

Brighton Marina Neighbourhood Forum

**MINUTES OF THE BRIGHTON MARINA NEIGHBOURHOOD FORUM STEERING
COMMITTEE MEETING WITH REPRESENTATIVES OF THE DEVELOPER IN
RESPECT OF THE NEW OUTER HARBOUR PROPOSALS
HELD AT THE BRIGHTON MARINA ESTATE MANAGEMENT OFFICE
ON
THURSDAY 6th DECEMBER 2018 @ 11.00AM**

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|-------------------|------------------------------|----------|---|
| Present: | Andrew Knight | } | |
| | Mary Pett | } | |
| | Keith Malcolm | } | Brighton Marina Neighbourhood Forum Steering Group |
| | Ken Sainty | } | |
| | Kirsty Pollard (Part) | } | |
| | Katie Sullivan | } | Brighton Marina Group Representing ICG Longbow |
| | Tom Anthony | } | GVA (Planning Consultants) |
| Apologies: | Mike Hatch | } | Steering Committee |

1. Steering Committee Response to Development Proposals

Andrew Knight was asked to request a meeting with Brighton & Hove City Council planners in order for the Forum Steering Group to make representations in regard to the development proposals. Andrew undertook to contact the head of Planning and request this by the end of this week.

2. Development Team

The meeting was joined by Katie Sullivan and Tom Anthony, representing the Development Team. Tom Anthony has been leading in respect of the Section 106 negotiations on the team. Tom and Katie explained the roles of the different development team members including Squire and Partners (Architects), FT Squared (Project Managers), ICG Longbow (developer) and GVA (Planning Consultants).

3. New Public Presentation

Invitations to a consultation exhibition on the 9th January will be sent out imminently to the Marina and the wider area. The previous exhibition attracted over 300 attendees and 187 comments.

4. BMNF Response to Development Proposals

The majority of the meeting took the form of considering the Neighbourhood Forum response to the development proposals and expanding on points therein.

4.1 Homes for local people

TA explained that the aim of the developer is make the properties affordable and attractive to the local market. KS explained that the developer has made a commitment that any units within the development which are priced so as to be acceptable to the 'Help to Buy' scheme will be released for sale only when they would be able to be purchased by people using the 'Help to Buy' scheme. The marketing plan is currently being developed. It was stressed that it is important for normal mortgage purchasers to be able to buy properties in the scheme.

KS was keen to emphasise that the developer wishes to be open to consultation but ultimately will decide the approach to take and not be dictated to.

In respect of problems currently experienced with 'AirBnB' type letting, KS said that she is having residential leases reviewed by lawyers to determine possible controls on lettings. The Steering Group members encouraged the drawing of leases such as to encourage owner occupiers.

4.2 Design

Steering Group members stated that integrating the design into the rest of the Marina is very important. TA said that the developer is in a position to remove the wall between the existing Boardwalk and the new development, as this wall is owned by Brighton Marina Company.

There was discussion of the need to have a pedestrian through route from Madeira Drive and the West Breakwater through the new development to the new Boardwalk and that this should be included during the phases of construction of the development.

4.3 Retail

Steering Group members encouraged realism from developers regarding the likely success of retail units in the scheme, given that there are several struggling or empty elsewhere on the Marina. TA said that developers are seeking the maximum of flexibility in the use of commercial premises in the development.

4.4 Site Boundaries

TA noted that the Black Rock site is outside of the site area and within the Councils ownership, however developers are looking to improve the breakwater pedestrian access path.

4.5 Parking and Transport

The Steering Group emphasised the need for more parking if buyers in the development are to be local owner/occupiers, who typically own cars in this part of the City. TA says the developer is looking to pursue the sustainable planning objectives which tend to veer towards lower car ownership levels. The developer is planning to do additional studies on transport. There are no firm plans to reverse the Park Square road layout at present, this road is within Land Securities ownership.

4.6 Architectural Context

TA believes that there are style cues within the current development proposals which draw on the context next to the Orion and Sirius buildings and provide a link between Phase 1 and Phase 3 architectural styles.

4.7 Open Space

TA said that planning requirements will result in some 'play space' being needed. This is expected to be for residents rather than the general public. Steering Group members liked the idea of an 'incidental play area' rather than the traditional style of play apparatus.

4.8 Phasing

TA said that planners will require the developers to put forward plans to make the environment acceptable throughout the construction period.

4.9 Section 106

TA explained that the CIL charging schedule is unlikely to be accepted by Brighton & Hove City Council before late 2019 and it is hoped that this planning application will be determined before that date meaning that the CIL will not be relevant for the scheme.

TA is currently concluding Section 106 matters from the previous consented development with Brighton and Hove City Council. The new scheme will have a new Section 106 Agreement and will not trigger Phase 2 and 3 requirements in the previous Section 106 Agreement. TA stressed that the Council want primarily to see Section 106 requirements falling within the developer's site area.

Steering Group members very much want to see improvements of pedestrian and public realm elements on the Marina and indeed in the neighbouring areas to the Marina such as Black Rock. This is one of the most frequently raised concerns amongst forum members. TA is at an early stage of Section 106 negotiations with Brighton and Hove City Council.

End.