

Brighton Marina Neighbourhood Forum

MINUTES OF FORUM STEERING COMMITTEE MEETING

HELD AT THE ESTATE OFFICE

Thursday 12th October 2017 @ 14:00

Attendees:	Andrew Knight	BM Estate Management	AK (Chair)
	Andrew Collumbell	Premier Marinas	AC
	Ken Sainty	Resident	KS
	Keith Malcolm	Resident	KM
	Mary Pett	Resident	MP
	Kirsty Pollard	Savills	KP
	Katie Sullivan	Administrator	KAS
Apologies:	Rebecca Fry	Brighton & Hove City Council	RF

1. Apologies

- Rebecca Fry sent her apologies.

2. Minutes of the Previous Meeting

- The minutes of the previous meeting held on 14th September were circulated. One amend was noted – where KS has been noted in the actions in place of KAS. Once corrected the minutes were approved.
- Updates on matters arising in the previous minutes as follows:
 - www.bmnf.org.uk is in the process of being created by resident Peter Smith. The current BMNF page on the main BM site now links straight to the new site. KP suggested a link back from the new site to the main BM web page.
 - A Data Protection disclaimer is to be added onto the membership form, stating what peoples personal information will/will not be used for. MP suggested it be an annual agenda item to review the data held and update.

KAS

3. Review of emails received from Rebecca Fry

- MP noted that as we are a Business Neighbourhood Forum businesses will have rights to vote in the future referendum over the neighbourhood plan. KP, AC & AK confirmed they could provide lists of all businesses within the marina when required.
- MP noted that when approaching the deadline for re-designation that we should plan ahead and allow plenty of time in case objections are received (noting that objections were lodged against the original application and it was bounced 3 months as a result). All agreed that it is very important that we have made progress in the intervening period to easily justify re-designation.

- MP suggested getting to know local MP's. KP said they already have a good working relationship with them. KAS explained that Lynda Hyde, Mary Mears & Joe Miller were all invited to AGM and all declined, but requested minutes of meetings.
- The CIL (Community Infrastructure Levy) draft schedule has been circulated. Brighton Marina is in Zone One – the highest levy. Concern this could discourage developers, although not all agreed. The proposed schedule allows for 15% of CIL to be spent within the area, or 25% once a Neighbourhood Plan is adopted. BMNF are invited to respond. All agreed it would be good to do so formally as a group via email. All to consider response prior to next meeting. Deadline for response 10th December. To be added to agenda for next meeting.

KAS

4. Neighbourhood Plan Vision

- Each member of the group gave an overview of their vision for the neighbourhood forum and for the Marina, headlines as follows:
 - **KP:**

Shopping: *Noted that the marina is zoned as a District Shopping Centre, but that retail has historically been a struggle, impacted further by changing shopping habits as shoppers move online.*

Be proactive; a voice in the city: *use the forum to create impact for more effective lobbying.*

Green Spaces to balance the concrete: *Increase green spaces to increase dwell time.*

Support commercial activity: *for the forum to support residential, retail & leisure operators within the marina.*

Connectivity: *to improve connectivity between Marina and City.*

Long term development: *Land Sec has a long term vision for the marina, and have undertaken a feasibility study for a mixed use scheme. Early discussions are taking place with BHCC.*
 - **AC:**

Raise the profile of Brighton Marina *compared to other Premier Marinas, but also to other competitive marinas.*

Improve the built environment: *parking is the biggest detractor from a berth holder perspective.*

Future proofing the marina by making it more sustainable.

Improve connectivity to the City
 - **AK:**

To create a sustainable community. *With a wider range of businesses and activities than at present, in particular all day, all week and all year uses. Business and employment usage (as against leisure/tourism) is a necessary addition to the mix for a thriving neighbourhood. Future property requirements must also be considered. The Marina is expensive to operate and full development assists with sustainability.*

To improve connectivity with the city. *Transport infrastructure to link the Marina and the City & station (and beyond to Amex and Universities and East along the coastal strip) quickly and easily.*

To create improved public realm. A unified scheme for public areas that is legible and pleasant to move around. A place that people want to be at.

Enhance the marina as a Residential location. An important contribution to the sustainability of the Marina. Innovative residential concepts should be explored.

- **KS:**

Echoed others thoughts so far, and added:

Residents facilities: further development should include facilities such as post office or doctors surgery.

Sustainability: enjoyed the workshop and the ideas it generated regarding improving public realm.

Improved Built Environment for mutual benefit of everyone: particularly the entrances.

- **KM:**

Echoed others visions so far, and added:

Improved transport & visual experience

Mixed use development: would not want to see high rise residential replacing leisure offers. Would not want to lose leisure facilities currently on offer.

Integration: Would like to see more integration between the marina, the leisure & the residential to improve the user experience.

Cars & Parking: this is an area for concern for the neighbourhood plan to address.

- **MP:**

Improve Navigation: for pedestrians & motorists both into and around the marina. In particular, MP highlighted the challenge of walking from the Boardwalk to Asda. Would like to see a North-South bridge link across the roundabout to supplement the East-West car park bridge.

Increase useable public space: playgrounds etc.

Improve back of house residential facilities: e.g. bin store, basement door access.

Increase footfall: concerned that lack of footfall is affecting viability of restaurants.

Enhance community: Lack of residential community, particularly within new blocks. Concern regarding the mix of residents not being sustainable, and lack of personal investment into properties generates lack of concern for the area. No desire to put down roots and create a community. Would like to see policies about how the units are occupied.

Encourage Residential Development: future buildings need to be designed with consideration of how to get to and from them. Concern that the Outer Harbour Development may not be completed.

5. Next Steps Action Plan

- The pedestrian routes in and out of the Marina towards Brighton – the corner by the car wash and beyond this across Black Rock and then along the ‘Duke’s Mound’ area – were discussed at length. The consensus was that the Forum should try and engage the Council on this, as so much of it is within their control.
- All agreed that the Forum is at an early stage in the process towards creating a neighbourhood plan, and would like to investigate training applicable to the early

<p>stage. Action KAS to ask the ‘Trevor Roberts’ people if they could do a ‘basic’ session applicable.</p> <ul style="list-style-type: none"> All agreed it is important to get buy in from the forum and community for visionary ideas and should have a forum member meeting in due course – last one was in June. Agreed to ask advice of trainer (once identified) on timing & content of this meeting. 	KAS
<p>6. Constitution</p> <ul style="list-style-type: none"> MP presented a document setting out proposals for constitution amendments/additions. All undertook to consider and comment on this. Document attached. 	ALL
<p>7. Appointment of Treasurer & Secretary</p> <ul style="list-style-type: none"> MP agreed to be secretary, KM agreed to be treasurer. AK noted that there were not job descriptions for these roles. 	
<p>8. Any Other Business</p> <ul style="list-style-type: none"> All expressed appreciation for KAS contribution, in particular the quality of the minutes. There was brief discussion regarding funding, in particular whether all forum funding has to be applied for at one time, or if it can be sought as requirements for expenditure arise, up to the cap on funding. Mary Pett tabled a recent press release on this subject from DCLG (attached). 	
<p>9. Date of Next Meeting</p> <ul style="list-style-type: none"> Thursday 23rd November, 10am – Estate Office 	

Attachments:

- *Mary Pett proposed Constitution amends*
- *Press Release re Neighbourhood Forum funding*