



**Brighton & Hove
City Council**

PLANNING COMMITTEE ADDENDUM

2.00PM, WEDNESDAY, 27 JANUARY 2016

THE RONUK HALL, PORTSLADE TOWN HALL

ADDENDUM

ITEM

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27th January 2016 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
25	Land adjacent 6 Falmer Avenue Saltdean Brighton	BH2014/03394	<p>A further representation from 42 Bishopstone Drive: <u>Objects</u> on the following grounds;</p> <ul style="list-style-type: none"> • The amendments do not address the impacts that this development will have on the overall setting of the South Downs National Park and in particular to the loss of vistas from and into the South Downs National Park. Refer to Brighton and Hove Council’s obligations under the so-called Section 62 duty. • The latest amendments relate to the landscape plan with greater emphasis on using trees as a screening mechanism, apparently in order to mitigate the impact on the South Downs National Park , this will in fact have the opposite effect as the trees themselves, once matured, will screen the existing vista of the downland sweep across Saltdean to the sea. • Landscape plan includes block and render walls topped with post and rail fencing to a height of approximately 1m along the boundary of the proposed gardens. • Overlooking and loss of privacy, a metre high barrier will make no difference whatsoever, • The submitted Transport Statement is at best contradictory, hope Council will not accept offer of travel vouchers as a ‘travel plan’ or would consider 81 car parking spaces as an attempt to reduce car parking. 81 spaces is a reflection on the lack of local public transport and that people living in the development would be forced to use private vehicles even to reach access points for bus services and put pressure on parking on access roads to the A259. There is considerable emphasis on trip generation which is under dispute by other residents. It is blatantly obvious that the data has been focused only in the roads in the immediate vicinity; it ignores the issue of cumulative impact on the only two access roads out of Saltdean, the A259 and Steyning/Rottingdean High Street. Crucially it avoids altogether the issue that this traffic will have on the pollution levels in Rottingdean, already the subject of an AQMA, • No solution to the added danger of the access location on Falmer Avenue, a steep gradient and the restricted vision on entering the site from an uphill approach, and

			<ul style="list-style-type: none"> • Site falls within Rottingdean Parish and as such would clearly be at odds with the adopted local plan in that it would contribute to urban sprawl and encroach upon the natural boundaries between Saltdean and Rottingdean and also the buffer zone to the South Downs National Park. <p>A further representation from South Downs Society: <u>Objects</u> on the following grounds;</p> <ul style="list-style-type: none"> • Are disappointed that the Council has moved significantly away from its original assessments for the site, from being unsuitable for development in 2013, a site which may have the potential for 12 dwellings in 2014, to suitable for development across the site in 2015. Notwithstanding that the Council may claim that the most recent assessment is more detailed, are concerned that it shows such inconsistencies in its conclusions regarding the sensitivity of this site adjacent to the National Park, • Authority should be reminded that whilst the land falls outside the Park and has no significant environmental constraints, it was originally considered by the National Park Inspector to be land worthy of such status. The site was the subject of a High Court Challenge and only excluded because of a procedural irregularity, and • Section 62 of the Environmental Act 1995 provide a statutory duty on the Authority to have regard to the purposes of the designation when exercising or performing any functions in relation to, or so as to affect, land in the National Park. The Society considers that the proposed application for 32 dwellings and associated urban infrastructure would constitute significant overdevelopment of the land at the boundary with open rural downland. The Society considers that such development would be detrimental to the special qualities and open countryside setting of the South Downs National Park. <p>Saltdean Countryside has made further representation to Councillors in a letter dated 21st January 2016.</p> <p>Officer Response: Additional objections received raise no new materials considerations which are not already addressed in committee report.</p>
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NB. Representations received after midday the Friday before the date of the Committee meeting will not be reported (Sub-Committee resolution of 23 February 2005).