gardens in Round Hill are a unique feature of the area.

Before they worked on that scale, the Tideys were laundering on a smaller basis at their home - none other than 10 Richmond Road. They lived there from about 1889 to 1900 and when they moved on to bigger things, the house was taken by other launderers, Thomas Dows and later, Arthur Sheppard. I expect the house was attractive to them because it had drying grounds at the back.

The large area next to the cat creep is probably part of the drying grounds that would have been attached to the laundry at 10 Richmond Road, possibly purchased when Lennox Road was abandoned. It's significant because most of these drying grounds are hidden from view - this may be the only one that is visible to the public who can see it from the Cat Creep.

It made me think that it would stand as evidence to support an argument under part of the Local plan (link:<http://www.brightonandhovelocalplan.org.uk/written/cpt3.htm#qd20>) which states that permission will not be given to developments on open spaces that are important to people for their historical value.

Not earth shattering but hopefully one of many arguments against, and the kind of thing of which planning officers wouldn't be aware.

## **24 Mar 2006 - Dump The Dump campaign's analysis of the revised application by Veolia (formerly Onyx Southdown)**

Below is the Dump the Dump campaign's immediate analysis of the revised application by Veolia (formerly Onyx Southdown) for Hollingdean Depot.

### **DUMP THE DUMP PRESS RELEASE - 23 MARCH 2006**

Protestors reject "new-look" plan for Brighton waste dump

Too little, too late and too much to ask of one community - that's the reaction to the revised plan for a waste dump in Hollingdean, Brighton, from campaigners Dump the Dump.

Members of Dump the Dump met with John Collis and Nick Holland from Veolia (formerly Onyx Southdown) this week (March 20) to preview the new planning application (ref. no. BH2006/00900).

The company wants to build a Materials Recycling Facility (for recyclable materials such as glass, paper and tin foil) and a Waste Transfer Station (for storage and transportation of black bin bag waste from all Brighton and Hove to landfill and, in future, for incineration) at the former abattoir site in Hollingdean Lane, Brighton.

The new application results from a wide range of issues that were raised by the local community and Brighton & Hove City Council planning authorities, following the submission of the original plans in January 2005.

Now the public has just three weeks to respond to the new plan - and the 3,000-plus letters of objection sent to oppose the original plan will not count when the Council makes its final decision.

Dump the Dump leader Sandra Staufer, says: "It is absolutely vital that people act NOW to ensure that this second plan doesn't slip through despite the best efforts of the thousands of people who have objected to the idea of a rubbish dump in Hollingdean. We implore everyone to write new letters to Brighton and Hove Council so that they get the message - again - that we think this dump is a rubbish idea."

### **Dump the Dump's initial reactions are:**

1. Industrial scale: The new application does not include any major changes to the original plan. The application states that there will be a reduction in the maximum throughput capacity of the facility to 160,000 tonnes of refuse per annum (tpa) from the original 180,000, this is hardly significant. Moreover, the physical scale and size of

the buildings are the same as in the first application. This will mean that the stated throughput can be increased in the future and that the buildings will be able to cope with this. How does this address residents' fears that they will be engulfed by an industrial-size development?

2. Pollution on site, below Downs Infant School: The Materials Recycling Facility (MRF) next to the Downs Infant School and Ditchling Court apartment building will now have a green roof, which is supposed to suppress the noise and exhaust fumes from the unloading of vehicles. This element of the site is of great significance to the school and residents. It is noted that the pollutants will still be present in the atmosphere, in spite of the green roof.

3. Neighbourhood pollution The new application acknowledges that the Downs Infant School is identified as a "significant receptor" of the pollution that the development will introduce to the immediate environment. The plan does not mention that, along with the school, the immediately adjacent local resident population will also be a recipient of the noise and air quality pollution.

4. Traffic nightmares: Transport issues are a major concern to residents and the new application does not offer any improvement to the impact that the development will have on the local road infrastructure. Veolia/Onyx admits that there will be a 0.5 per cent increase in the noise and air quality pollution at the Vogue Gyratory. They do not consider this to be significant. They do not mention that the 44 tonne juggernauts used to transfer rubbish and recyclables from the site will create a massive impact upon the local road network in Upper Hollingdean Road and Hollingdean Road and consequently a major health risk to the increasing local population.



5. Divide and rule? The application is seen as divisive at a community level with Veolia/ Onyx stating that they will, in conjunction with Brighton & Hove Cityclean, make special arrangements that both organisations' vehicles will be controlled in the use of Rugby Road. No mention or amelioration measures have been proposed for the roads that currently receive the major impact from the Cityclean fleet in Ditchling Road, Hollingdean Road, Upper Hollingdean Road, Roedale Road, Hollingbury Road, Fiveways and Vogue

Gyratory. The increase caused by the Veolia/Onyx vehicles will only make the traffic situation worse. DTD ask the question, "Why is Veolia/Onyx dealing with a single street issue and not addressing the huge problems that the plans create for the rest of the community?"

Dump the Dump does not consider the new application, which will run in parallel with the old one until one of them is withdrawn, to offer any benefit or attention to the major issues raised by the local communities in opposing the original scheme. The original plans were discredited, the new ones offer no improvement.

This revised plan amounts to little more than cosmetic tweaking: Veolia/Onyx also claim that enough time has been spent listening to the public's views. Yet the thousands of letters of objection written to the council will not count against this application because it is "new" and "different". Veolia/Onyx are simply peddling the same old soap in different packaging - and it just won't wash.

Dump the Dump also says that the new plans do not address the major environmental impact they will have on the local community. The over-intensification of industrial activity at a site that is positioned within a number of large residential communities has not been addressed in this new application. Veolia/Onyx and Cityclean still plan to increase activity in the area, with the subsequent major impact upon the local population. The local community has been ignored.

Dump the Dump has been presented with a copy of the new planning application, in CD format, and will now commence a thorough examination of the proposal to assess the impact of the revised scheme. Updates will appear on the Dump the Dump website at <http://www.dumpthedump.org.uk> in the next few days.

Objectors should write to Maria Seale, Development Control, Brighton & Hove City Council Hove Town Hall, Norton Road, Brighton BN3 3BQ to object to the new Veolia/Onyx plan - Ref No BH2006/00900.- within the next 21 days. A format letter will shortly be made available at the Dump the Dump web site - just follow the links from the home page.

Notes for people on mailing list:

We will issue proforma letters etc asap, but your personalised letters will count most. And tell 2 friends now.

## **18 Apr 2006 - Dump The Dump's Proforma Letter of Objection**

To make a quick online comment:

Paste the letter below to the Council's online comment form at:  
<http://www.brighton-hove.gov.uk/index.cfm?request=c1105561>

1. Select text from 'Ms Maria Seale' to 'Kind regards'.Ctrl/C (Copy).
2. Ctrl/V (Paste) after taking the link to <http://www.brighton-hove.gov.uk/index.cfm?request=c1105561>

and placing cursor in the 'Your Comment' field.

Remember to type your name and address into the appropriate fields.

Dump The Dump Campaign's proforma letter of objection:

Ms Maria Seale  
Development Control  
Brighton and Hove City Council  
Hove town Hall  
Norton Rd  
Hove BN3 3BQ  
Dear Ms Seale

Ref Planning Application BH2006/00900  
Hollingdean Waste Transfer and Materials Recovery Facility Veolia,  
Hollingdean Lane (former abattoir).

I would like to register my strong objection to the above application for the following reasons:

- The Hollingdean site is uniquely unsuitable to locate a major waste management development, serving the whole of Brighton & Hove. (160,000 tonnes of household waste). The proposed site was originally designated for industrial use when it was on the outskirts of the city- then the abattoir was closed down on health grounds.
- Large HGV traffic increase in the area: Cityclean's increase to their HGV fleet has a disastrous effect on our neighbourhood already, and is simply unbearable for residents and the local schools. The main HGV routes to the proposed site cross the paths of local children walking to and from eight schools, with the proposed building being 10-20m from the Downs Infants School playground. An estimated 400 movements of HGV's carrying the black bag and recycling waste from every address in Brighton, Hove and surrounding areas is planned to this single inner-city location. In addition, there would be an expected 66 movements of 44 tonne lorries (the largest allowed on any road) each day. This will cause extra congestion, and result in even more pollution.
- Air quality contaminants associated with the increase of traffic will cause respiratory illnesses.
- The operational times of 7 days a week is unreasonable.
- The Hollingdean Road Railway bridge is less than satisfactory for the proposed traffic, as this is a major walkway to school.

I am not against the expansion of recycling, but I am opposed against the scale of this development.

Further, these plans would have a permanent, detrimental impact on the local community. In particular, given that the pollution levels in the area have already been noted by the council as excessive, the effect on the health of local children would be completely



unacceptable and the increased danger, completely avoidable. I can only assume that the criteria used for selecting this site did not take into account the health and safety of children.

**19 Apr 2006** Surrounding land use as it is today makes Hollingdean Depot an unsuitable site for both a Waste Transfer Station and a Materials Recovery Facility



In the Supporting Statement to their current application to build a massive Waste Transfer Station and Materials Recovery Facility at Hollingdean Depot, Veolia Environmental Services describes the surrounding land use. Note that this is not as it was in the period covered by the history book 'Rose Hill To Round Hill'. This is as exists today:

To the north-west, they identify housing as the dominant use, citing two Council tower blocks -Dudenev Lodge and Nettleton Court. Beyond Upper Hollingdean Road lie extensive residential areas. To the south and southeast of the site are more residential areas, including The Roundhill Conservation Area. To the north-west of the site, is a Jewish burial ground (below which there are two residential properties), the Downs County Infant School, and further residences on Ditchling Road, which marks the southern boundary of the Preston Park Conservation Area.

QUESTION: How did Veolia arrive at the decision to focus a massive operation on a single site surrounded by residential communities?

ANSWER: Through commercial intransigence which puts profit margins before people - they HAD TO HAVE a SINGLE site which would be large enough to accommodate both a MRF and a Waste Transfer Station.

They give no thought to spreading the burden. They exclude Hangleton Bottom as an ADDITIONAL SITE, even though the Waste Local Plan Inspector considers it to be

available for a Materials Recovery Facility. Note that they do not rule out Hangleton Bottom for all schemes i.e. should their Hollingdean Depot proposal be refused.

They tell us in their application that Hangleton Bottom is less well located than Hollingdean in proximity principle terms, being peripheral and less central to the conurbation.

They appear to WANT a large-scale dump as near to as many homes as possible.

It would be more reasonable to A SINGLE AREA to include an ADDITIONAL SITE ANALYSIS. Instead, in their proposal, Veolia limit themselves to an ALTERNATIVE SITE ANALYSIS. Even this is rigged to suit their intransigent position.

Both the Hollingbury Industrial Estate and Hollingdean Depot appear in the final short-list. Veolia fails to quantify differences in this analysis, except to use crude graphics to bestow authority on ridiculous judgements. They attempt to illustrate through coloured shading that Hollingbury Industrial Estate only partially meets their criterion for 'Road access and transport', fails completely to meet their criterion for 'Landscape sensitivity' while Hollingdean Depot fully meets their criteria on both counts. Their judgement is that there is no difference in 'Sensitivity of neighbouring uses' with regard to these alternative sites. Haven't they noticed a degree of public sensitivity to their choice of Hollingdean Depot?

Veolia's concept of LANDSCAPE SENSIVITY does not appear to extend to residential areas where it wants to site a dump, but they would probably argue that their sensitivity to the beauty of the Hollingbury Industrial Estate rests on its proximity to The Downs.

If we have to have Veolia's 44-ton lorries at all, will they really further ruin the Downs, given the compromise that has already been made in building the A27 by-pass? Surely these large vehicles would pollute less on a fairly straight section of by-pass than on narrow winding residential streets. Why send them through a Victorian railway bridge, round the Lewes Rd Gyratory and along the very residential streets which the A27 was built to alleviate? How can these small streets fully meet this developer's criterion for 'road access and transport'? How can their short list assessment pass as reputable research?

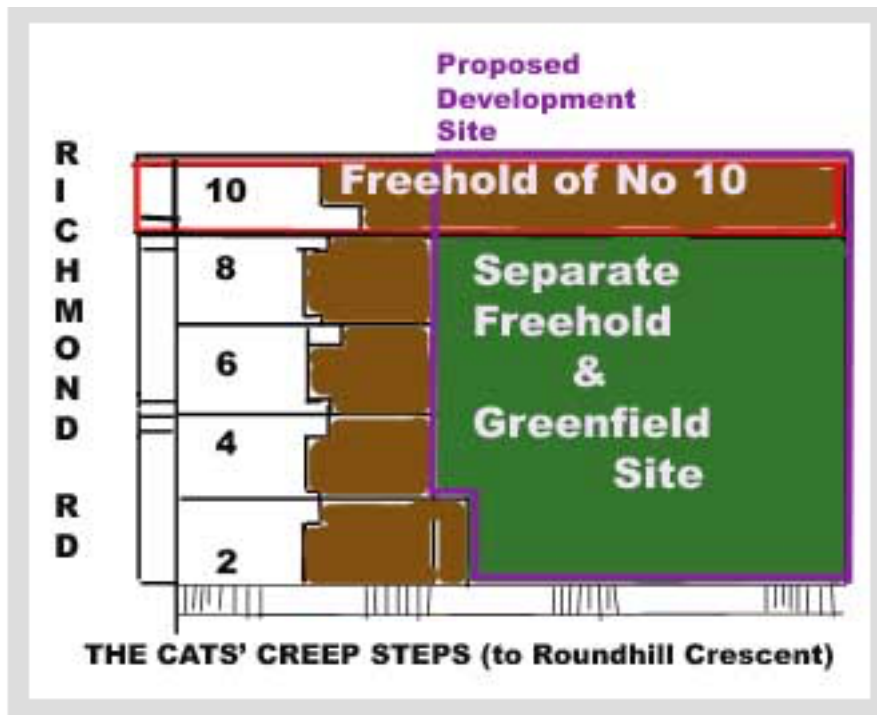
The Road Safety Audit included in Veolia's planning application also leaves several questions about the safety of the road/railway bridge in Hollingdean Road completely unresolved. No application in this flawed state should be approved.

In responding to the Road Safety Audit RE the spatial limits under the road/railway bridge, the designer of Veolia's scheme states:

"It should be noted that there is limited space available to provide both a carriageway and 1 or 2 No. footways and this will need to be discussed further with Onyx and BHCC to identify how to proceed."

The Road Safety Audit is cluttered with problems for which solutions can quite easily be recommended. Could this be a way of shifting the focus from the problem stated above, which neither God nor Brighton and Hove City Council can solve? Why is the Council proceeding with an unworkable application as both client and adjudicator when the scheme so clearly compromises public health and safety?

**11 May 2006** Proposal to put five units of new residential accommodation on the greenfield site to the east of the Cat Creep steps



This development application affects the "green ribbon" between Richmond Road and Roundhill Crescent. The proposed development site is on land to the rear of 2 to 10 Richmond Road and to the east of the Cats' Creep.

Links to full details of the application are posted at [http://www.roundhill.org.uk/main.php?sec=news&p=Cats\\_Creep\\_Proposal](http://www.roundhill.org.uk/main.php?sec=news&p=Cats_Creep_Proposal) and on Brighton and Hove City Council's web site.

The Application Form (5 pages) gives a brief outline. The main planning application is contained in a 54-page document and there are 8 pages of drawings.

It could be useful for members of the Round Hill Web Group to share feedback on this proposal, which could take away views that many residents enjoy and put extra pressure on infrastructure that is already overburdened (e.g. parking).

Ted Power

**21 May 2006** - Cat Creep campaign site

The Proposal (planning reference: BH2006/01501) to develop the open space to the rear of 2 to 10 Richmond Road and to the east of the Cats' Creep has now been registered.

Dave Guest and several residents living in the vicinity of the Cats' Creep have put together a campaign web site to protect this section of "green ribbon" at <http://www.catscreep.org.uk>

I urge Round Hill residents to visit the above site and to share the concerns about the future of our Conservation Area.

The planning application (BH2006/01501) is being handled by:  
Mr Steve Lewis (Tel: 01273 292 321) Planning Officer,  
Brighton and Hove City Council, Hove Town Hall, Norton Road, Hove BN3 3BQ

Full information on how, where and to whom to comment are posted at <http://www.catscreep.org.uk/write.php> including a link to the Council's online comment submission form.

A short sample letter of objection, which residents can copy or adapt, is posted at <http://www.catscreep.org.uk/letter.php>

Six good reasons for opposing this planning application are given at <http://www.catscreep.org.uk/reasons.php>  
Web space has also been allocated on this campaign site for Round Hill residents' comments and reactions.

I do not accept that this planning application contributes to social need, though links to the full proposal as presented by the applicant are given at [http://www.roundhill.org.uk/main.php?sec=news&p=Cats\\_Creep\\_Proposal](http://www.roundhill.org.uk/main.php?sec=news&p=Cats_Creep_Proposal) where I have also explained why I believe the developer's gain would be Round Hill's loss and would add unreasonably to existing problems such as pressure on infrastructure.

I realise that The Round Hill Society has been making many calls for 'letters of comment'. This one is an important call - an open space which could be said to be "at the heart of Round Hill". I greatly hope that the level of public response will be similar to that given to other recent threats to the amenity-value of our area.

Ted Power

### **3 Jun 2006 - Open Gardens publicity and the importance of our green spaces**

Details of Round Hill private gardens, open this Sunday to residents living in the area, are listed on the front page of the June 2006 issue of The Round Hill Reporter, which should have been delivered through your letter-boxes by now.

The gardens come in all shapes and sizes. The largest of these won (in 2002) the Wild Life Trusts Of Great Britain - best wild life garden - a national award. It has since featured on the Chelsea Flower Show, Springwatch and Britain's Best Back Gardens as well as



in National and Local newspapers and magazines. It is regularly visited by many groups of people from Brighton and beyond.



Three out of the ten gardens open this Sunday, including the above, are on the same "green ribbon", the central part of which is threatened by a development proposal involving five units of new residential accommodation. If this application succeeds, the new development will block and close a much valued and recognised urban green route displacing wildlife. The remainder of the strip will inevitably go the same way unless local residents make a stand now.

The Council will not know what residents feel unless they are told and the deadline for letters of objection is 9th June 2006.

Links to this development proposal and a detailed letter of objection are posted at  
[http://www.roundhill.org.uk/main.php?sec=news&p=Cats\\_Creep\\_Proposal](http://www.roundhill.org.uk/main.php?sec=news&p=Cats_Creep_Proposal)

A much shorter letter of objection, which can be used as a basic template or adapted to suit individual purposes, is posted at  
<http://www.catscreep.org.uk/letter.php>

Many of the smaller gardens provide access to views which residents will never have seen from the streets of Round Hill. It is useful too to collect ideas on how to make the most of limited space and steeply sloping terrain.

The tenth garden in the list is that of the Victoria Pub, which will be offering specially priced beer and an outdoor barbecue.

A final reminder - remember to bring the printed June 2006 edition of The Round Hill Reporter as your ticket for entry to ten gardens within a radius of less than half a mile: beats the National Trust and admission is free.

Ted Power

## **7 Jun 2006 Open Gardens report and publicity for the Cat Creep campaign**

There is a brief report on the Round Hill Open Gardens Event posted at [http://www.roundhill.org.uk/main.php?sec=news&p=Open\\_gardens\\_June\\_2006](http://www.roundhill.org.uk/main.php?sec=news&p=Open_gardens_June_2006)

Feedback and suggestions for future events would be most appreciated. Messages can be submitted via the web site at <http://www.roundhill.org.uk> or sent to any RHS committee member (e.g. Vivien, Dave, Jan, myself) via this Yahoo Group.

Our next Committee Meeting is on Monday 12th June and we are certain to discuss how the event went.

I noticed that some of the participants provided visitors with background notes on the history of their plots and how their gardens were planted.

This kind of information could make a very good feature either on the web site at <http://www.roundhill.org.uk> or in The Round Hill Reporter, because the subject-matter would clearly interest other residents with similar soils or whose steeply sloping plots present similar challenges.

Three of the participants owned gardens on the same "green ribbon" threatened by the proposed development on the section to the east of the Cats Creep. The owners of the larger plots used the occasion to publicise the Cats Creep campaign opposing the development proposal at <http://www.catscreep.org.uk>

The applicant's drawings are slightly tricky to download as they are contained in a long PDF file only really suitable for broadband users. We try on <http://www.roundhill.org.uk> to provide easier access to Council documents relevant to Round Hill and to publicise important events in the area.

The next big event is this Thursday 8th June at 7.30 pm at Downs Infants School, a Public Meeting involving all the parties concerned with the Hollingdean Depot application. Most of our local political representatives will surely attend.

Friday 9th June is the Council's formal deadline for letters of comment RE land to the rear of 2 to 10 Richmond Road (i.e. the Cats Creep Development Proposal). Late submissions will be accepted right up to 12 noon on the Friday before the planning meeting.

My own critique of this proposal focuses on its negative implications. When visiting the gardens last Sunday, I felt indebted to all the gardeners whose positive efforts have added quality to Round Hill's open spaces, resulting in the public consensus that these are plots worth conserving. I urge residents to contribute their own letters of comment to prevent the defining features of our Conservation Area from being replaced by flat-roofed, bunker-like buildings dominating the sites and token landscaping (ornamental trees & shrubs) of little support to wildlife.

## **7 Jun 2006 Apology to one of the participants who opened their garden**

Steve - your comments and suggestions about publicity will be taken on board. The disappointment felt by those who were unaware of the event would have been heightened if they'd heard from other neighbours of the quality of what was on offer.

I saw a fair number of people in your garden, though I did get the impression going round all of them that I was continually seeing the same faces. That's a confession that numbers were a bit thin. I personally slipped up in not displaying a printed poster publicising the event - I'm getting too web based.

I came away with the definite impression that residents who did attend really enjoyed the event, though that's due largely to the efforts of the participating gardeners. I have circulated your comments on the flyer etc to all members of the RHS Committee. I hope we can learn from the negatives, though it will still be nice to get feedback on what other residents enjoyed. I expect Dave Guest will soon put together a photo gallery of the 2006 event at [https://roundhill.org.uk/main\\_picset2.php?sec=news&p=picset&set=rhsgdns2 &pic=07](https://roundhill.org.uk/main_picset2.php?sec=news&p=picset&set=rhsgdns2 &pic=07)

Ted Power

## **14 Jun 2006 Events to protest against the Hollingdean Depot proposals including a march on 17th June**

Saturday 17th June. Meet at 11am at the Dip

Family 44-tonne truck march from the Dip in Upper Hollingdean Road to the Vogue Gyrotory via the Victorian railway bridge.

A good photo opportunity and a chance to demonstrate opposition to Veolia's proposal prior to next Monday's decision day.

Monday 19th June, Hove Town Hall, 2 pm: Planning Applications Sub-



## Committee Meeting

Monday 19th June 2006 is set to be the day when Brighton and Hove City Council's Planning Applications Sub Committee will decide the outcome of Veolia's proposal for a Waste Transfer Station and Materials Recovery Facility at Hollingdean Depot.

### Dump The Dump Campaign's Agenda for the day of decision:

We will meet at the bus stop outside Downs Juniors at 12.30, and take the bus to Hove Town Hall.

Meet at Hove Town Hall at 13.00. BBC South Today should be there around this time.

The planning sub committee will come into Hove Town Hall well before the meeting. We will greet them outside.

14.00: Our representation to the council (1/2 hour). If you want to come inside and sit on the gallery you may, but silence is required, otherwise the meeting will not go ahead. There will be representations for and against, so be prepared

Chant and shout outside the Hove Town Hall, whilst the meeting is in progress.

We have no idea how long the meeting will go on for, but you can make your own way back, or you can wait to say goodbye to planning subcommittee after they have made the decision.

**16 Jun 2006** Council officers recommend approval of Veolia's Hollingdean proposals.



The start of the family 44-tonne truck protest march on 17th June (the Dip) is located at the north end of Roedale Road where it joins Hertford Road.

I have just noticed Council's Report & Recommendation to members of the Planning Applications Sub-Committee RE VEOLIA's HOLLINGDEAN PROPOSAL, now available to the public on the Council's web site:

"That the Sub-Committee has taken into consideration and agrees with the reasons for the recommendation set out in paragraph 10 of this report and resolves that it is minded to grant planning permission subject to 53 conditions."

Take the link from <http://www.Roundhill.org.uk> to read the Council Officers' Report and Recommendation.

Note that Members of the Planning Applications Sub-Committee Meeting (Local Councillors) decide whether to accept or reject the Recommendation at their Meeting at 2pm on Monday 19th June at Hove Town Hall. The Public Gallery will be pretty full, though there will also be a large gathering outside the Town Hall, including members of the Press.

Ted

### **15 Aug 2006** Carelet's 3rd proposal for 9 three-storey houses

Carelet is in discussion with planning officers, working for Brighton and Hove City Council, about a proposal for a terrace of 9 private market, three-storey houses, running along the northern side of its steeply sloping plot, in line with the Coastway (Brighton to Lewes) Railway. The proposal has not yet been finalised, but a new planning application (or twin applications) may be registered in the autumn.

Many local residents may still have "Dump the Dump" posters in their windows. Those who have attended Public Meetings at The Downs Infant School will have listened to the anxieties of the unlucky residents who own homes just metres away from the installations which Veolia are about to erect. These residents state that their sleep and health have already been affected by recent intensification of development on the Hollingdean site. Some may now be considering moving their families away. Carelet's proposed contribution is a scheme to erect 9 new 2/3 bedroom houses (i.e. family accommodation), for which there is insufficient space on a plot this size, just metres away from CityClean and Veolia's dump.

Carelet has always been preoccupied with 'numbers of units' and configuring these so they can be crammed (2.5 storeys below street level) onto a plot, much of which is steeply sloping. The nature of the terrain means that there is always going to be insufficient amenity-space for anything this developer considers viable.

Carelet's designs have never given realistic consideration to the shortage of parking in Round Hill, the lack of public open space and the inadequate amenity-space on a plot wedged between two industrial estates.

They are now talking about siting 9 x three-storey houses in a line very close to the boundary of the Brighton to Lewes railway to the north of their plot. However, the 30 to 36 new residents (this is our estimate because the developer will never state clearly the number of occupants to expect) would not have the benefit of a new railway station to cater for their transport needs! They would not even have a streetscape of their own, so they would need to share ours.

It is realistic to say that a development this size would result in about 18 extra motor vehicles (i.e. belonging to new residents) competing with existing residents for parking space (which is already hard to find) in Round Hill street. This is not to mention the vehicles of the prospective residents' friends and relatives and the service vehicles needed to cater for an increased residential population.

It is important that the campaign against Carelet's next proposal (quite likely to be registered this autumn) peaks at the right time and focuses on getting at least another 300 letters of objection submitted during the formal consultation period, which will not start until after their application has been registered.

However, (as with the campaign against Veolia's plans) there is always a time lag, before all local residents are fully aware of a threat to their area and the full implications of unsuitable proposals sink in. Help will be much appreciated in awareness-raising (e.g. through talking to friends & neighbours and exchanging thoughts and opinions on this web group). If we can ensure that a sufficient number of letters of comment are submitted at the right time, Council Officers may again recommend refusal. However, if Carelet's next scheme is thrown out by Members of the Council's Planning Applications Sub-Committee, the developer will almost certainly appeal to the Government's Planning Inspectorate, as they did unsuccessfully before.

If we can win Round 3 of this struggle to keep our existing level of amenities, there is a good chance that Carelet will then give up and developers with similar intentions (in the knowledge of planning decisions) will not be tempted to bid for their plot. With a more suitable owner, there will then be a chance for more suitable use to be made of this land and the 'protected' horse chestnut tree at street-level to be preserved.

Ted Power

**22 Oct 2006** - Please comment on Carelet's 9-house proposal

The 3-week period for comment on Carelet's proposed new building began on 20th October 2006.

Full information on how to comment, including a link to the Council's online comment form (an alternative to submitting comments by letter) is posted at the Round Hill Society's web site at <http://www.roundhill.org.uk>

You will also find a link to a recent tree report, performed on behalf of Carelet, which makes uneasy reading for residents who value the protected horse-chestnut tree and the remaining trees providing a screen between the development site and the Centenary Industrial Estate.

A new building line, consisting of 9 three-storey houses would also ruin the view of Round Hill from afar. Our Conservation Area Character Statement makes special mention of the Edwardian stepped terrace to the NE of Princes Road, which provides the current outline, contributing to both the pleasant shape and attractive period-look of Round Hill. The extra building line, which Carelet proposes, is a clear overdevelopment of a small site with very awkward access, and would destroy a magnificent view by adding sprawl.

The nine proposed houses are for between 2 and 6 occupants each. Zero parking (apart from a single bay for a Car Club) has been provided, and if this scheme is approved, it is likely that approximately 18 new car users (based on an average occupancy of 36) will be competing for an inadequate supply of on-street parking.

We have a good chance of getting this third scheme thrown out, but this depends on the effort we make in the next three weeks to submit letters of objection and our success in persuading other Round Hill residents to do the same.

Many thanks to all neighbours who have already given support.

Ted Power

## **27 Oct 2006 Proforma letter RE Carelet to arrive in letter boxes**

Residents opposing Carelet's proposal to start a new building line just within the NE boundary of the Round Hill Conservation Area have now refined the Pro-forma letter of comment which other residents sharing the same concerns are encouraged to adapt or submit.

The Council's formal consultation period for submission of these letters now runs until 17th November 2006.

Residents living in and near the stepped Edwardian terrace at the NE end of Princes Road have studied Carelet's current proposal very carefully and hope that their response to it, posted at <http://www.roundhill.org.uk> (take the link to our refined Pro-Forma letter of comment) will motivate a large number of people to send in their objections.

Printed copies of this pro-forma letter of comment will shortly be posted through Round Hill letterboxes by neighbours who have kindly offered to help in the campaign. We hope that the arguments succeed in persuading, and that Council receives at least the same sized postbag as on the two previous occasions.

This is Carelet's most serious attempt yet to over-develop and change the use of an existing open space, the last two proposals having been ridiculous opening gambits. Last time round, at the Planning Applications Sub-Committee Meeting, they did not even bother to use their three minutes to speak in favour of their own proposal. This time round, we expect them to make more effort.

We need to do as much as possible to persuade Council's Development Control Department and the Planning Officer co-ordinating the application to recommend refusal. It would be good if this recent proposal was again voted down unanimously by Members of the Planning Applications Sub-Committee, because it is fairly certain that Carelet would want to appeal in event of refusal to the Government's Planning Inspectorate as

they did the first time round, though not the second (their first appeal having been roundly dismissed).

If we can win round three, the scale of development which would then be permitted on this site would become unviable for a developer with Carelet's intentions of making a large speculative gain on the backs of existing residents, a still pleasant conservation area and an already over-burdened local infrastructure.

Ted Power

**12 Dec 2006** BHCC refuse Carelet's third proposal (9 three-storey houses)



Brighton and Hove City Council has just made a decision to REFUSE Carelet's third development proposal.

Princes Road residents, who have been campaigning to have these plans turned down, would like to thank all local residents who submitted letters of objection &/or supported our campaign. We are delighted.

Below are the reasons (posted on Brighton and Hove City Council's web site) for refusing Carelet's most recent application. It seems that our concerns were listened to. We are very happy at the outcome.

Ted Power

Reasons for refusing application number: BH2006/03214

#### Reason 1

The proposed development, by reason of excessive site coverage and inadequate boundary separation, overly large unit proportions and inadequate space around the proposed dwellings is considered to be an overdevelopment of the site resulting in cramped living conditions for future occupiers, contrary to Brighton and Hove Local Plan policies QD1, QD2, QD3, QD27, HO4 and HO5.

#### Reason 2

The proposed terrace by reason of its excessive building height in relation to plot size, excessively deep and bulky proportions, bland front elevation and bulky terraces, inappropriate materials, and lack of separation to site boundaries would result in a poor appearance that was incongruous with the existing Princes Road terrace and harmful to the setting of the terrace properties and views into the area and the character and appearance of the Round Hill Conservation Area contrary to policies QD1, QD2, QD3, QD4 and HE6 of the Brighton and Hove Local Plan.

#### Reason 3

The design of the proposed lift house adjacent to 81 Princes Road, by reason of its proportions, flat roof and materials, would relate unsympathetically to the existing terrace and surrounding area and would be detrimental to the character and appearance of the Round Hill Conservation Area contrary to policies QD1, QD2 and HE6 of the Brighton and Hove Local Plan.

#### Reason 4

The proposed car free development fails to provide for the resulting travel demand and would be likely to exacerbate the existing on-street parking stress and result in the displacement of existing resident parking, contrary to Brighton and Hove Local Plan policies TR1, TR19, QD27 and HO7.

#### Reason 5

The proposed development would result in the loss of an area of habitat that potentially could currently be supporting slowworm and other species and is within a designated Greenway. In the absence of a species survey and adequate detail of how the development would address and mitigate this impact, the proposed development is considered to be contrary to Brighton and Hove Local Plan policies QD17, QD18 and QD19.

#### Reason 6

The proposed development by reason of its bulk, height and lack of separation to adjoining site boundaries would appear overbearing and result in overlooking and a loss of privacy to the rear of the Princes Road properties, to the detriment of residential amenity contrary to policy QD27 of the Brighton and Hove Local Plan.

#### Reason 7

The applicant has failed to demonstrate that the proposal would incorporate adequate measures to reduce the use of raw materials, water and energy and as such would be likely to result in excessive use of these limited resources and has failed to provide adequate detail of construction waste minimisation measures contrary to policies SU2 and SU13 of the Brighton & Hove Local Plan.