



# ROUND HILL REPORTER

Issue 26  
December 2006

## OPEN MARKET PLANS UNVEILED AT AGM

At the Round Hill Society's AGM on 21 November, Pat Mears of the Open Market Traders' Association surprised and amazed all who attended by unveiling exciting new plans for the Open Market, due to go before the Council's Planning department in the new year.

The idea for an £11m European-style market and arts & crafts centre is at the heart of long-term plans to regenerate the London Road shopping area, which has been in decline since the Sixties (see p.5).

The plans have been drawn up by Lomax, Cassidy, Edwards, the architects behind Brighton's award-winning Jubilee Library, in consultation with the Open Market Traders' Association. If approved, the site

would have an area for visiting farmers' markets and French markets and could also be used as a venue for street art and entertainment. Visitors would be able to watch crafts people at work and an emphasis would be put on selling fresh and healthy, local produce.

The plans include a range of affordable housing in adjoining Francis Street, which would be built first to fund the rest of the development. A limited number of parking spaces are planned, including about 6 for the disabled.

Watch our website for details of when the plans are submitted, so you can write in with your comments.

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**And much more!**

## SEASONAL SINGING: A DATE FOR YOUR DIARY

**Tuesday 19 December** is the date for our annual Candles and Carols procession. As usual, we will walk around the streets, stopping at lamp-posts to sing seasonal songs, whilst Santa and his helpers collect for a charity. Everyone's welcome, old and young alike, whether you think you can sing or not and musicians are very welcome to play along. We'll meet at **6pm** on the corner of Ditchling Road and Prince's Road and sing in Prince's Road, Crescent Road, Prince's Crescent, Richmond, Ashdown and d'Aubigny Roads and part of the eastern end of Round Hill Crescent.

It's always a great evening and this year we're collecting for the Martlet's Hospice.

The Victoria pub in Richmond Road has very kindly offered to be our hosts for the mulled wine and mince pies at the end of the evening, and the children can be accommodated in the patio area outside.

Santa needs some helpers, so if you or your children can help, or if you need more information, please ring Vivien on 276386.



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## AGM BUSINESS

The Round Hill Society's AGM on 21 November was opened by the Chair Rob Stephenson, who summarised the highlights of the last year, which has been dominated by attempts to develop areas of Round Hill. He felt there needs to be a balance between maintaining the green spaces that characterise our neighbourhood and the need for more living space in our city. In the last year there have been several applications for development, just one being passed for one house in Round Hill Crescent.

Rob gave special mention to Dave Guest, the Society's Secretary and webmaster, who works extremely hard on our behalf and produced the September edition of the newsletter in Vivien's absence. Rob also thanked Stefan Holmstrom for producing such well observed and humorous illustrations this past year, as well as Peter Meakins who worked tirelessly to attempt to get a pedestrian crossing in Upper Lewes Road before he resigned his position on the Committee. He will be missed. David Maslen was thanked for producing our newsletter at half what we used to pay at the Resource Centre, and we get it collated too.

Treasurer Paul Thompson informed us that we have almost the same amount of money as we did last year, so the advertising in the Reporter pays for the printing costs and other expenditure.

Kevin Tansley volunteered on the night to stand for election to the Committee, was seconded by Ray Knight, and the whole committee was then elected en bloc by a show of hands. Welcome, Kevin.

Pat Mears rounded off the evening by giving an exciting presentation on the Open Market plans, for which he was warmly thanked.

## PLANNING THE FUTURE OF BRIGHTON & HOVE

Whenever there's an application to develop land, the Local Plan has been the document referred to when a developer's scheme contravenes the Council's planning policies. Local Plans are now being replaced by a thing called the Local Development Framework, and a key early part of that is the Core Strategy. This document sets out the broad policy statements which will guide developments in the city until 2026. We have an opportunity to influence this process by writing to the Council with our comments on the Core Strategy. A significant round of consultation finishes on 21<sup>st</sup> December, and we need to comment before this date on anything in the document. The latter is very weighty and wordy and doesn't make for riveting reading, and the following is an extreme summary, so

it's probably best if you look it up on the Council's website ([www.brighton-hove.gov.uk](http://www.brighton-hove.gov.uk)) if you want the nitty-gritty.

The Council's preferred options occur under several headings, and each policy has its own number. If you do write in to comment, it's important to quote the policy number so the Council knows what you're referring to. The headings are as follows:

**1. Resource efficiency.** This has to do with standards of building design, performance, environmental impact, flood risk and coastal defence.

**2. Urban design and conservation.** This is about density of development; high or low rise (Lewes Road and London Road are one of 8 areas where high rise (over 6 stories) is planned) and identifying areas that

should be preserved or improved. Again, Lewes and London Roads are prioritised to be 'actively and significantly targeted for improvements'. It also covers quality and accessibility of public space, and prioritising preservation of

significant buildings and open spaces. One sentence is significant for Round Hill: 'To ensure that the historic built environment guides nearby developments.'

**3. Countryside and open space.** The main policies here are about retaining the beauty and character of the countryside and urban open spaces whilst promoting public access, including the future South Downs National Park. The one to look for in relation to Round Hill is: 'Regard will be given to: improving the quality and variety of open spaces, linking open spaces (green corridors), improving deficient biodiversity and public safety (OS3); To ensure that developments enhance existing open spaces, and, where appropriate, contribute to additional open spaces and/or facilities (OS4).'

**4. Improving housing and affordability.** The Council is committed to provide 11,000 new homes by 2026 (550 per year), to raise the proportion of affordable housing above 40% on appropriate sites and/or seek a contribution to affordable housing in the city from developments of 10 or fewer homes.

**5. Jobs and training.** The Council wants to identify new sites for 20,000m<sup>2</sup> of office space for building between 2016

(cont'd p. 6)

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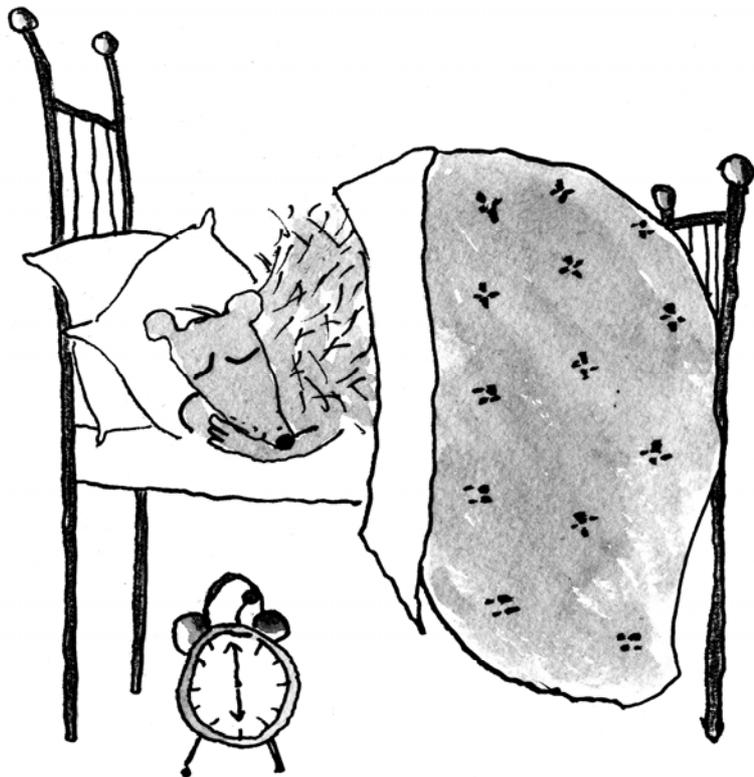








# NOTES FROM A WILDLIFE GARDEN



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"Let's go to bed" must be in the minds of many creatures in our gardens, even if there are still leaves on the trees in the middle of November. I have a hedgehog box in mine, beautifully made by my husband with all mod cons - a short tunnel leading into a dry, roomy waterproof box, lined with dry leaves... I'm pretty sure, however, the hedgehog is snug under the shed. There is an empty state-of-the-art ladybird box (a present from the grandchildren - I didn't buy it, honest!) but a hoard of ladybirds have snuggled down together in a deep crack in the bark of the plum tree. A number of

over-wintering moths and butterflies have chosen to hibernate in the shed rather than the posh box provided, and so it goes on.

Insects have burrowed down the dead stems of summer plants. A group of toads and frogs are huddled up under a flat piece of plywood I never got round to picking up - they will bury themselves down in the soil as winter progresses and the board will keep off the worst of any frost. If you have piled material up for a bonfire, don't forget to check before you light it - there are bound to be some sleeping insects or animals in

there who misguidedly thought it was a convenient nest.

The birds are roosting deep inside the shrubs at the moment, but from past experience I know the smaller ones at least will appreciate my efforts to keep them warm and will pile into nest boxes

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when the weather becomes harsh. I don't tidy up this garden until spring, so there's plenty of shelter and cover. I have never seen so many berries on the trees and shrubs as there are this year, so hopefully the birds, insects and animals that have amazingly found their way here and into all our gardens on the Round Hill will survive the next few challenging months. They deserve to, surrounded as they are by concrete, busy roads, a railway, a waster transfer station and property developers determined to chip away at any available green space, however tiny.

Right now I'm going to bed - I'll feed the birds in the morning!

*Jan Curry*

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## BORN IN A STABLE

Earlier this year, a visitor to the Round Hill Society website sent an e-mail seeking more information about the large house, Sylvan Lodge, that once stood off the junction between Wakefield Road and Upper Lewes Road.

Behind the e-mail there was an engaging story since the sender, Marion Scott of Preston, is descended from previous residents of Round Hill. Marion's ancestor John Trigg once worked as coachman to Mr. Richard Burgess, a retired wine merchant, who lived in Sylvan Lodge. John and his family lived in Round Hill during the 1870s, most likely in dwellings adjoining the stable buildings which once stood at the bottom of

Wakefield Road on the site now occupied by Wakefield Place. John's daughter Pamela was born in the stables in 1878.

Sarah Trigg, another daughter of the family and great, great grandmother of Marion, had strong links with the area. She had a birthday book listing the names of many of the servants, gardeners and members of the family in Sylvan Lodge and other dwellings in Rose Hill. Although the Triggs had moved away by 1880, the teenage Sarah soon moved back on her own to work in service at the house. It was while working at Sylvan Lodge that she fell pregnant. The identity of the father is not known and Sarah moved out of Brighton before

The Round Hill Society would like to wish all the residents of our lovely neighbourhood a very Happy Christmas and a wonderful New Year



the baby was born, but was a frequent visitor to the town in the following years.

In an astonishing coincidence, the great, great grandfather of Marion's husband was also a coachman, and at about the same time, was living in Inverness Street which runs between the Lewes and Upper Lewes roads.

David Guest

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## THE VICTORIA









## REGENERATION OF LONDON / LEWES ROAD

In August 2006, Brighton and Hove City Council appointed a team of designers known as Urban Initiatives (<http://www.urbaninitiatives.co.uk>) to prepare a Regeneration Strategy for the London Road and Lewes Road areas of Brighton. The strategy has involved consultation with residents' associations and other local representatives. Its purpose is to inform the Local Development Framework (shortly to replace the Brighton and Hove Local Plan). The latter is the statutory land-use planning document. This is the same plan which residents in Round Hill quote when they claim that a developer's scheme contravenes the Council's planning policies.

Round Hill residents have a particular interest in London Road and Lewes Road. How can these important urban corridors be improved? I believe that every Round Hill resident could have found something to say at the recent Collaborative Design Workshop meeting. How far will residents' comments count? Local residents will not be the main stakeholders in the Local Development Framework and it soon became evident that Urban Initiatives were promoting solutions which would involve enough extra

development to satisfy the larger stakeholders in the LDF. However, there was some recognition of the value of green space in urban areas, providing it was being efficiently used. They acknowledged that the Sainsbury's at the Vogue Gyrotory does not work well in relation to the other shops in Lewes Road and draws extra traffic into an already congested and cyclist unfriendly area. It was felt that both the Sainsbury's stores should be asked to re-locate and the petrol station in the middle of the Gyrotory should give way to green space - something more like a proper square.

It was noted that the retail offer in Lewes Road (as in London Road) left something to be desired. However, Urban Initiatives was far more interested in the stretch from the Gyrotory to Preston Barracks and the Watts Building. Their set aims were "to intensify development around the university" and "to develop Preston Barracks and the University as a comprehensive package". To cater for transportation in this area, they recommend moving Moulsecoomb Station to the northern boundary of the Preston Barracks site. Would this

deprive the residents of Moulsecoomb of an important transport link or was the station badly located in the first place?

Lewes Road was referred to as the "academic corridor" (not as the route to Newhaven for 44-tonne juggernauts). The Brighton Station site weighed in as "the business and commercial quarter which would put the city of Brighton on the map" (not as a supermarket-led development which would bring unwanted traffic into the area).

I wonder what effect all this new development would have on local infrastructure. The Round Hill resident who drove me home ridiculed the suggestions that northbound London Road traffic should be diverted via New England Street and that west-east traffic should be barred from using Preston Circus. What I would have liked to hear at this workshop was a credible transport plan for the city. Can any Round Hill resident suggest a transport plan which would prevent London Road, Lewes Road and the lower part of Ditchling Road from being so traffic-dominated? Articles please for the next newsletter.

Ted Power

## MARKET PLANS (FROM PAGE 1)

The proposed Open Market consists of a square stretching from London Road to Ditchling Road, which will be open 24 hours per day. The only closing-time will be on 1 day per year by law to allow the space to be put to another community use. There will be roller shutters on every property to provide security. The closing time of each stall will largely be up to individual traders.

The picture (right) is an artist's impression of the main area of Brighton's proposed Open Market. The roof will be made of metal and glass. The triangular struts have been modified since this drawing, to begin higher up from a vertical pillar, so that people do not knock their heads.

The general concept is "North Laine with a



roof on it", so when it is raining people will still come. It is anticipated that some of the enterprises which can no longer afford North Laine rents will be attracted to the new Open Market, though food stores will still be especially well represented.

Priority will be given to local enterprise, rather than multi-national chains.

If the planning application is approved, the traders are hoping the new market will be ready in less than two years.









**PLANNING THE CITY'S FUTURE (FROM P.2)**

and 2026. They also want to direct new retail development into the City Centre and promote local shops for local centres, dissuading developments on the edge of town. They plan a new conference facility to replace the Brighton Centre, to be ready for 2009. They want to create a flexible planning approach to the Cultural Quarter (bounded by Trafalgar St, Queens Rd, West St, Seafront, Steine and Valley Gardens) 'to preserve, enhance, promote and interpret the historic form, whilst responding to economic prospects and taking into account the new licensing regime and night-time economy; and ensuring investment in cultural and creative industries' (WOW!).

**6. Strengthening communities and involving people.** These policies mainly feature Neighbourhood Action Plans and New Deal areas. Large-scale developments are expected to include community facilities.

**7. Reducing crime and improving safety.** Policies designed to deliver a safer city in all areas of our lives.

**8. Improving health and wellbeing.** The Council will require Health Impact Assessments of major new policies and

developments; support a network of walk-in polyclinics, health centres and children's centres; encourage healthy, safe and active living for all ages and abilities; retain allotments, encourage farmers' markets and other local food sources; support provision of community and play facilities and open space in deprived areas.

**9. Promoting sustainable transport.** The Framework will support the Sustainable Transport Strategy (which includes improving accessibility, reducing traffic and congestion, improving air quality and transport safety) by directing development to areas of good public transport, ideally along or close to existing sustainable transport corridors; or by locating the development where measures can be taken to ensure improved accessibility for all. All developments should contribute to sustainable transport facilities. Developers should carry out a transport needs assessment, and identify ways of mitigating adverse impacts.

Finally, the document identifies six major cross-theme preferred options:

**1. Seafront regeneration** – notably West Pier, Brighton Centre and the strip from Palace Pier to Marina.

**2. Shoreham Harbour** – support the long-term regeneration for jobs, homes and leisure; but of a type and scale that does not require major transport infrastructure.

**3. The Urban Fringe** – support change or management which must enhance biodiversity, seek multi-functional use (such as wildlife protection, recreation, local food production, cultural experience). Other key issues will be: protecting strategic views, creating gateways to the Downs, enhancing community facilities in areas of identified deficiency (including a community stadium) and any site needed for travellers and gypsies.

**4. Community Stadium** – if the Secretary of State grants permission, the Council will work with applicant to ensure implementation at Falmer. If refused, then the Strategy will support a stadium within Brighton and Hove.

**5. Developer contributions** – to take into account the several places where developer contributions have been proposed, and identify which should be secured at the submission stage. Introduce a policy to support this broader use of developer contributions.

**6. Potential Action Area Plans** – more detailed documents to support areas needing regeneration or conservation. These will include land to the west and north-west of Hove Station and the Lewes Road/London Road corridors (LR2 study) which could also include the Valley Gardens transport and environmental measures proposals.

Your comments on any or all of these policy proposals should be sent to:

**The Local Development Team**  
**FREEPOST SEA 6776**  
**Hove Town Hall**  
**Norton Road**  
**Hove BN3 3ZZ**

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# POSTBOX



If you would like your letter included in the Newsletter, but would prefer your name and address to be withheld, please give your details but ask for them not to be printed. Letters sent anonymously will not be printed. Please send your letters to the Editor at the address on the back page.

Does anyone recognise this long gone flint detached house? It stood on the corner of Round Hill Crescent and the Upper Lewes Road, beside the pillar box opposite Bradley's Stores.

The background, especially on the right, might help. I can't recall when I took the picture, so I don't know when it was demolished, and I know nothing else about it. Can anyone tell me more?

Rob Stephenson  
rob.stephenson4@virgin.net  
Tel: 673511  
51 Upper Lewes Road



## ROUND HILL TREES APPEAL

We're still working on getting some trees planted in our neighbourhood. It was pointed out at the AGM that there was an elm tree in Prince's Crescent that has been felled by the Council. We feel that this should be replaced, but not as part of our tree-planting scheme, as there had already been a tree on the site.

Photo ©Vivien Eliades



The Council's arboriculturalist has agreed to carry out a services survey in Round Hill, to make sure trees aren't planted in inappropriate places. The going rate for a tree is £210, which includes planting and watering for the first year. The Council expects a 'reasonable' contribution from the community, which can be 50% or slightly less. So far, we've had contributions from individuals of £50, which doesn't cover one tree. The Society has a bit in the bank, but we can't spend it all on trees, so if you really would like to see more trees on our streets, a contribution, however small, would be gladly received. Fund-raising ideas are also welcome. Contacts on the back page.

## CPZ - WHAT DO YOU THINK?

What do you think of the idea of a Controlled Parking Zone (CPZ) in Round Hill? Anyone who lives round here knows the parking problems we have, but would a CPZ be the

answer? It's only really in the evenings that the problem is bad, and CPZs only usually run till about 8pm. Do you think it's a good idea to work with neighbouring groups to find a solution for us all? You can write to this newsletter (details on the back page) or post your opinions on our website.



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Half page	£55
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We want this newsletter to serve our local community and we offer realistic advertising rates to local businesses to cover our printing costs. Please note that 100% will be added to these rates for organisations outside the Round Hill area, except for bona fide charities.

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**Rob Stephenson - 673511**









## THE ROUND HILL SOCIETY

RHS Newsletter Editor  
66 Richmond Road  
Brighton BN2 3RN

Phone: 01273 276386  
Email: [news@roundhill.org.uk](mailto:news@roundhill.org.uk)  
Website: [www.roundhill.org.uk](http://www.roundhill.org.uk)

### DEADLINE FOR NEXT ISSUE DUE OUT AT THE BEGINNING OF MARCH 2007

Please send your articles, letters, photos, adverts, poems, anecdotes etc. to the editor at the above address by **TUESDAY 14TH FEBRUARY 2007** preferably by email.



## COMMITTEE CONTACT DETAILS

Chair	Rob Stephenson	51 Upper Lewes Road	673511
Treasurer	Paul Thompson	29 Richmond Road	883004
Secretary	David Guest	16a Wakefield Road	699476
Vice chair	Marian Gerrett	77 Princes Crescent	688009
Minutes Secretary	Jean Brennan	87 Round Hill Crescent	693100
Newsletter Editor	Vivien Eliades	66 Richmond Road	276386
Webmaster	David Guest	16a Wakefield Road	699476
Member without Portfolio	Kevin Tansley	11 Wakefield Road	672648
Member without Portfolio	Terry Tidman	56 Richmond Road	699182
Member without Portfolio	Jan Curry	58 Richmond Road	601320
Member without Portfolio	Ted Power	55 Prince's Road	688102

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**Col Scarratt** T: 243366 (answerphone),  
E: [col.scarratt@ntlworld.com](mailto:col.scarratt@ntlworld.com)  
**Bishop Window Cleaning** T: 07939 161904

### BUILDERS

**Jack Gibson—J G Construction** T: 07813 241287  
**Chris Nesbitt** Plastering, bricklaying. T: 07867 864619

### DECORATORS

**Preston Decorators** (Prince's Road), T: 07976 893087  
**Rob Stephenson** 51 Upper Lewes Road, T: 673511  
**Peter Skinner** T: 558790/889964

### PLUMBERS

**Tim Packwood** 88 Waldegrave Road, T: 0770 325 3740  
**G J Saunders** 80 Melrose Ave, Portslade, T: 882827  
**C R Laker** 76 Rugby Rd, T: 501006, F: 507745  
**Tom Plumb** T: 07973 551841  
**Lynette Ward** CORGI registered plumbing/heating with associated carpentry/tiling. M: 07910 763689  
T: 302574 E: [lynette1.ward@ntlworld.com](mailto:lynette1.ward@ntlworld.com)

### CARPENTERS

**SAB Carpentry** 27 Prince's Rd. T: 702632  
M: 07963 8415630

### GARDENERS

**Sadie at Plant People** T: 562425, M: 07881 992762  
**Bruce Jonas Tree Surgeon** T: 693247

Please send your recommendations (or warnings!) including your own details for verification, to the editor at 66 Richmond Road, tel: 276386

## PRINCE'S ROAD PLANS: STILL TIME TO COMMENT

Although the official 3 week period for comment is now over, you may not be aware that letters of comment on a planning application will be accepted right up until the date the planning committee meets. So if you haven't yet sent in a letter, please do so. Some points to consider are:

- There would be a potential 54 new residents coming and going from the new 'gate-house' at 83 Princes Road, together with their visitors, refuse collection, deliveries etc..
- The protected horse-chestnut tree may well be lost for ever.
- There could be 18 extra motorists looking for parking places.
- An incompatible building line will ruin the shape and period look of Round Hill.
- The space for a car outside the new 'gatehouse' would provide an obstacle for pedestrians on a pavement that at present provides a safe route to school.

You can find many more reasons for refusal on our website, as well as a pro forma letter of comment. If this development goes ahead, it will set a precedent for the whole of the Round Hill conservation area and our precious green spaces. If you haven't already, write now and have your say.

The Reporter is published by the Round Hill Society to keep residents in the area in touch with local news, events and each other. Every effort is made to present a fair and balanced view, while aiming to accept any material from Round Hill residents. The opinions expressed in The Reporter are not necessarily those of the Round Hill Society.

This edition of the Round Hill Reporter was printed by

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