

Brighton Marina Neighbourhood Forum

Brighton Marina Outer Harbour Development

Steering Committee Response to Second Development Exhibition, 9th January 2019.

The Brighton Marina Neighbourhood Forum is grateful for the opportunity afforded by the Outer Harbour Development Team to preview the second exhibition and discuss the content with members of the development team. On the basis that the concept and principles of the development remain the same, our response made in November 2018 still substantially reflects our position. In summary we welcome the principle of development of housing at the Marina and want the development to fulfil the objectives of the forum vision statement for the Marina, specifically High Quality of Life, Sustainability, Connectedness and a valuable asset to the City and region.

In this response we have generally followed the headings of our previous response, commenting on changes made.

1. Vision.

The stated commitment to create a viable community and to meet the specific needs of Brighton people is welcomed. As part of making good on this intention, and alongside the intention of properties being available through 'help to buy' or successor schemes, we urge the drafting of lease terms that will encourage owner occupiers and long term residents and that will proscribe short-term lettings.

2. Site Layout and Design.

It has been helpful to see some additional pictures of proposed appearance of the development looking from the North West. The stepping in height of buildings is welcome but we do still have concerns regarding the bulk of the buildings and their relation with the neighbouring phase one. In particular the finishes shown in the drawings look very grey in colour and together with the small spaces between high buildings this may create oppressive public spaces between buildings. We wonder whether considerably more white coloured (and therefore more reflective) finishes would ease this. Also use of the Brighton 'turquoise' colour could help anchor the buildings in the context both of the seafront and the phase 1 buildings which have elements in this colour.

3. Retail

We have previously expressed strong reservations regarding retail provision and these remain valid. It is to be welcomed that the spaces are now smaller and the suggestion of the flexible working space seems much more likely to be successful than retail. We urge the minimising of retail space; even central Brighton seafront units have little trade for a considerable portion of the year and the Marina will always have less footfall than these.

4. Connections

As previously stated, the 'connectedness' of the development, in particular with the rest of the Marina and beyond, is critical to success. The external environment must link seamlessly into the surrounding areas of the marina, the seafront and Asda. In particular, we have not yet seen details of how the new development will join on to phase one: a joined-up, walkable route, without walls, barriers or detours, through from phase 1 to phase 2 is in our

Brighton Marina Neighbourhood Forum

Brighton Marina Estate Office, Brighton Marina, Brighton, BN2 5UF
neighbourhoodforum@brighton-marina.co.uk

Brighton Marina Neighbourhood Forum

view essential, and is in fact an important link in the coastal path. To our earlier comments we would add that it is good to see some initial thoughts for attractive pedestrian access both for the public and for phase 2 residents during the construction phase of phase 3. If the new route from the west Breakwater through the development and on into the Marina is to be a success it must be joined up and pleasant to use throughout the phase 3 construction.

5. Transport, Travel, Parking.

We previously expressed concern that the level of parking provision would be a deterrent factor for long-term owner occupiers. It is therefore good to see more parking provided. We would like to see more detail of how the road access to the development works as this did not appear to be present. We reiterate our point regarding traffic routing around 'Park Square this is essentially the 'wrong way round,' with all traffic out crossing the path of entering traffic. Whilst we understand that there are different land ownerships involved we would urge developers to seek to find a solution to this problem.

6. Environmental

We were pleased to see a proposed water source heat pump system. It seems very sensible and environmentally beneficial to use such a scheme in this location.

The new diagrams of the "beach front" show what looks like a Perspex or glass "wall" along the front. Whilst this may create a pleasant open look in the drawings, this would not provide an acceptable solution in practice. We urge the use of proven and durable materials (such as railings) for such an exposed location.

It was also good to see some clarification of how the spending beach would deal with wave energy beneath the "beach front" promenade. This is an area of concern for the forum members who are boat owners and for whom navigation of the entrance channel is of great importance. We are keen to see full modelling of the wave behaviour for the chosen design and confirmation that navigation will not suffer adversely.

In conclusion, the changes made since the first exhibition are generally welcomed, although concerns raised in our initial response are often still relevant; we recognise that until the full detail required for a planning application is available this will continue to be the case. We look forward to seeing the application in due course.

End.