COLDEAN NEIGHBOURHOOD PLANNING FORUM

NEIGHBOURHOOD IMPROVEMENT POLICY

**Introduction**

1. While this is an aspirational policy, it nevertheless forms an important part of the Neighbourhood Plan as it expresses the views of the Forum members for the improvement of Coldean.
2. The area to which this policy applies is detailed in the plan in Annex 1. However, it chiefly refers to the area dominated by the parade of shops in Park Road and also the junction with Coldean Lane.
3. We find support for our policies in Brighton and Hove City Council’s **“Our Plan 2020-2023”**.

**Description**

1. A two storey building with brick parapet elevations under an asphalt and pitched tiled roof set back from the road with a mixed surface area to the front. The accommodation consists of four ground floor shops with glazed display frontages and first floor domestic accommodation accessed from the rear service area. The external appearance is worn and not in repair. Residents of North Moulsecoomb also use these shops as they are the closest to their houses **[Site A]**
2. The open area behind the northbound bus-stop at Coldean Lane. In the shape of a triangle measuring some 12.5 square metres. Attempts have been made to preserve this area in grass which have failed, and now it has deteriorated by vehicle use. **[Site B]**
3. There is permitted street parking in front of the shops, and double yellow line restricted parking for the remainder of the area. Parking restrictions are generally ignored by road users who often block access to private dwellings opposite.
4. There are paved pedestrian footpaths on both sides of the road and a traffic island on Coldean Lane for access to Coldean Woods.
5. The area of land behind the southbound bus-stop an Coldean Lane measuring 160 square metres. This land is undeveloped and is uncultivated scrub. **[Site C]**
6. All areas have street lighting.

**Use**

1. The commercial uses are Class E(a) retail use including the convenience store and a shop used as a store. There is also a Hot Food Takeaway and a Betting Shop (Sui Generis).

**Tenure**

1. We understand that in this parade the interests are two Freeholds in possession and two Freeholds subject to tenancies.

**Planning**

1. Despite the major development of Bluebell Heights in the Neighbourhood Area, Coldean is not included in any re-generation or improvement plans in City Plan 2 or associated policy documents.

**Members’ Views**

1. At Forum “Vision” meetings on 10 and 11 November 2022, members expressed concern about the deterioration of this area and identified those features detailed in the description above.
2. It is also their view that in its current form and condition, the area attracts anti-social behaviour by both adults and young people. Generally, the Council views this behaviour as an Environmental protection issue. The was a consensus among members that it is the physical environment and the impression of dereliction and deprivation that is the cause.
3. The physical environment is not improved by the large recycling bins on the pavement in Coldean Lane. Members identified this as giving a wholly negative public impression of Coldean as a dumping place.
4. Members noted that as a Tertiary area the retail rental values offer no incentive for the landlord to undertake improvements in the parade of shops.
5. The range of occupations of retail shops do not encourage a view of serving the local community. It was observed that Coldean no longer has a shop offering fresh produce.
6. Generally, there was a shared view that Coldean is being neglected in the future planning and improvement of the City, despite the development of Bluebell Heights. This development will increase the ‘usual resident’ population by one third of its existing size.
7. The absence of a post office was noted, and many expressed the view that at present Coldean does not offer incentives to invest in the Area (This view included also in such matters as HMOs etc) and that the commercial perspective is too narrow.

**Our Visions – Our Policies**

These policies do not refer to traffic management or parking restrictions which are addressed in a separate policy.

1. **Site A**. The compulsory acquisition of the parade of shops by Brighton and Hove City Council, funded in part by the Community Infrastructure Levy receipts generated by the development of Bluebell Heights and the Meeting House in Park Close. Also funded from Neighbourhood regeneration funds.

We envisage a private-public partnership for the redevelopment of the building to provide a wider range of retail and other occupations. We also envisage increased residential accommodation (as Affordable Housing) on the upper floors. This would also re-enforce the residential nature of the area.

These features would be subject to public consultation.

1. **Site B.** Physical deterrents to prevent damage from vehicles together with tree planting (subject to consultation)
2. **Site C**.Development of a multi-purpose enclosed and illuminated site with vehicular access to include re-cycling bins, EV charging points and bicycle hire.