

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 2 SEPTEMBER 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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104 Cowley Drive
BH2025/02480

2nd September 2026



Brighton & Hove
City Council

Application Description

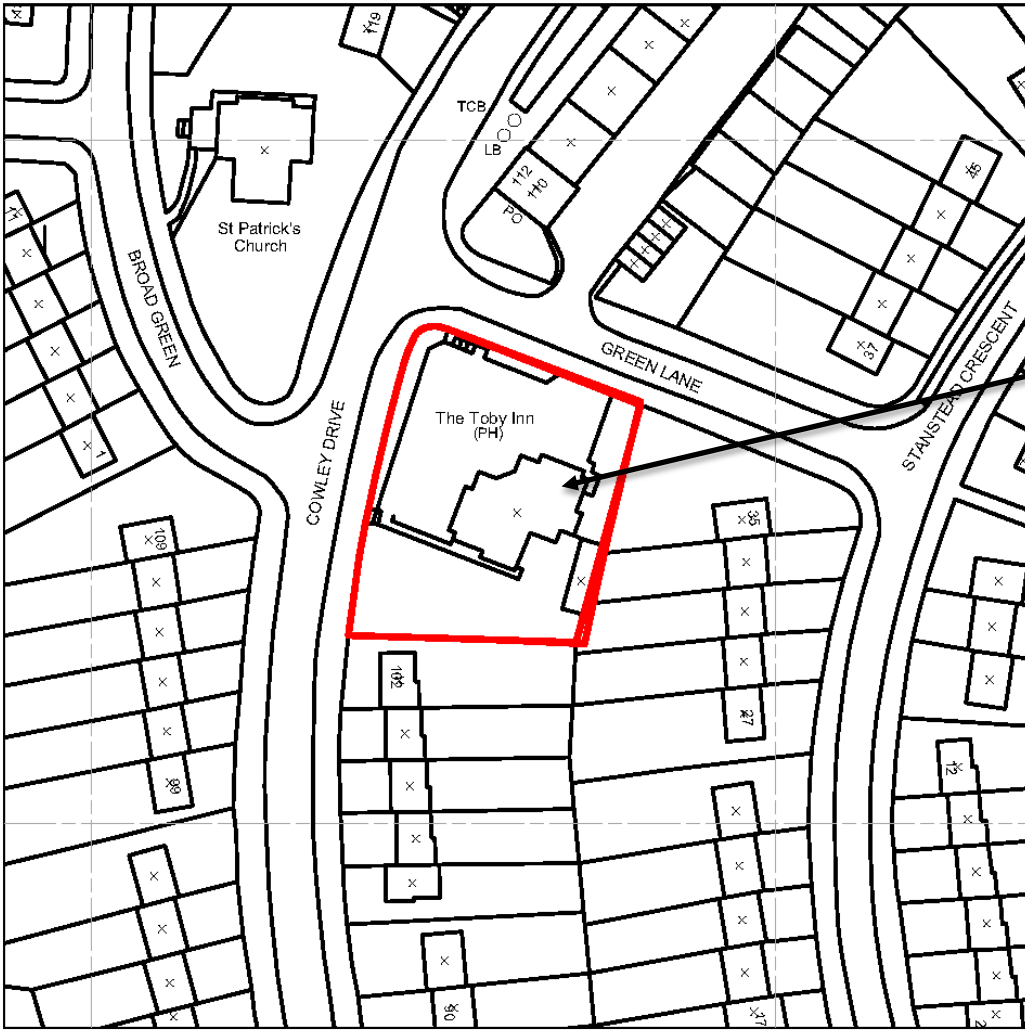
- ▶ Demolition of existing Public House and erection of 10no. new dwellings (C3) consisting of 5no. townhouses and 5no. flats in two blocks of two and three storey buildings with associated landscaping, car parking, cycle parking and bin stores. (Amended Plans)

Map of Application Site

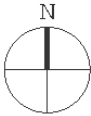


Site

Location Plan



1 - Location Plan 1:1250



0 5 10 25m

Aerial Photo of Site



Site

3D Aerial Photo of Site



Site

Existing Access Into Site



View South – Cowley Drive



Site

Photo of the Pub

Site



View North – Cowley Drive



Site

View of Houses on Cowley Drive

13

Site →



View East – From Junction Cowley Drive/ Green Lane



Site

View East – Down Green Lane

Site

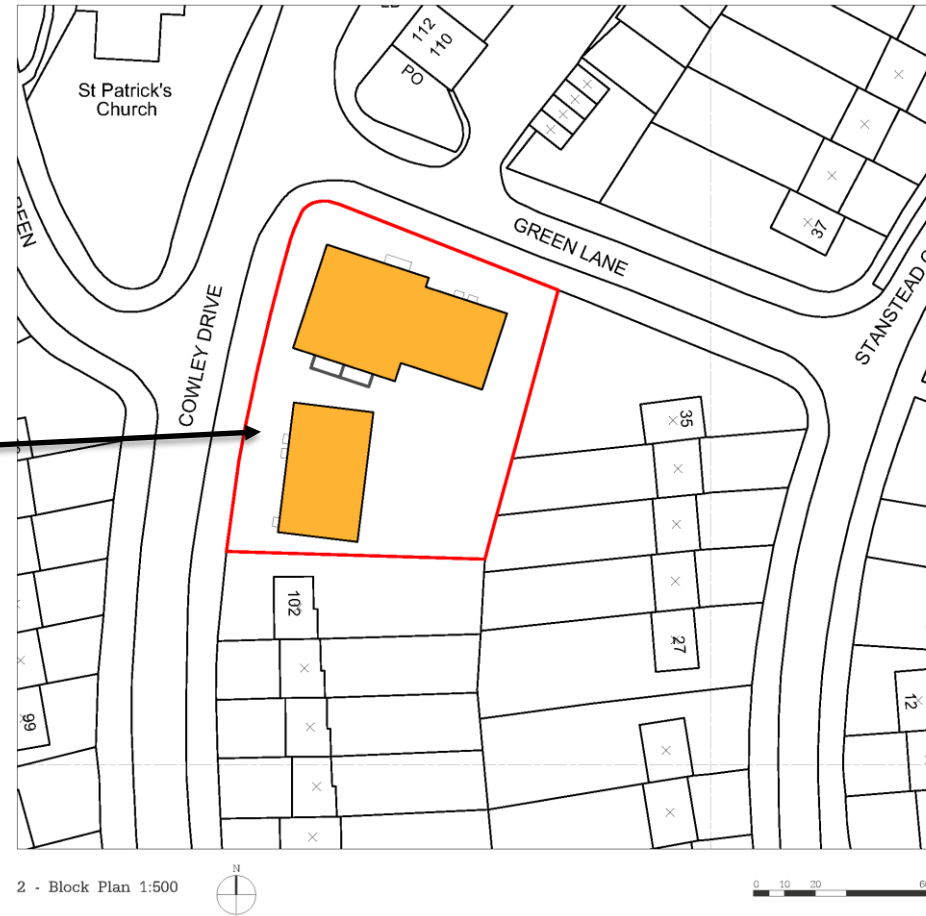


Existing Site Plan

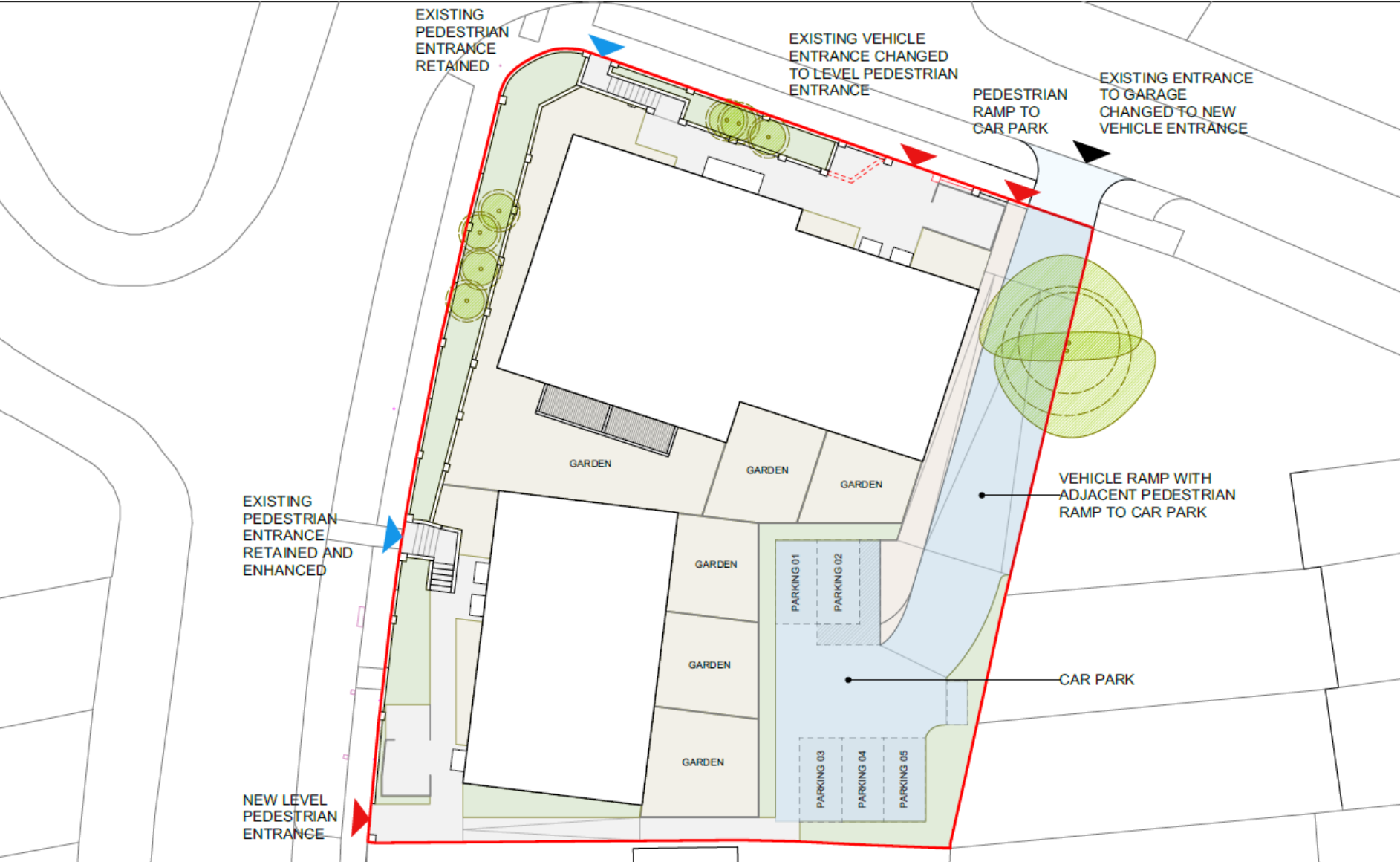


Block Plan

Site



Access/Parking Layout



Proposed Site Plan



Split of uses/Number of units

- ▶ The application proposes ten affordable new dwellings consisting of five houses and five flats.
- ▶ All five houses would be 3 bed 5 person units
- ▶ The proposed flats would comprise a 1 x 3 bed 5 person unit and 4 x 2 bed 4 person units.

Proposed Ground Floor Plan

21



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Landscape Plan

24



Existing Street Scenes - Cowley Drive/Green Lane



1 - Existing Cowley Drive Elevation



2 - Existing Green Lane Elevation

© All rights reserved
All dimensions to be checked on site

Levee Office
Cuckridge Station House - Cuckridge - 15b Levee
East Sussex - BN8 4SW
+44 (0)1273 400319
info@bakerbrownstudio

Notes:



0 2 4 10m 12.5m

Rev Date Description
A 02/10/20 Issued for Planning

Drawn: CLH
1P BB

BakerBrown

Job Name: Toby Inn, Woodingdean
Status: Planning
Drawing Title: Existing Street Elevations



Proposed Street Scenes – Cowley Drive/Green Lane



1 - Proposed Cowley Drive Elevation



2 - Proposed Green Lane Elevation

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All dimensions to be checked on site

Levee Office
Cockbridge Station House - Cockbridge - St. Levee
East Sussex - BN8 4SW
+44 (0)1323 400110

Notes:



0 2 4 10m 12.5m

Rev	Date	Description	Drawn	Check
A	02/10/25	Issued for Planning	LP	BB
B	27/07/26	Planning Revision	LP	BB
C	12/08/26	Planning Revision	LP	BB
D	14/08/26	Planning Revision	LP	BB

BakerBrown

Job Name: **Toby Inn, Woodingdean** Status: **Planning**

Drawing Title: **Pennycuik Street Elevations**

Proposed Elevation North – from Green Lane



1 - Proposed Site Elevation - North

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All dimensions to be checked on site

Lewsey Office
Clockbridge Station House - Clockbridge - St. Lewsey

Notes:

- Proposed Construction
- Proposed

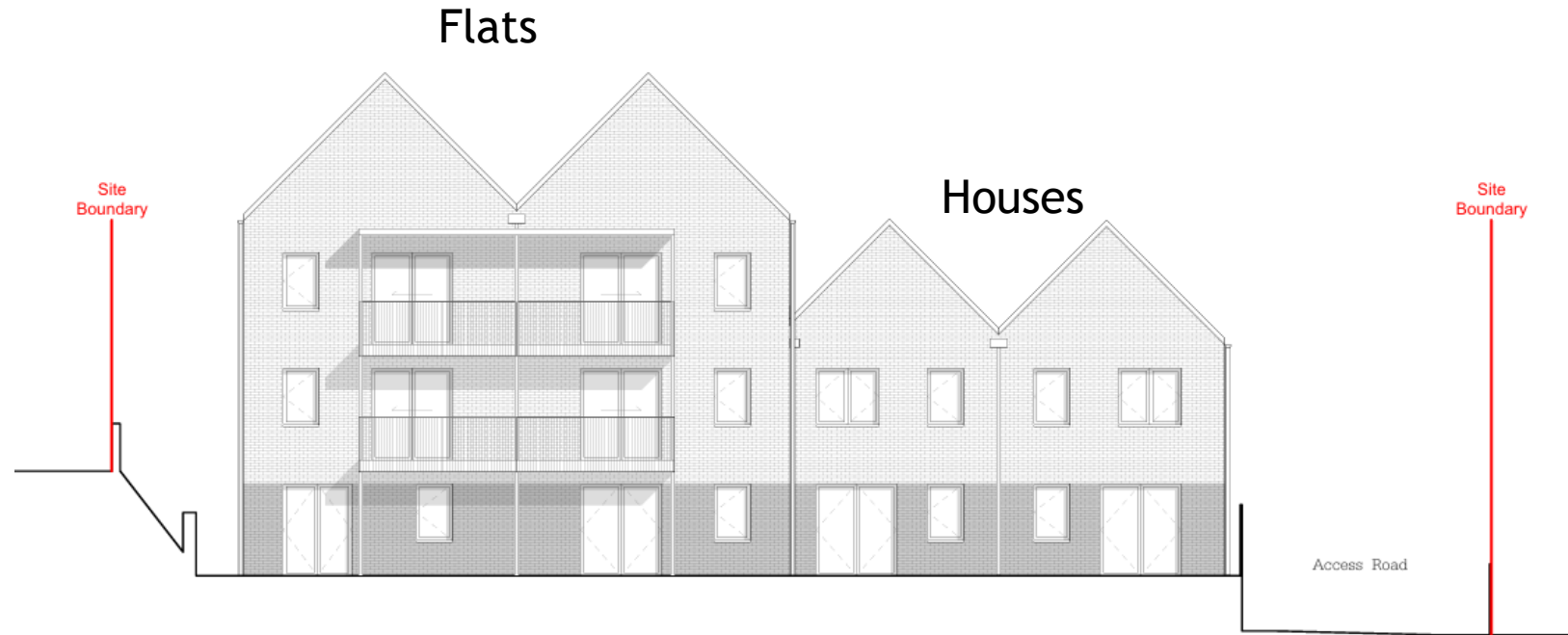


Rev	Date	Description	Drawn	Check
A	02/10/25	Issued for Planning	LP	BB

BakerBrown

Job Name: Tolly Inn, Woodingdean Status: Planning

Proposed Elevation South -



3 - Proposed Site Elevation - South

right hand measured
measured to be checked on site

Office
bridge Station House - Cuckridge - No. 100
Barnes - DNR 40W

Notes:

Proposed
Construction

Proposed
Deconstruction



0 1 2 5m

Rev Date Description
A 02/10/25 Issued for Planning

Drawn Check
LP BB

BakerBrown

Job Name
Toby Inn, Woodingdean

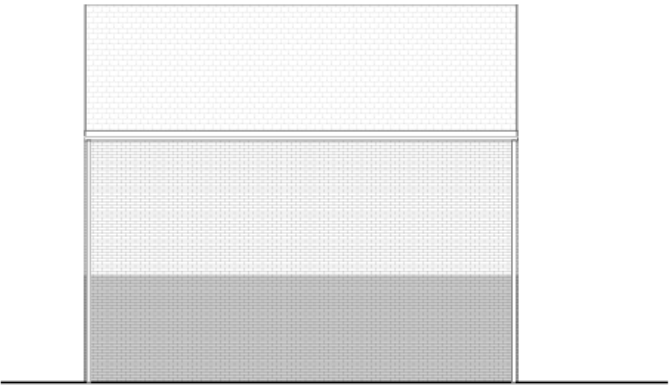
Issue

Planning

Proposed House Elevations



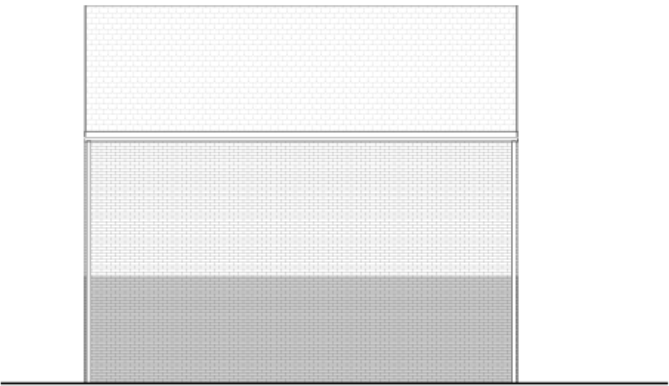
1 - Proposed Houses Elevation - West



2 - Proposed Houses Elevation - North



3 - Proposed Houses Elevation - East



4 - Proposed Houses Elevation - South

© All rights reserved
All dimensions to be checked on site

Leases Office
Cockbridge Station House - Cockbridge - St. Leves
East Sussex - BN16 4SW

Notes:

- Proposed Construction
- Proposed De-construction



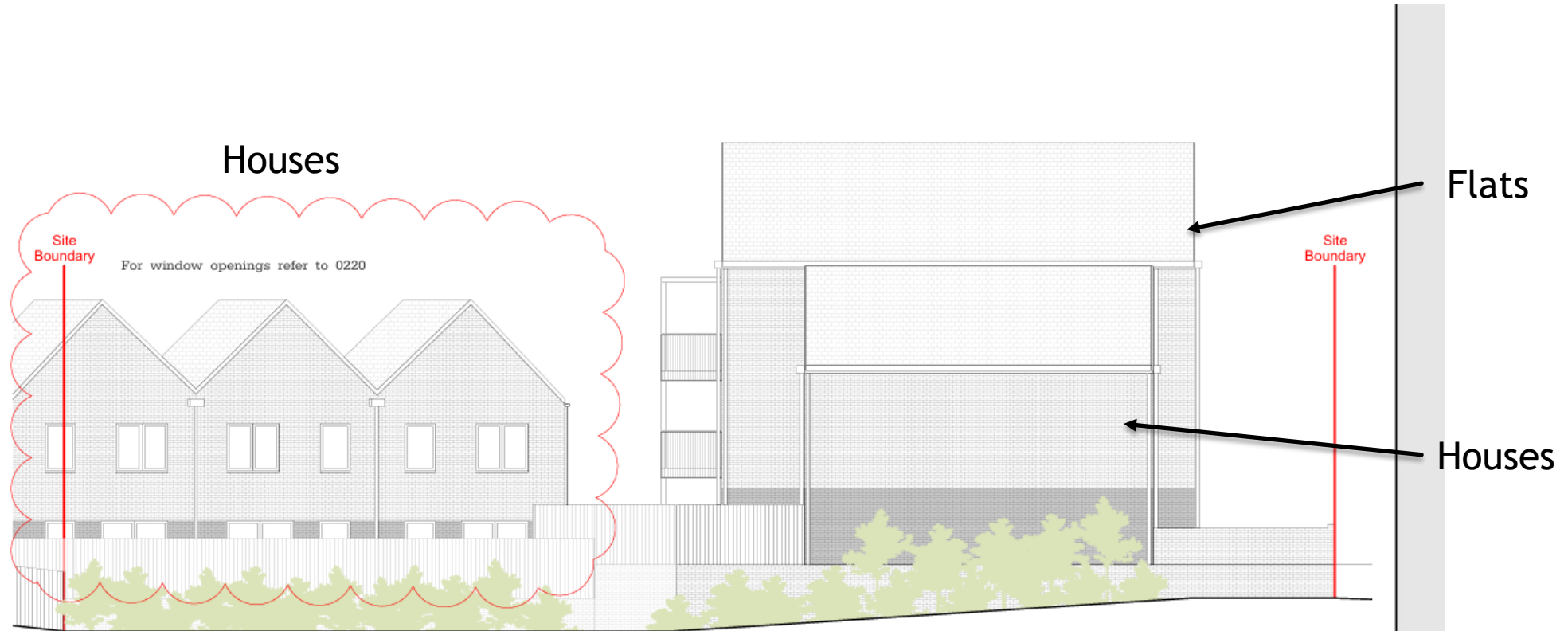
Rev	Date	Description	Drawn	Check
A	02/10/25	Issued for Planning	LF	BB

BakerBrown

Job Name: Toby Inn, Woodingdean
Drawing Title: Planning



Proposed Site Elevations East



2 - Proposed Site Elevation - East

© All rights reserved
All dimensions to be checked on site

License Office
BakerBrown

Notes:

Proposed
Construction
Proposed



0 1 2 5m

Rev	Date	Description
A	02/10/25	Issued for Planning
B	27/07/26	Planning Revision

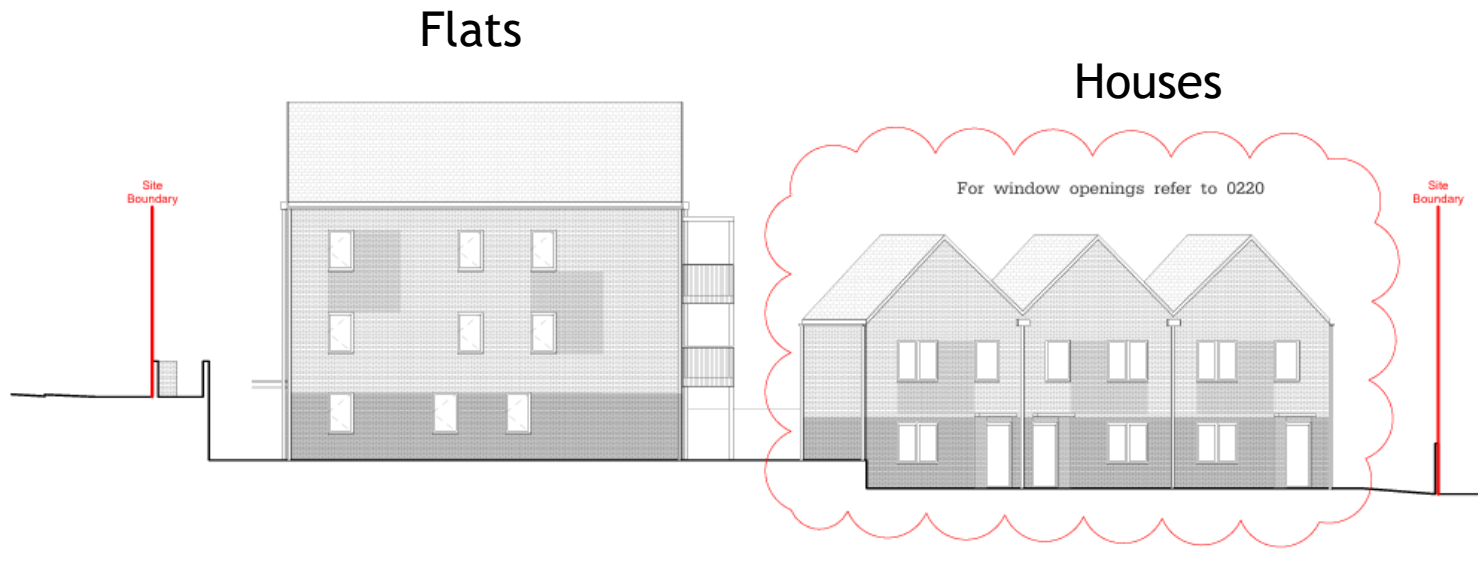
Drawn	Check
LP	BB
LP	BB

BakerBrown

Job Name

Status

Proposed Site Elevation West



4 - Proposed Site Elevation - West

This elevation
relates to the checked on site

Site
Site Station House - Chichester - No. 1000
Site - 1000 1000

Notes

- Proposed Construction
- Proposed Deconstruction



0 1 2 5 7.5m

Rev	Date	Description	Drawn	Check
A	10/10/20	Issued for Planning	LP	UB
B	27/07/20	Planning Revision	LP	UB

BakerBrown

Job Name
Toby Inn, Woodingdean
Drawing Title
Proposed Elevation Site (A of A)

Status
Planning

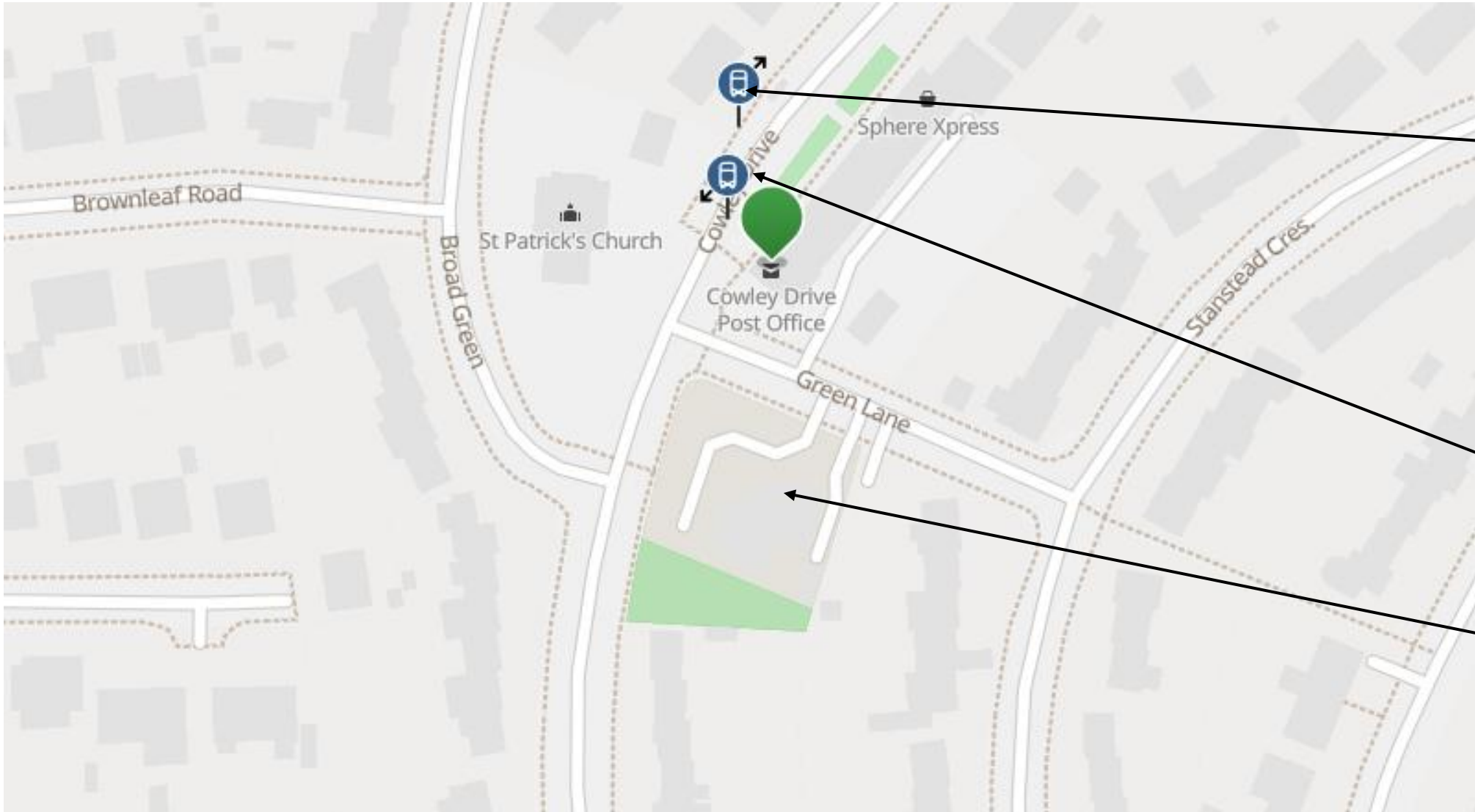
Proposed Visual – from north of site in Cowley Drive



Proposed Visual – from south in Cowley Drive



Bus Routes/Bus Stop Locations



Stops for Bus
Routes
2 (Shoreham) 22
(Churchill Square)
23(Peacehaven)
52(Woodingdean)
N1 (Woodingdean)

Stop for Bus
Routes
2 (Rottingdean)
52 (Patcham)

Site

Representations

Eleven (11) representations were received objecting to the proposal for the following reasons:

- ▶ New access road will introduce vehicle movements, headlights, noise and general activity immediately behind properties on Stanstead Crescent
- ▶ Overall height, intensity and density of development represent a significant change and overdevelopment of the plot
- ▶ Three-storey block out of character with family homes
- ▶ Loss of outlook, light and privacy
- ▶ Insufficient parking provided in an area with existing parking problems
- ▶ Proposal will result in traffic congestion
- ▶ Insufficient public consultation
- ▶ Loss of a community asset
- ▶ Insufficient capacity at Woodingdean Medical Centre
- ▶ Loss of views towards the South Downs
- ▶ Proposal would provide an unsatisfactory living environment and lack of open space
- ▶ Proposal could result in anti-social behaviour, and
- ▶ Proposals do not provide sufficient electric vehicle charging infrastructure

Representations (cont)

One (1) comment was received neither objecting nor supporting the scheme but requesting swift bricks are incorporated into the proposal.

One (1) letter of support was received objecting to the proposal for the following reasons:

- ▶ Pub looks rundown and unsightly and is no longer viable, and
- ▶ Once the development is completed the site will be vastly improved

Key Considerations

- ▶ Principle of Development – Loss of public house vs contribution of 10 residential units to City's Housing Supply
- ▶ Design, appearance, layout, scale, massing
- ▶ Housing mix and tenure
- ▶ Affordable housing provision – 100% proposed;
- ▶ Standard of Accommodation
- ▶ Impact on Amenity
- ▶ Transport
- ▶ Sustainability
- ▶ Biodiversity, Landscape and Arboriculture

Conclusion and Planning Balance

- ▶ The principle of development on the site is considered to be acceptable. The loss of the public house is accepted given that it has been vacant for approx. 20 years and justification has been provided as to why it is not viable to continue as a pub. Whilst alternative community uses have not been considered by the applicant, given the Council's lack of a 5 year housing land supply, the need for affordable housing in the City, and the increased weight given to housing in the NPPF, it is considered that the principle of residential development on the site is acceptable.
- ▶ The design, scale and layout is acceptable and makes efficient use of the site.
- ▶ The housing mix is acceptable.
- ▶ All the residential units would be affordable rented.
- ▶ The standard of accommodation is acceptable.
- ▶ Although there would be a loss of biodiversity on site, 10% BNG can still be gained through the provision of off-site BNG.
- ▶ There is no objection from highways.

Overall balance: recommended for approval, subject to conditions

36 Kingsthorpe Road

BH2026/00110

2nd September 2026



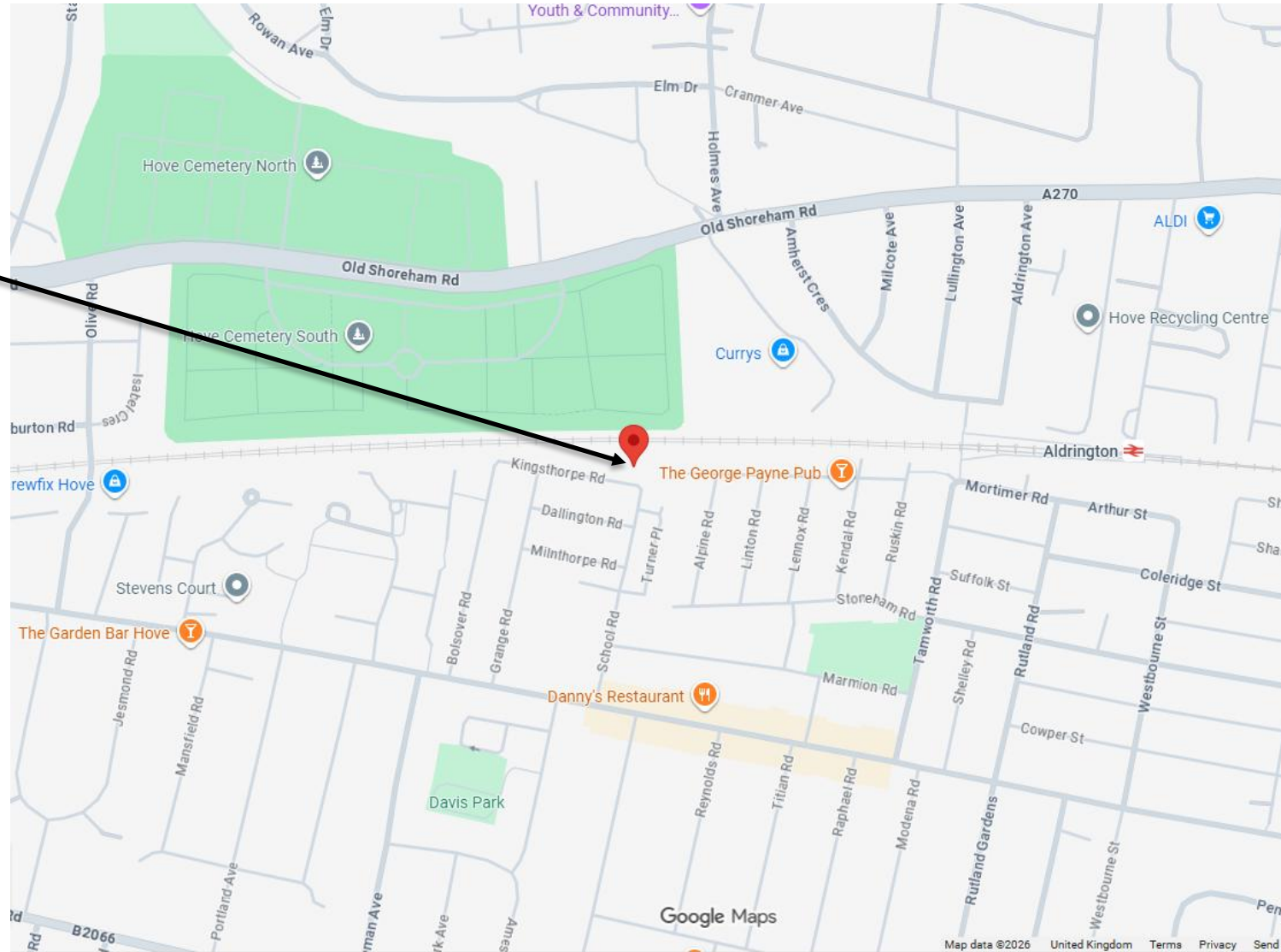
Brighton & Hove
City Council

Application Description

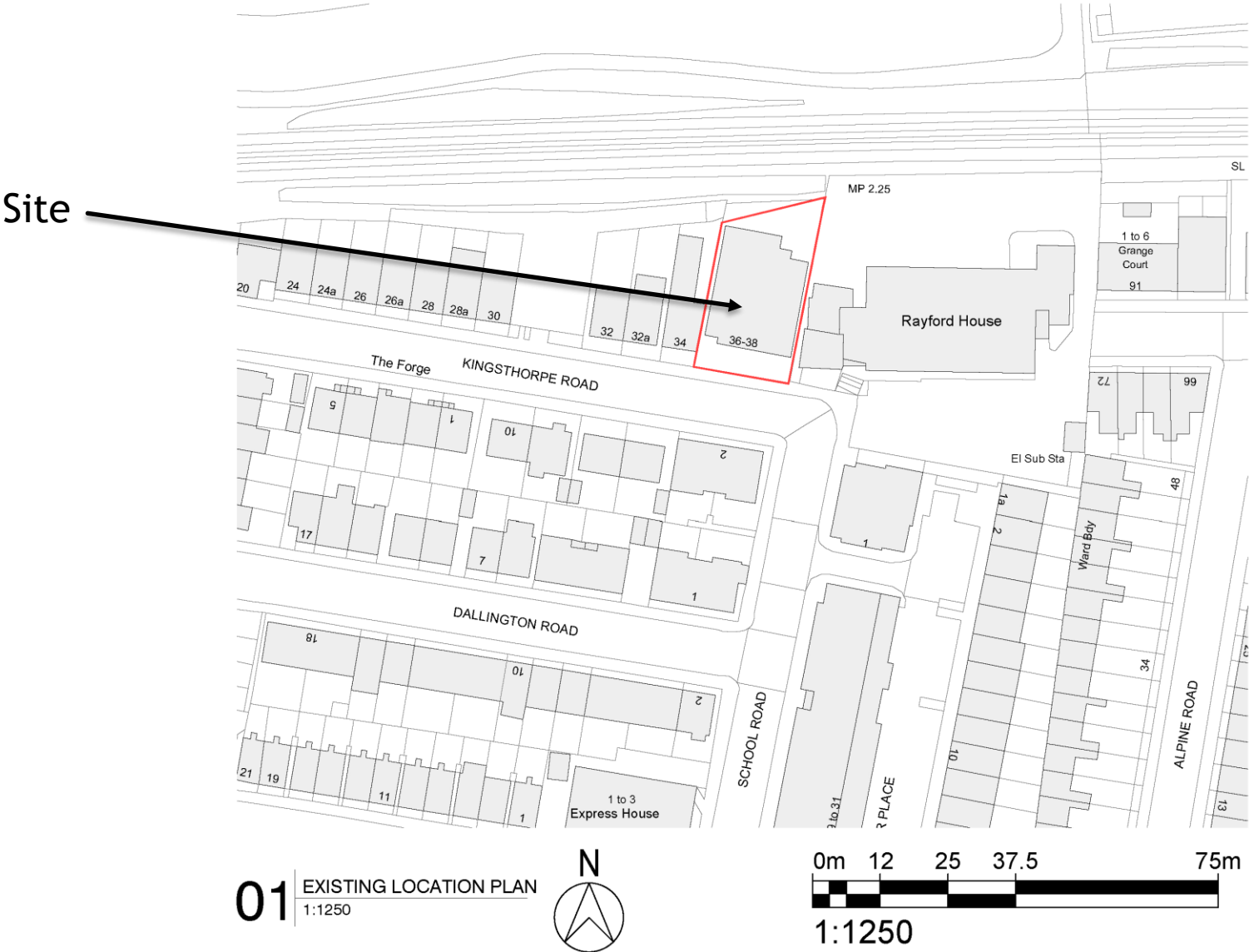
- ▶ Demolish existing single storey commercial building (Use Class E) and erection of a five storey building comprising of 14no. flats (Use Class C3).

Map of Application Site

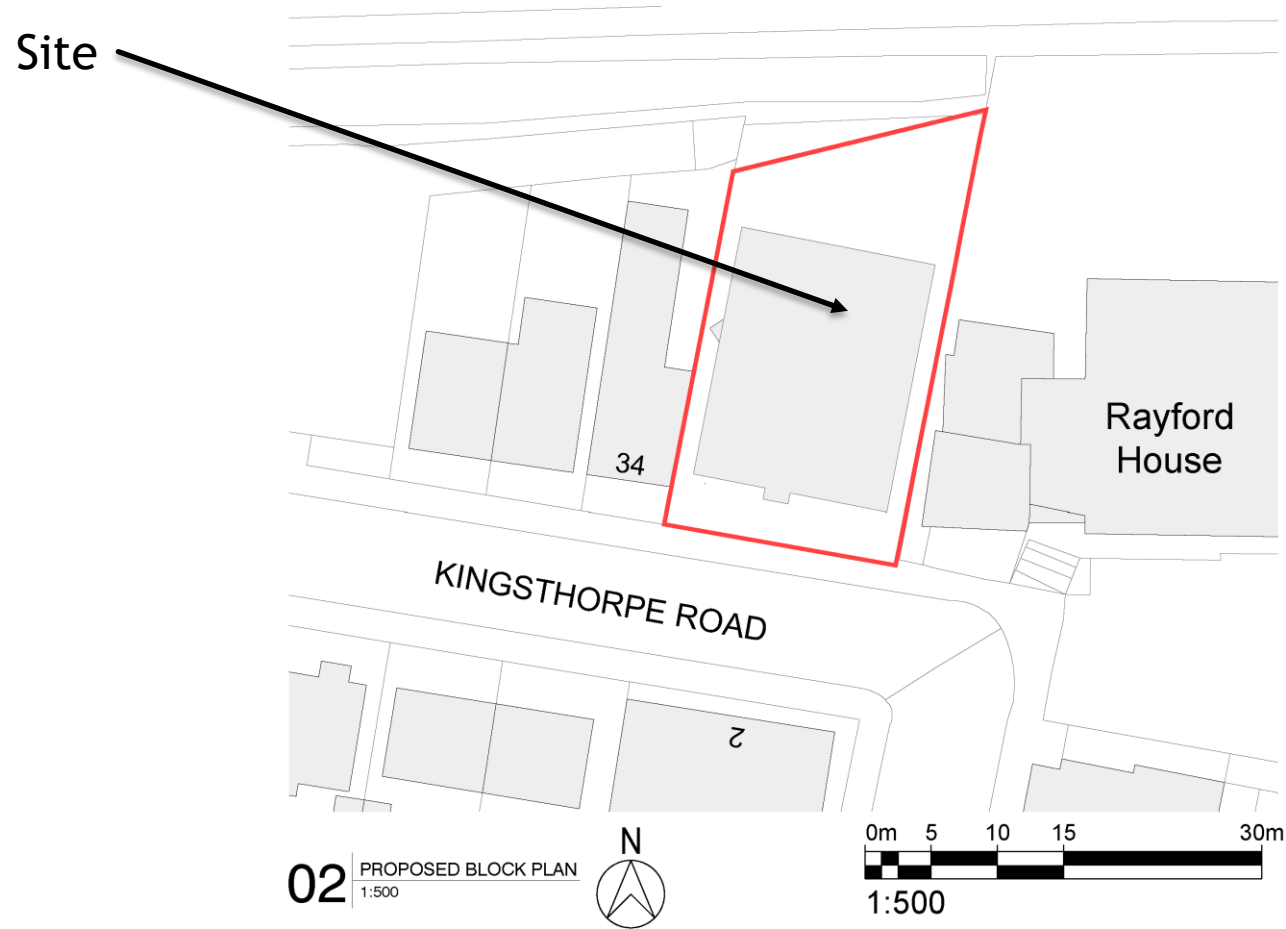
Site



Existing Location and Block Plan



Proposed Block Plan



Aerial Photo of Site

Site



3D Aerial Photo of Site

Site



Front of site - looking North

Site



Street Photo – looking west

Site



Street Photo – looking East



Site

Street Photo – looking East with full street scene



Site

Rear elevations of adjacent properties



Site

Brighton & Hove
City Council

Street photo of adjacent development to south

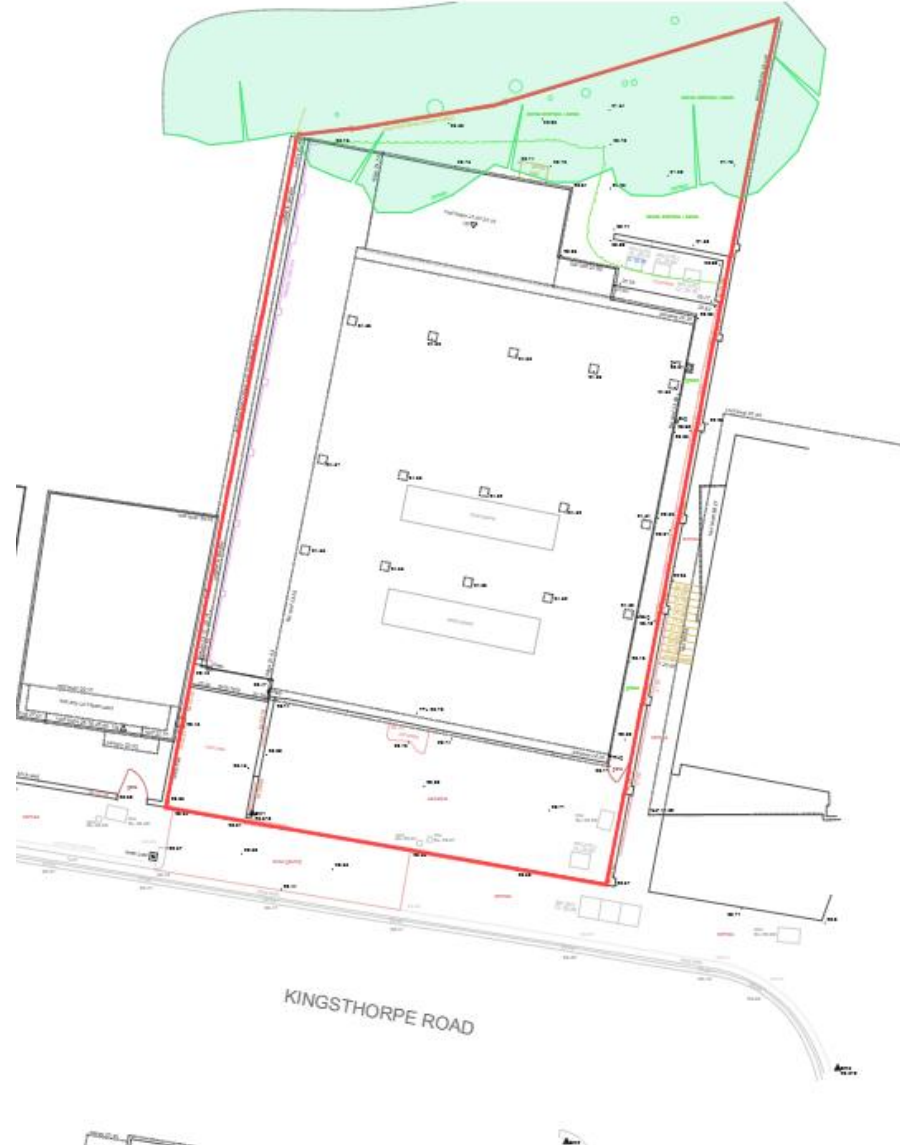


Split of uses/Number of units

14 residential units comprising the following:

- 1 x 1 bed 1 person flat
- 4 x 1 bed 2 person flats
- 2 x 2 bed 3 person flats
- 6 x 2 bed 4 person flats
- 1 x 3 bed 4 person flats

Existing Plan



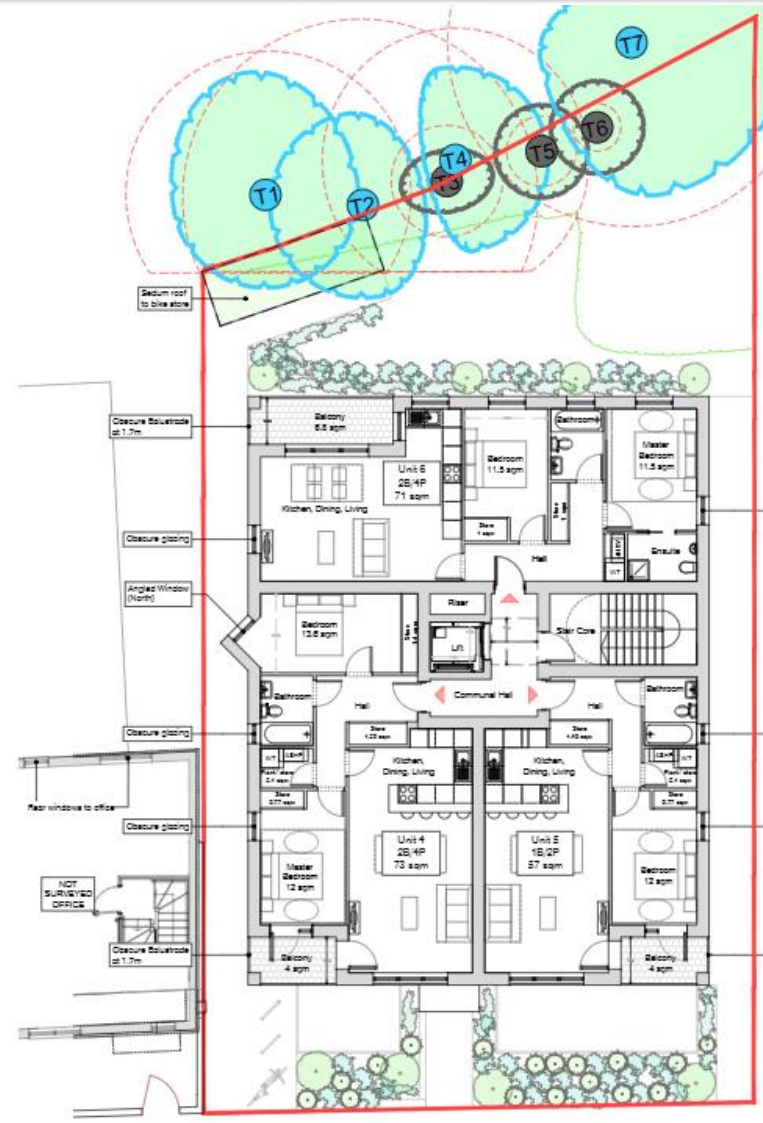
Proposed Site Layout Plan



Proposed Ground and First Floor

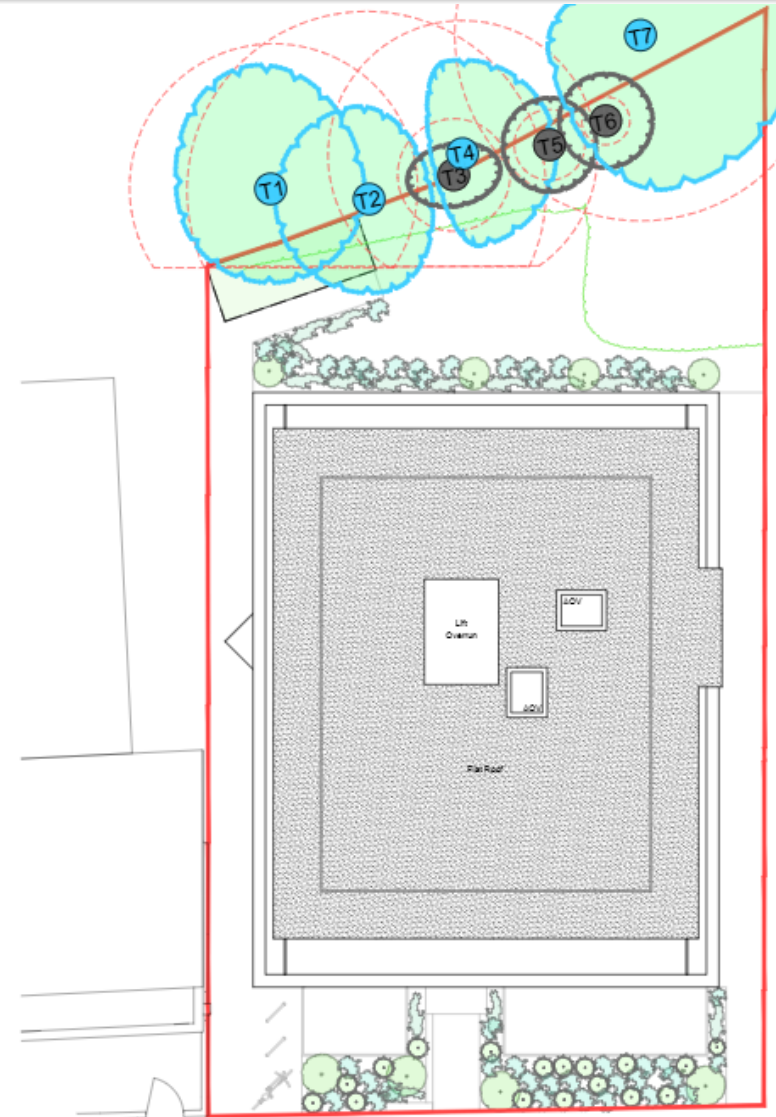
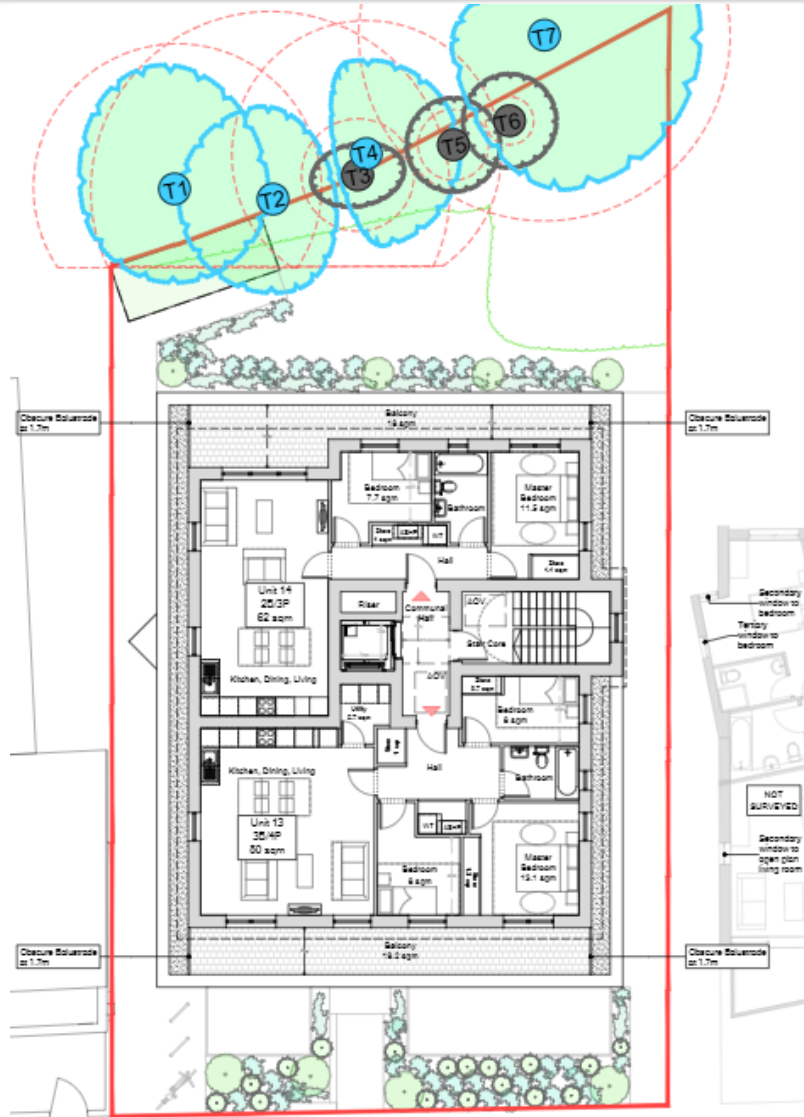


01 PROPOSED GROUND FLOOR PLAN
1/100

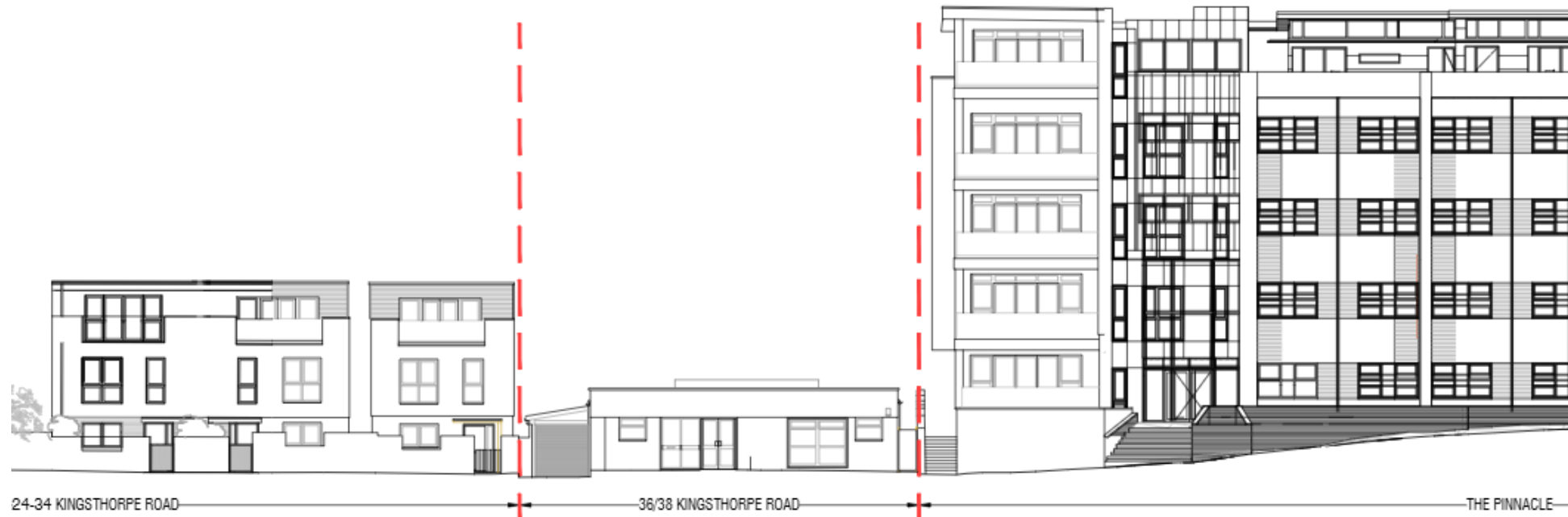


02 PROPOSED 1st FLOOR PLAN
1/100

Proposed Fourth floor and Roof Plan



Existing Street Elevation



Proposed Street Elevation

59



Proposed Elevations Front (South) and Side (East)



Proposed Elevations Rear (North) and Side (West)

61



Proposed Materials and façade detailing



Representations

Fifteen (15) representations have been received objecting to the development for the following reasons

- ▶ **Design Concerns:** scale and form, amenity impacts, not in character of area.
- ▶ **Traffic and Highway:** additional traffic, safety, parking, access to trains restricted.
- ▶ **Amenity:** crime, outlook, overshadowing, loss of value/privacy.
- ▶ **Standard of accommodation:** poor light for future residents, waste facilities.
- ▶ **Other:** noise and disruption through construction and impact on mental health, developers benefit, area already significantly developed.

Two (2) representations have been received in support of the development for the following reasons:

- ▶ **Good design**
- ▶ **Commercial element not required for this location**
- ▶ **More housing needed in residential locations**
- ▶ **Good connection to public transport**
- ▶ **School Road street scheme has reduced access**
- ▶ **Cycle storage well-designed**

Key Considerations

- ▶ the principle of development;
- ▶ design, appearance, layout, scale and massing;
- ▶ housing mix and tenure;
- ▶ Affordable housing provision;
- ▶ standard of accommodation;
- ▶ impact on residential amenity;
- ▶ sustainable transport;
- ▶ sustainability;
- ▶ landscape, arboriculture and biodiversity; and
- ▶ sustainable drainage.

S106 table

► Affordable Housing

Payment of a commuted sum (£394,105) in lieu of onsite provision (including Late-Stage Viability Review).

► Employment and Training

A fee for Employment and Skills Training (£4,200) and an Employment & Training Strategy to be submitted.

► Ecology

Following further consultation with Ecology Officers a fee for the Council to monitor BNG provision (via a HMMP) over a 30-year period is **not** required, as was highlighted in the officer report.

Conclusion and Planning Balance

- ▶ Principle of residential development established through allocation in the Brighton and Hove City Plan Part One (CPP1) under Policy CP3.4, as an employment-led mixed use (employment and residential) redevelopment site.
- ▶ Scale, design and layout acceptable given size of the site, scale of surrounding buildings and the significant housing need.
- ▶ Site would meet the requirement for affordable housing contribution under policy CP20, with a reduced sum proven acceptable to the District Valuer.
- ▶ The Standard of Accommodation is acceptable - all units meet Nationally Described Space Standards, include private balconies or have terraces, have outlook, and would receive adequate light overall.

Conclusion and Planning Balance (continued)

- ▶ In excess of 10% BNG will be gained on site (69%). County Ecologist and Arboricultural Officers have no objection (subject to conditions).
- ▶ Some impact on the amenities of neighbouring properties including loss of daylight and outlook; impacts not so harmful to warrant refusal.
- ▶ The Local Highway Authority has no objection to the development (subject to conditions).
- ▶ Any disadvantages of the scheme are weighed against the benefits of providing 14 new units, and an affordable housing contribution. Increased weight in planning balance needs to be given to housing delivery as per NPPF.
- ▶ Proposed development would not conflict with national or local planning policies.

Overall balance: MINDED TO GRANT subject to a S106 agreement and conditions.

Brighton Hove And Sussex Sixth Form College

205 Dyke Road

BH2025/02901

2nd September 2026

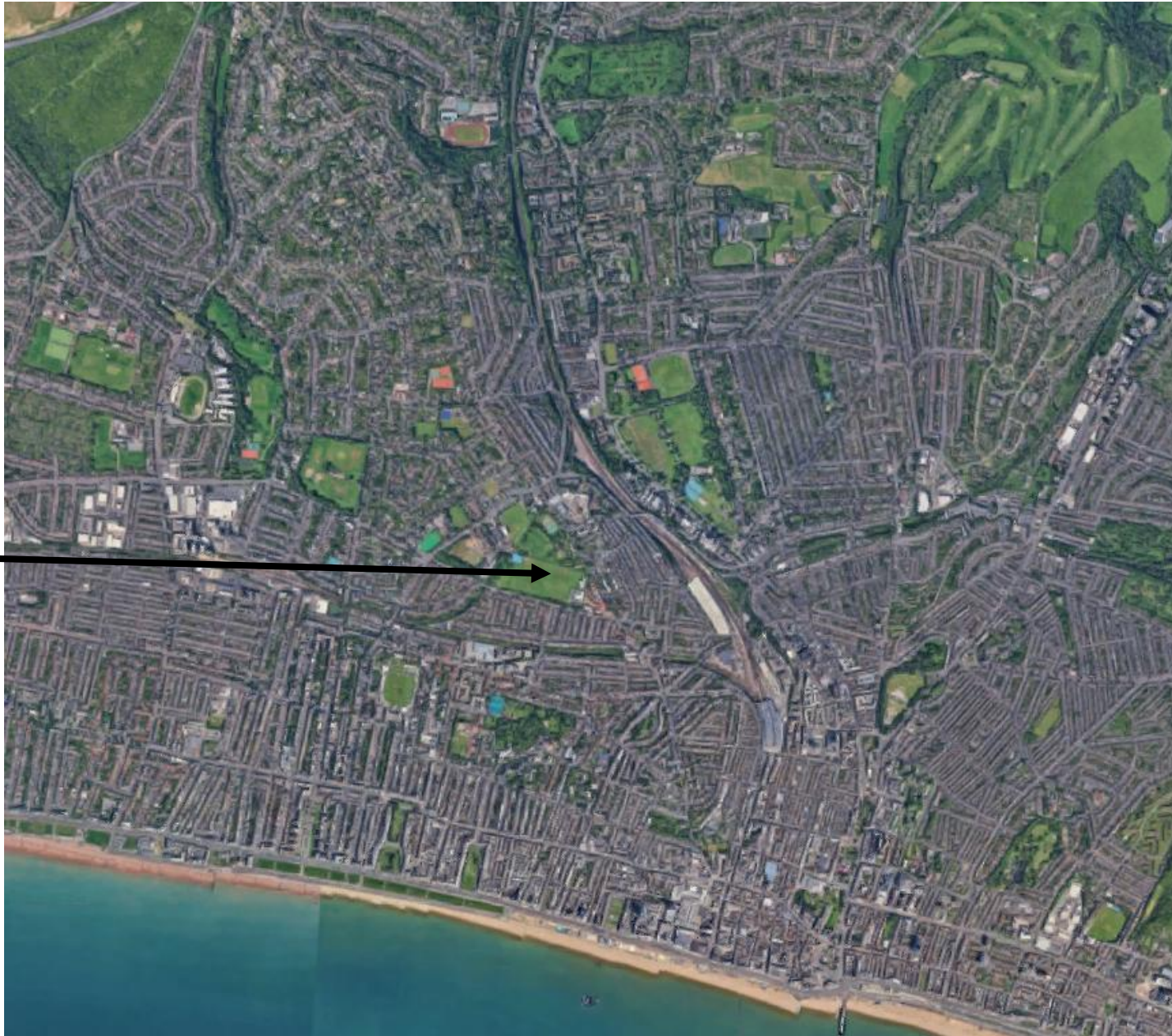


Brighton & Hove
City Council

Application Description

- Installation of an Artificial Grass Pitch (AGP) and Multi-Use Games Area (MUGA) with associated works including lighting, access ramps, hard surfacing and a storage container.

Map of Application Site

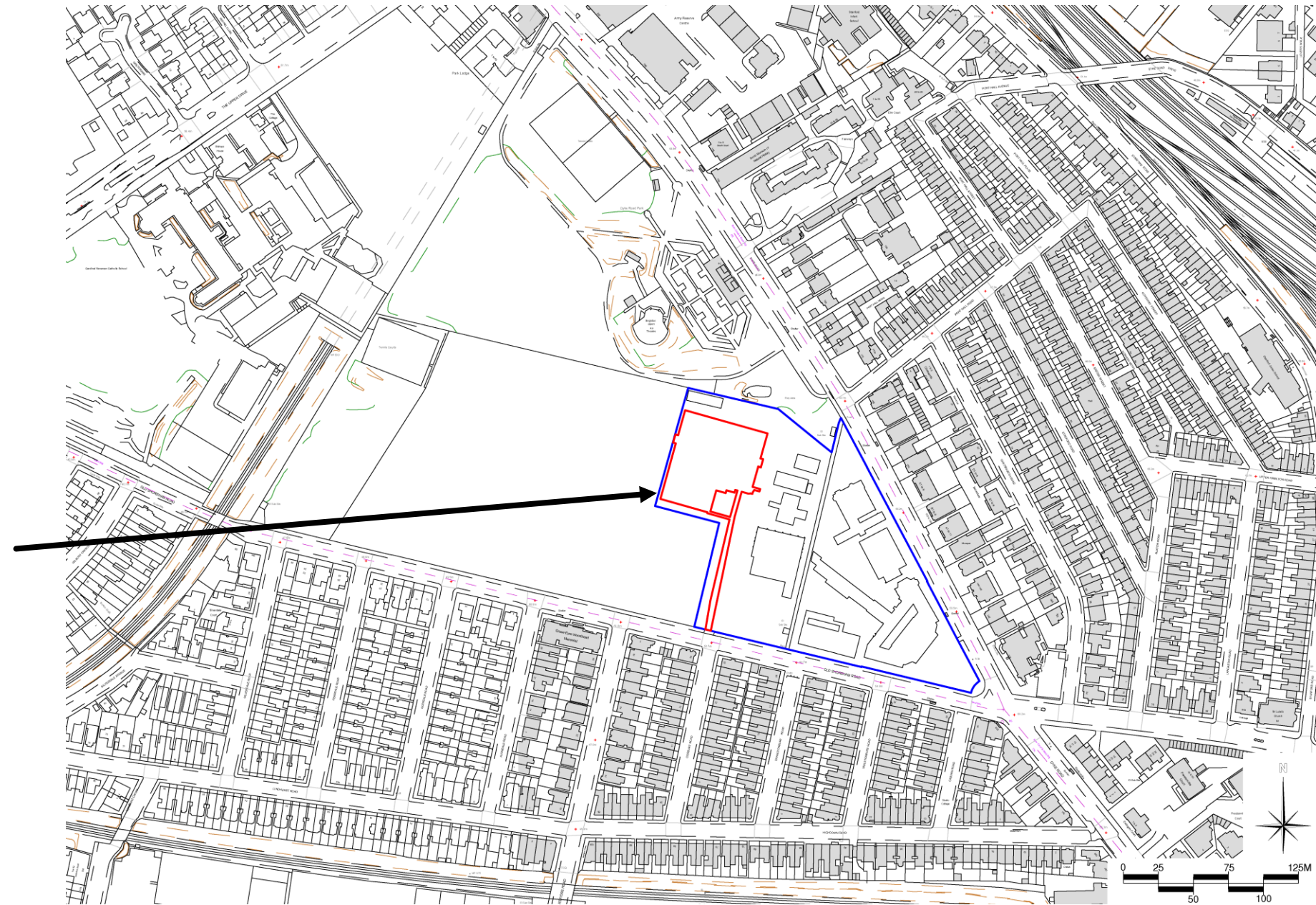


71
site

Location Plan

72

site



Aerial Photo of Site

BOAT

site



3D Aerial Photo of Site



site

Photos – facing east towards College



Photos – facing southwest away from College



Photos – facing north



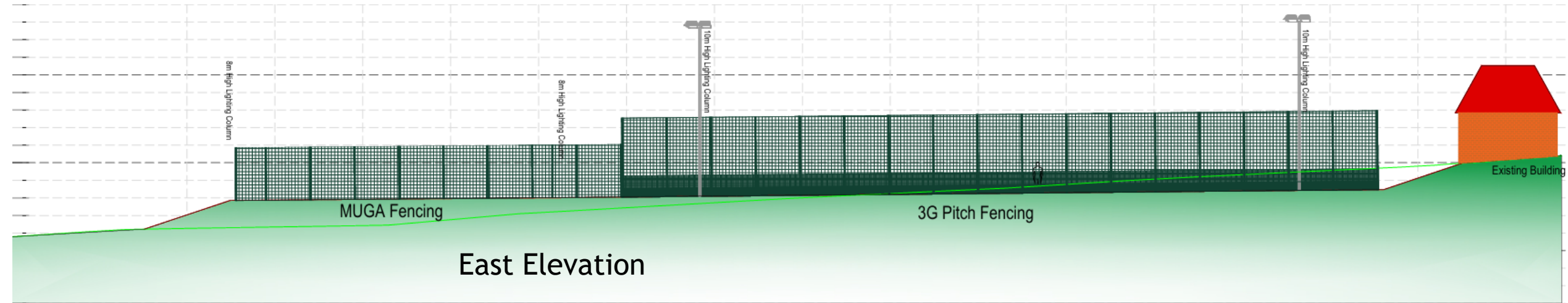
Block Plan



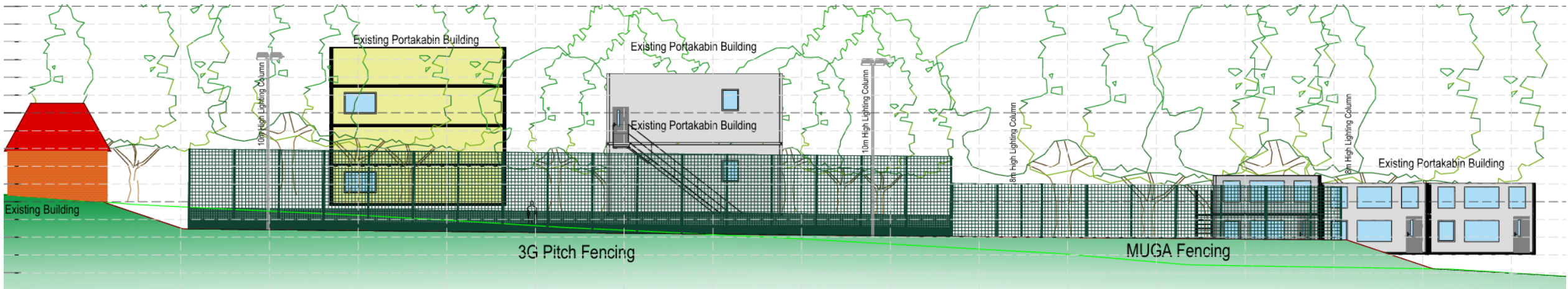
Proposed Site Plan



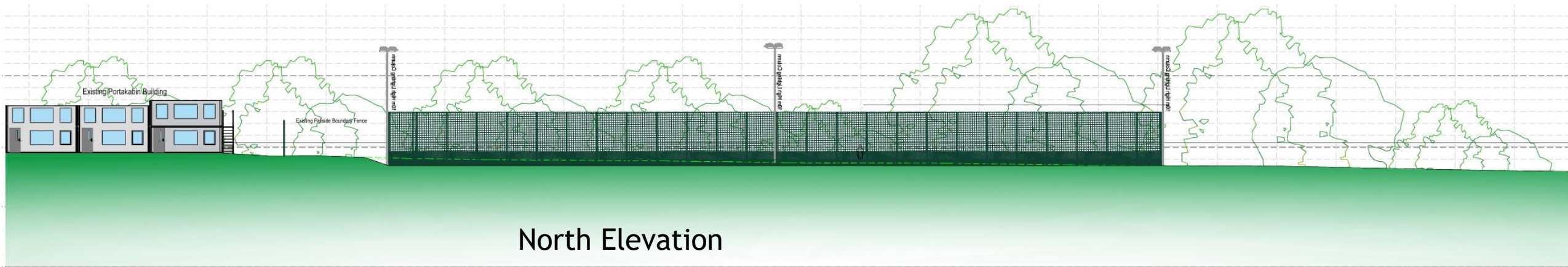
Proposed East & West Elevations



80

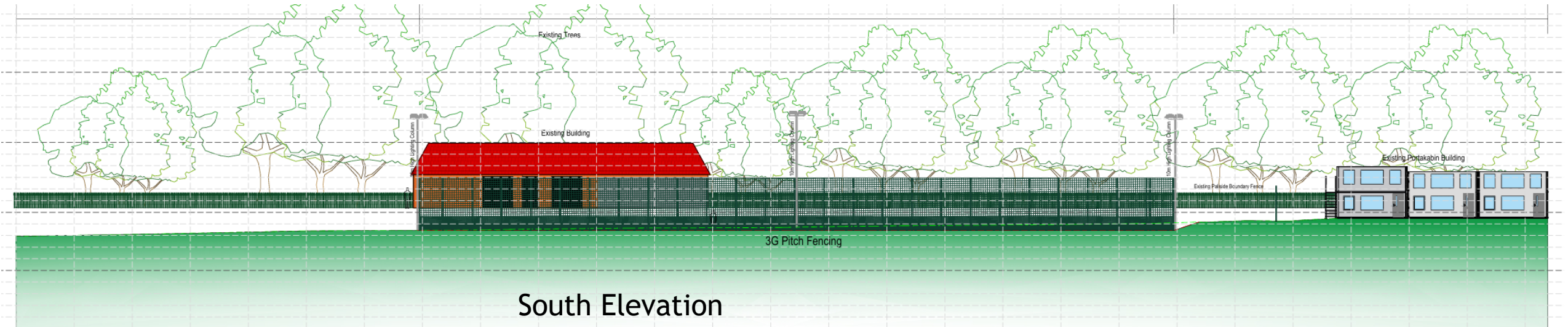


Proposed North & South Elevations



North Elevation

81



South Elevation

Floodlight Contours



Representations (headline summary 1/2)

One thousand, three hundred and sixty-two (1,362) objections:

► Impact on the adjacent Brighton Open Air Theatre (BOAT):

- interfering with/disrupting performances
- noise assessment does not consider BOAT
- jeopardises future of cultural venue

► Artificial pitch surface material

- sustainability, environmental, health concerns
- expensive to install and maintain

► Impact on neighbours/users of the fields and park

► Overdevelopment, loss of green space

► Additional traffic and demand for car parking

Representations (headline summary 2/2)

Seventy-eight (78) supports:

- ▶ Improved sports for the college and local community
- ▶ Noise should be expected in the middle of a city
- ▶ BOAT are already next to a sports field
- ▶ Improved participation in sport for women and girls

Eight (8) neither objecting nor supporting

Key Considerations

- ▶ The principle of the development
- ▶ Sports and health
- ▶ Impact on nearby/neighbouring uses
- ▶ Design and appearance
- ▶ Transport, parking
- ▶ Biodiversity/ecology

Conclusion and Planning Balance

- ▶ Site established as playing fields
- ▶ Artificial surface and floodlights provide significant sporting benefits
- ▶ Wider community benefits, subject to securing a Community Use Agreement by condition
- ▶ Impact on playing field provision is acceptable, with no objection from Sport England
- ▶ BOAT recognised as a sensitive neighbouring use, however the amended hours of use mitigates impact
- ▶ Environmental/ecological/sustainability negatives of rubber crumb surface acknowledged
- ▶ Design and appearance and impact on Open Space is considered acceptable
- ▶ Good separation distance to neighbours (other than BOAT)
- ▶ Transport impacts can be managed through conditions

Overall balance: recommended for approval, subject to conditions

Land Adjacent To Westfield Rise, Saltdean BH2025/00293

2nd September 2026

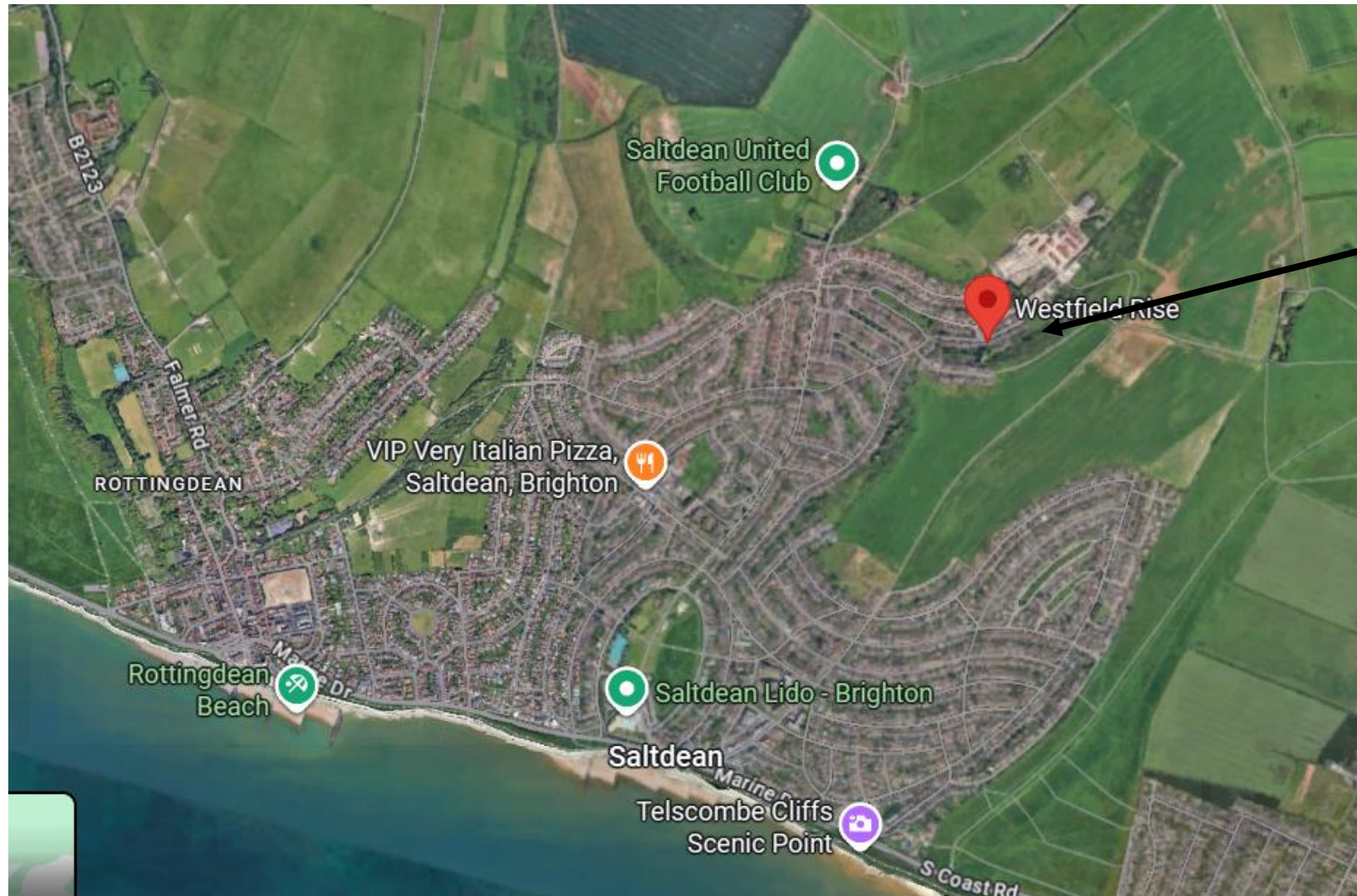


Brighton & Hove
City Council

Application Description

- ▶ Outline application for erection of 9 no. houses with all matters reserved apart from access

Map of Application Site



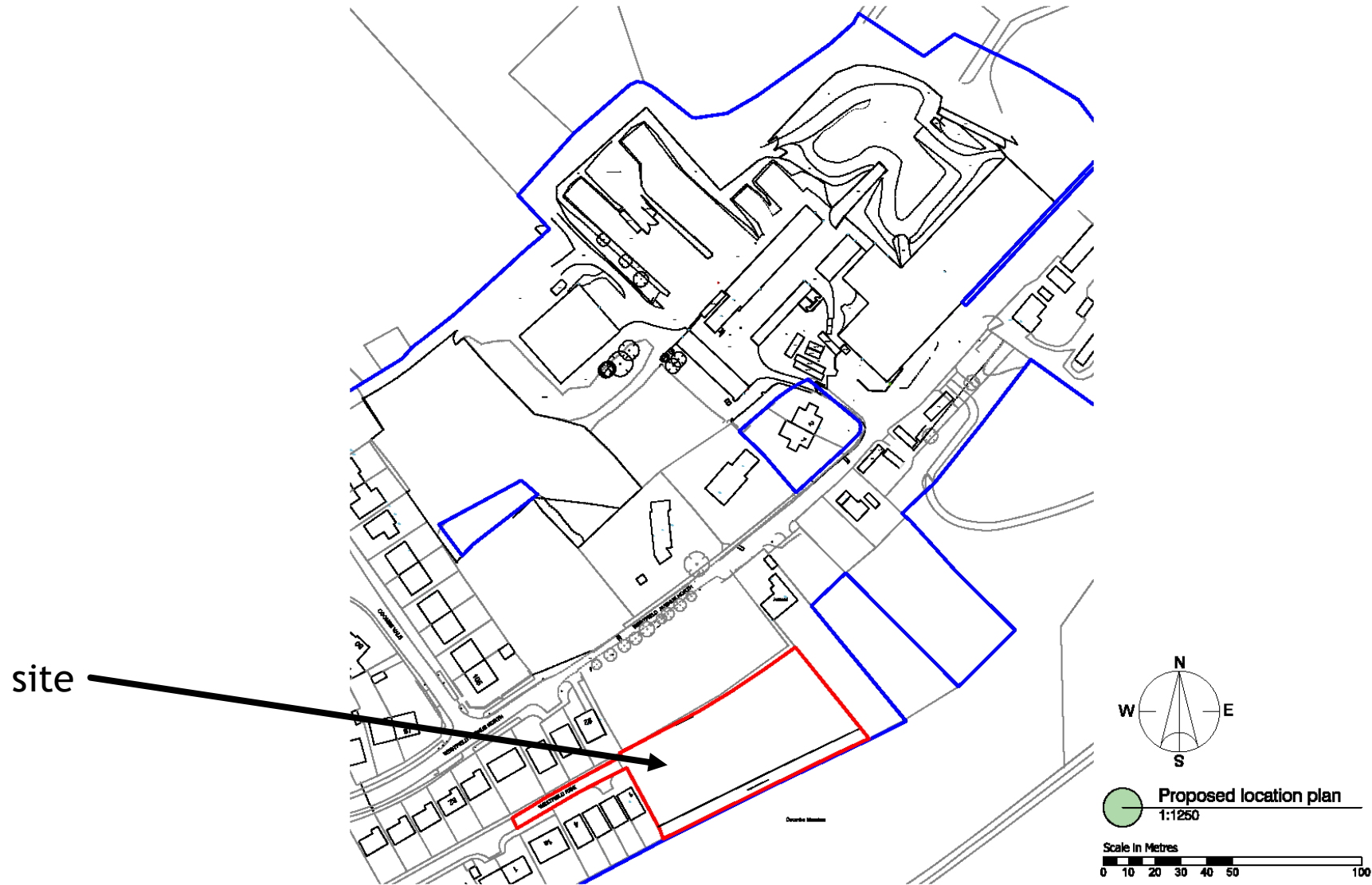
site

Aerial View of Site and Wider Area



site

Proposed Location Plan



3D Aerial Photo of Site

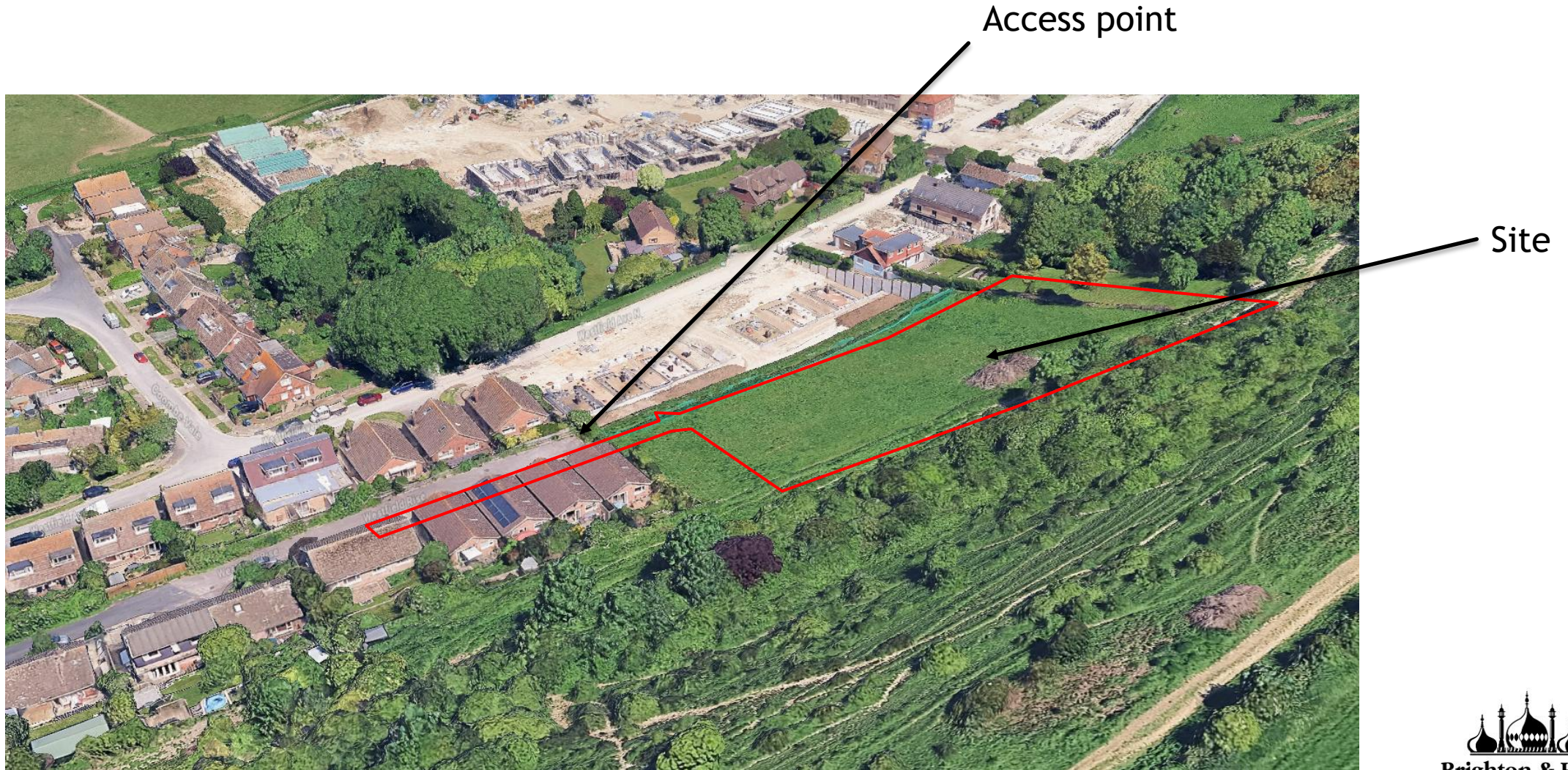


Photo of Site (looking south)



Site

Photo of Site from Coombe Meadow/Westfield Rise



Site

Access point

Proposed Block Plan



Indicative Proposed Site Plan



Number of units

- ▶ The application proposes 9 units.
- ▶ Indicative floor plans show that these would all be 3 bed units with a study.

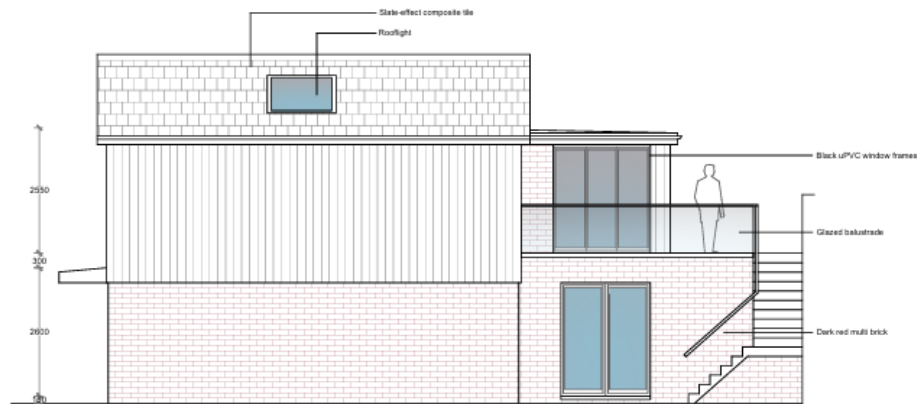
Proposed Indicative Elevations



FRONT ELEVATION

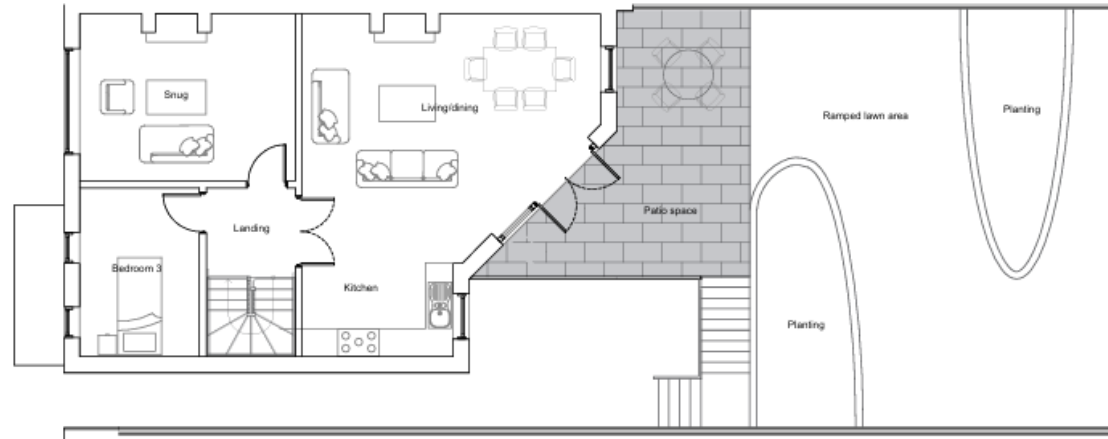


REAR ELEVATION

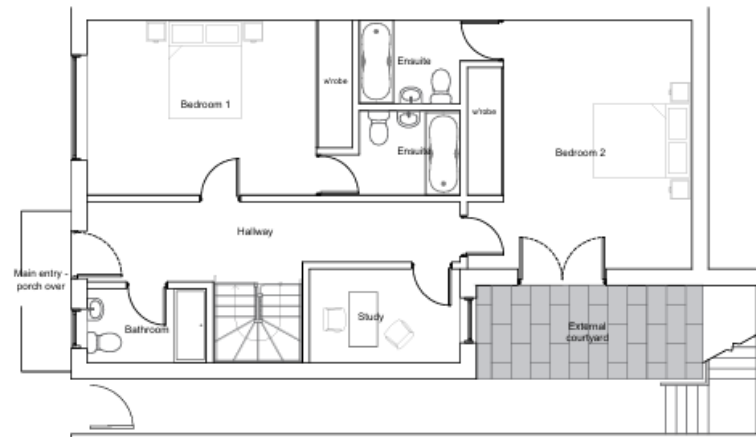


SIDE ELEVATION

Proposed Indicative Floorplan



FIRST FLOOR PLAN
GIA - 65.2m²



GROUND FLOOR PLAN
GIA - 78.5m²

Proposed Indicative Visual



Access point

Representations

- **Twenty five (25)** representations have been received objecting to the application on the following grounds:
 - ▶ Transport and Access
 - Coombe Meadow is an unadopted road
 - Access is dangerous, narrow, steep with a blind bend/ access road is unsuitable
 - Heavy construction vehicles
 - Existing highway safety concerns would be made worse
 - Loss of car parking on the road
 - Westfield Avenue North should be used for access
 - Adoption of Coombe Meadow was previously rejected by the council as it was not built to adequate standards
 - Would cause highway obstruction to emergency vehicle and refuse vehicles
 - Neighbouring bus stops should be improved

Representations (cont)

► Designs Concerns

- Design, visual and landscape impacts including impact on South Downs National Park
- Huge amount of excavation required
- Overdevelopment of the site

► Community Concerns

- Damage to road surface through construction
- Local infrastructure and services cannot cope
- Disruption of water and power supply
- Local traffic impacts and air pollution

► Residential Amenity

- Restriction of view
- Overshadowing
- Noise and disturbance
- Visually imposing and elevated over other properties

Representations

► Environmental Impacts

- Biodiversity impacts, and cumulative impact of the Coombe Farm development
- Light pollution and impact on the South Downs National Park
- Flooding
- Land slippage and surface run off issues
- Impact on nature conservation
- Pollution, dust, noise, and traffic through construction

► Procedural issues with the planning application

- Inaccuracies in the Design and Access statement
- Greed and lack of consideration by developers
- Concerns over consultation and clarity of the address of the site

Key Considerations

- ▶ Principle of development - contribution to Housing Supply within the city
- ▶ Access
- ▶ All other matters are reserved but consideration is also given to affordable housing, design, appearance, landscape and visual impact (whilst acknowledging that design appearance and landscaping is a reserved matter), standard of accommodation, impact on neighbouring amenity, ecology, sustainability and drainage.

S106 table

- ▶ Contribution to Affordable Housing (£110,936)
- ▶ Requirement to produce an Updated Viability Review upon the occupation of six of the proposed dwellings.
- ▶ Contribution to monitoring obligations in relation to Biodiversity Net Gain (£6,643.68)

Conclusion and Planning Balance

- ▶ The principle of development is considered to be acceptable as the site is allocated within the City Plan Part Two as an Urban Fringe Housing allocation.
- ▶ There are no objections to the proposed access to the site and it is not considered that 9 houses would add a significant amount of additional trips to the wider highway network. The proposed car parking is in accordance with SPD14: Parking Standards.
- ▶ Whilst a full policy compliant affordable housing contribution will not be provided, the reduced contribution has been agreed by the DVS as the maximum viable amount that can be provided.
- ▶ The indicative plans demonstrate that all other aspects of the development, which would be fully assessed on submission of a reserved matters application, could be delivered in accordance with the development plan, subject to further detail.

Overall balance: MINDED TO GRANT subject to a S106 agreement and conditions.

6 Westbourne Place

BH2026/01171

2nd September 2026

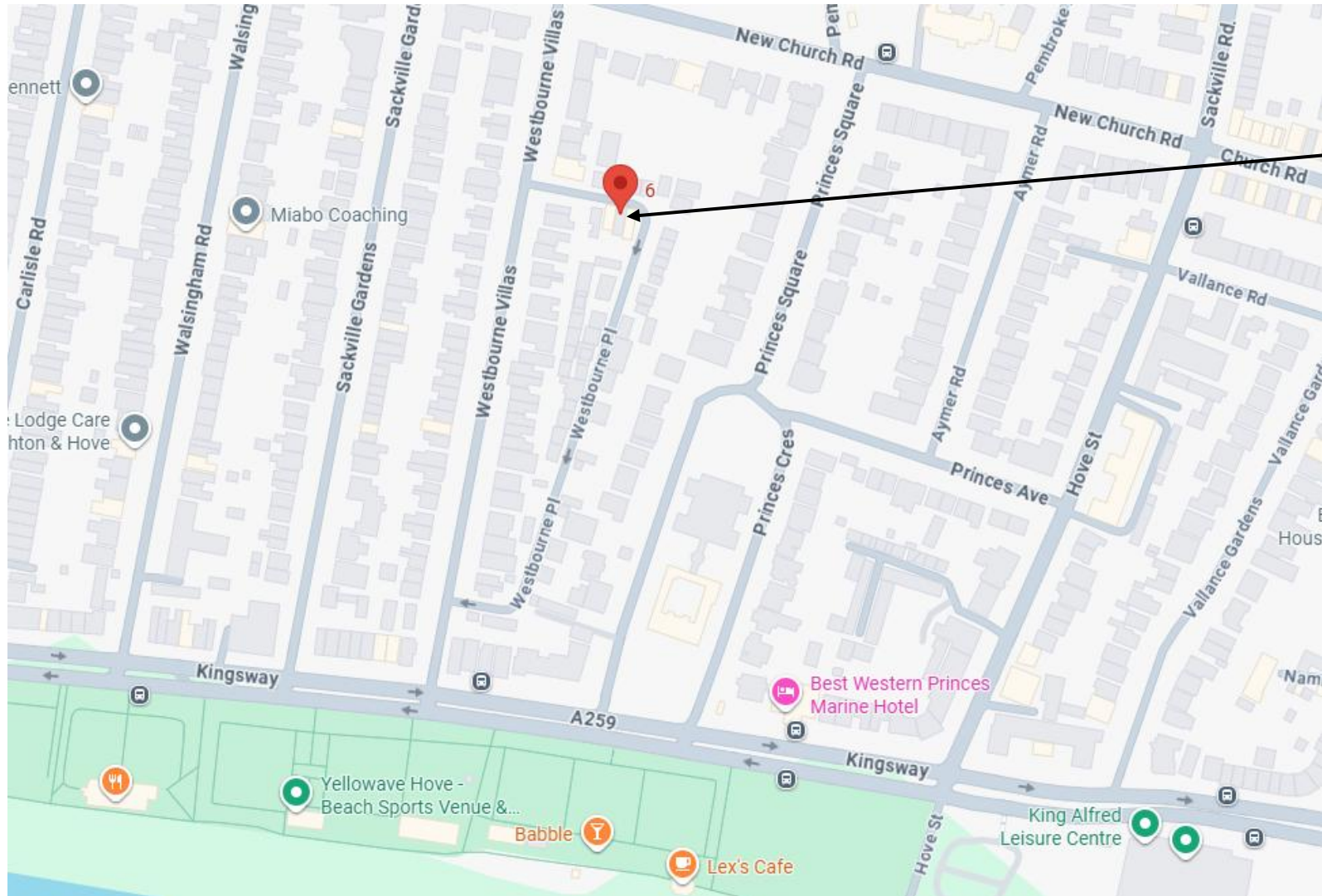


Brighton & Hove
City Council

Application Description

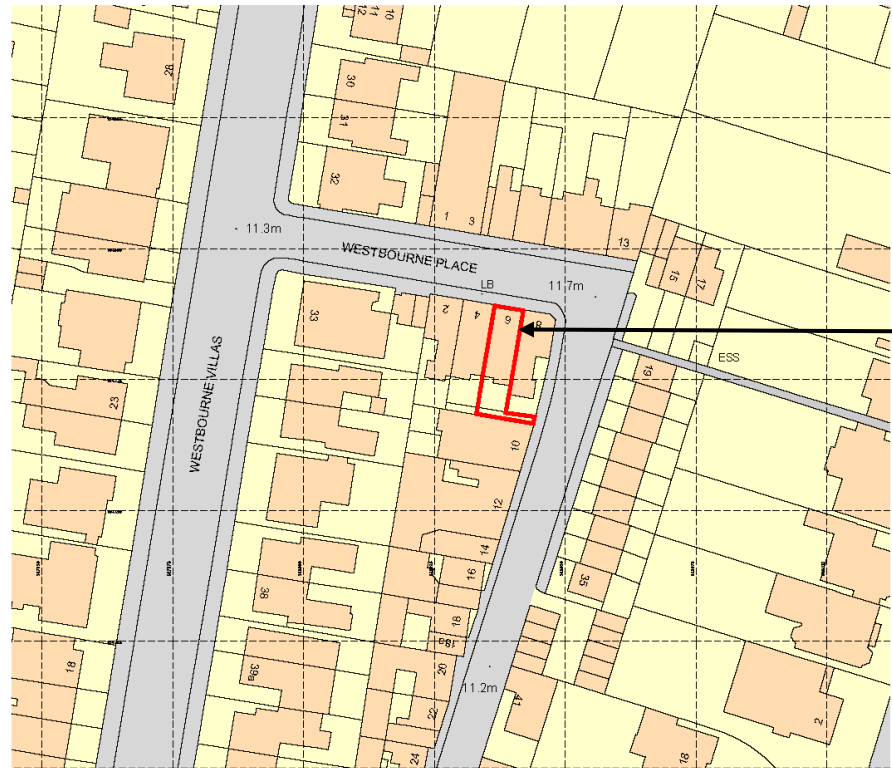
- Proposed replacement rear extension and external alterations to the principal elevation at ground floor level, plus insertion of 2no. dormers within the front and rear roof slopes to enable the conversion of the existing retail unit (Class E(a)) with ancillary workshop to a coffee shop (Class E(b)) at ground floor level, and conversion of first floor ancillary office space and roof space to 1no. flat (Class C3).

Map of Application Site

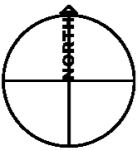


Site

Existing Location Plan



Site



site location plan



Aerial Photo of Site



Site

3D Aerial Photo of Site

112

Site



North

Street Photo of Site

Site



Other Photos of Site (Rear Condition)



Site

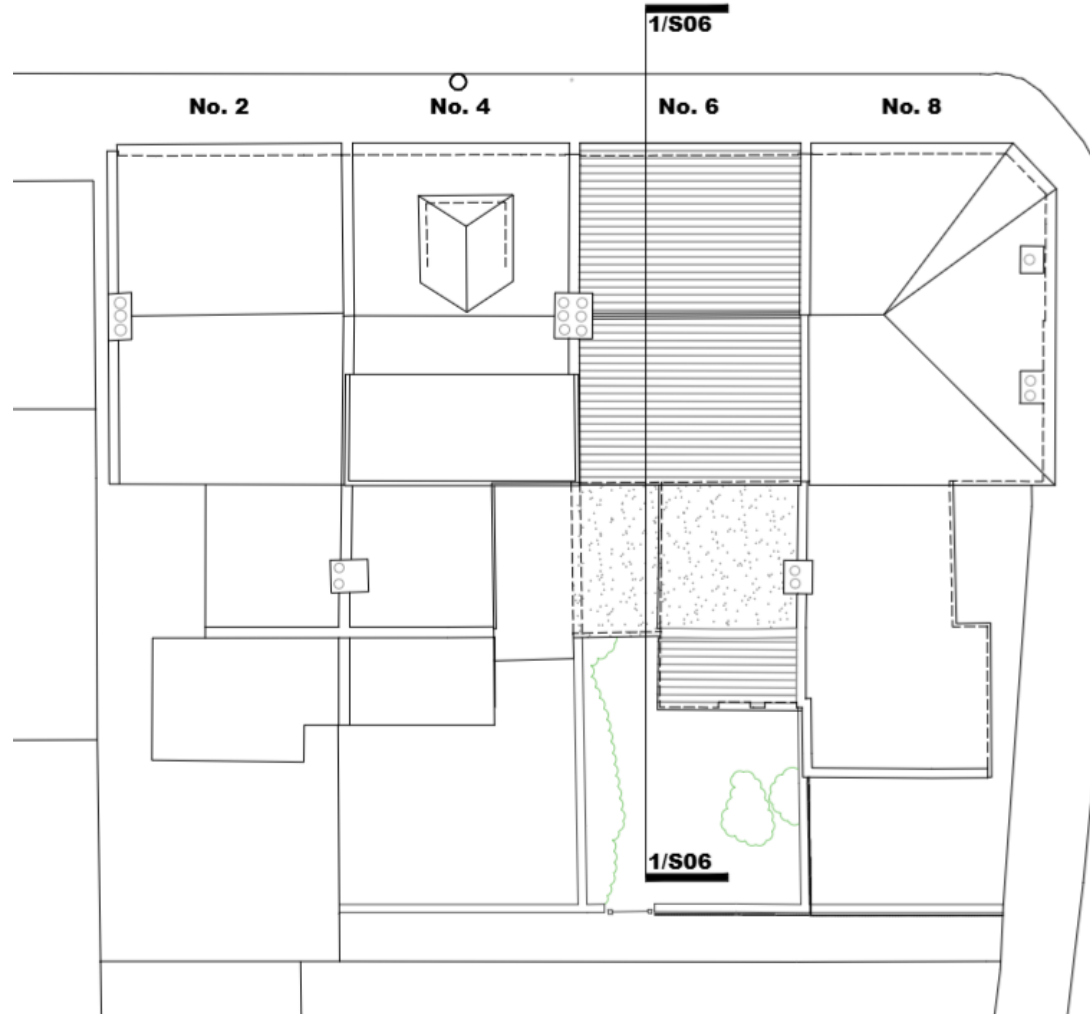
Site

Other Photos of Site (Interior Condition)

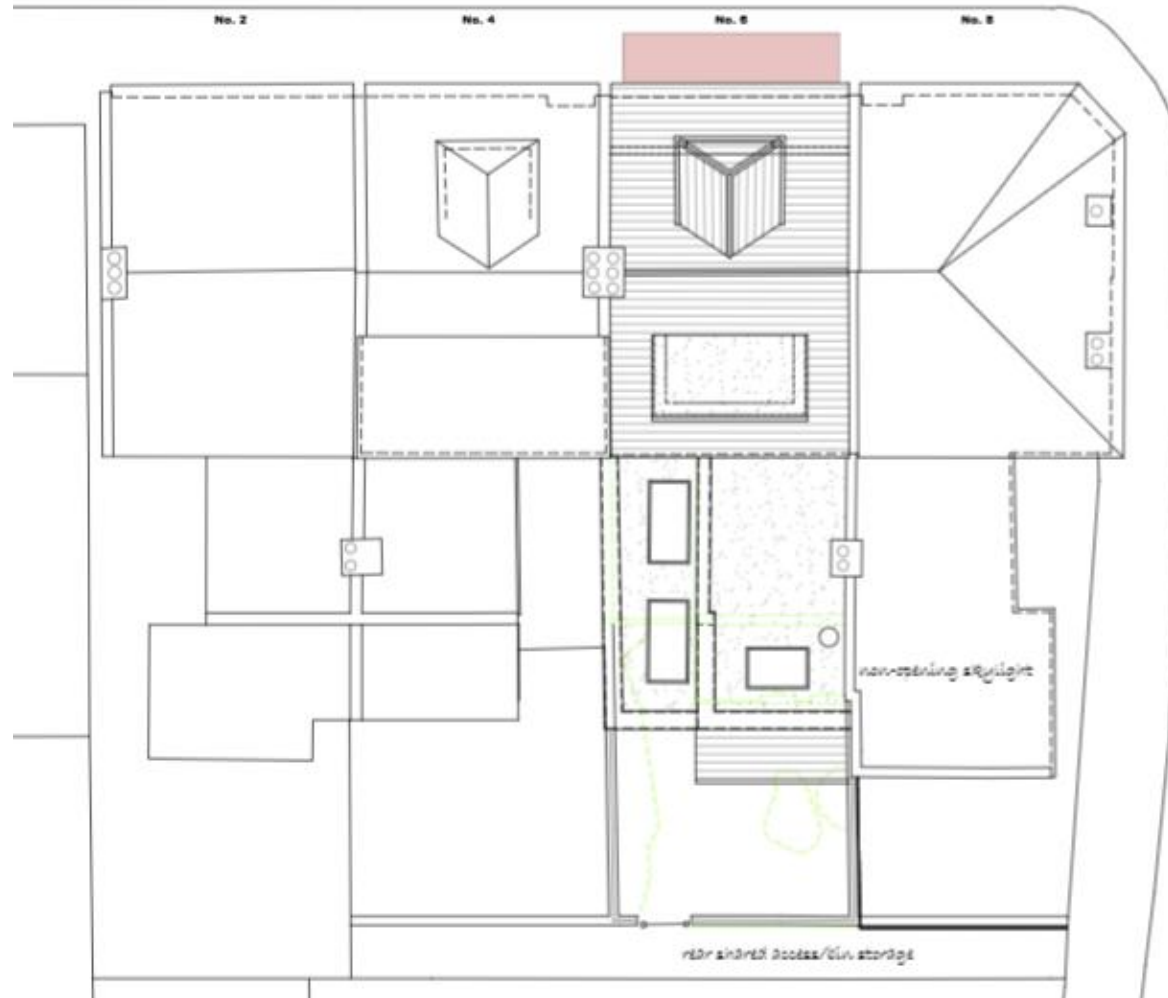


Existing Roof Plan

westbourne place



Proposed Roof Plan

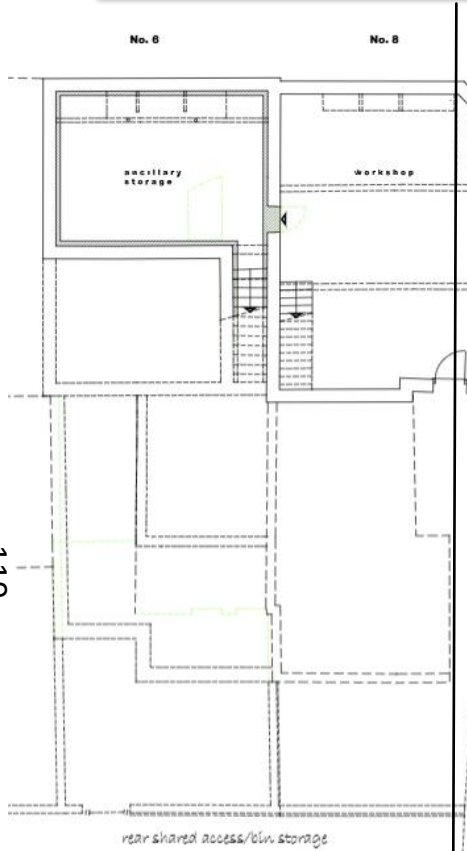


Existing Plans

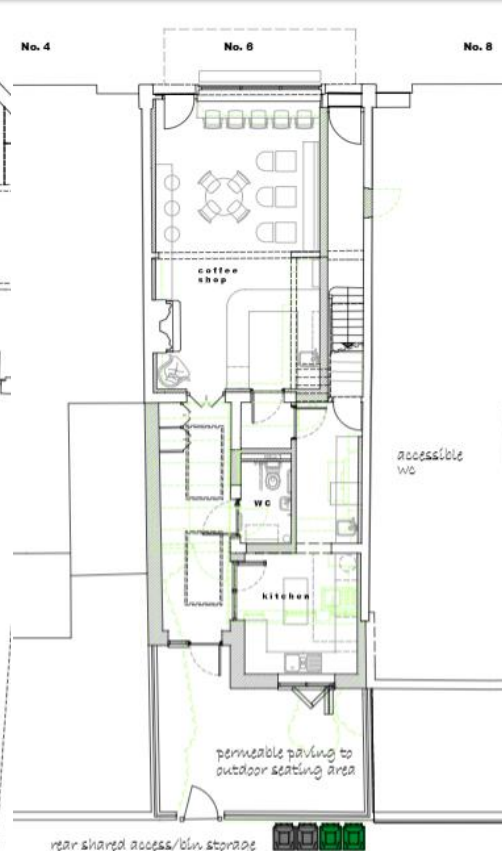


Proposed Plans

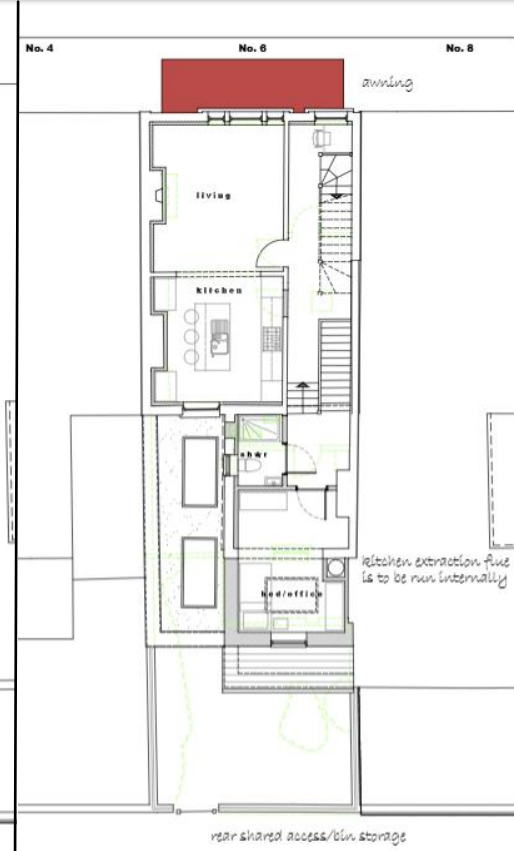
119



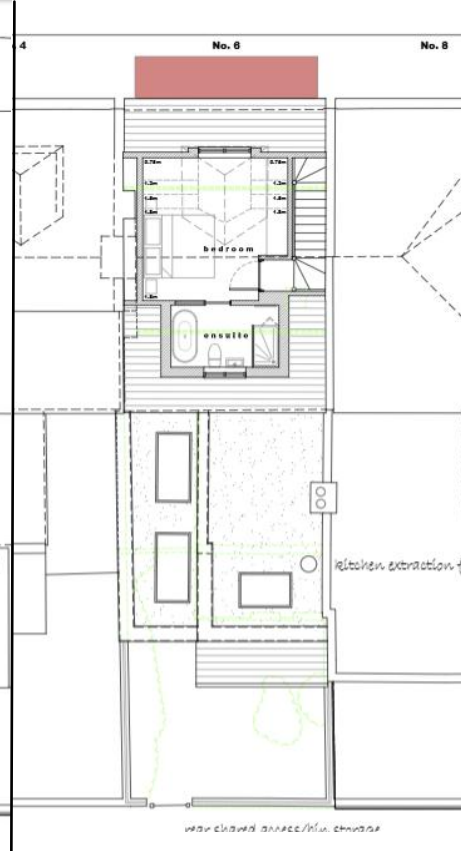
Proposed Basement Plan



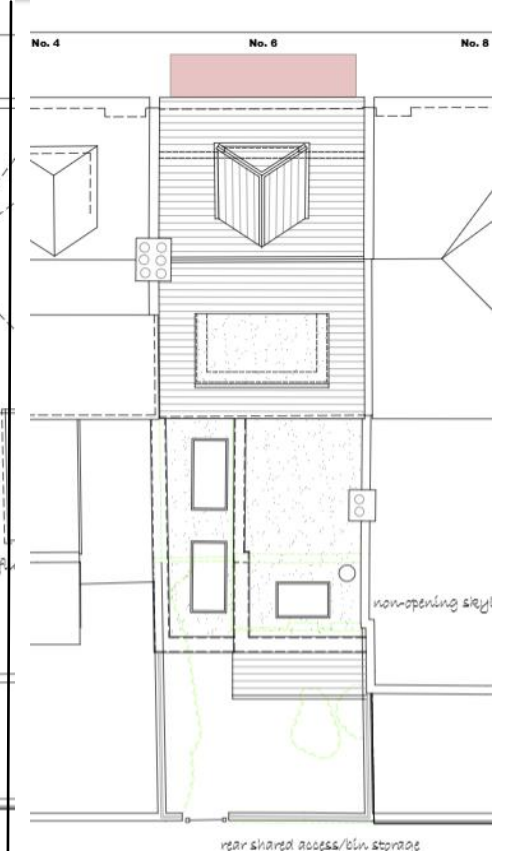
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

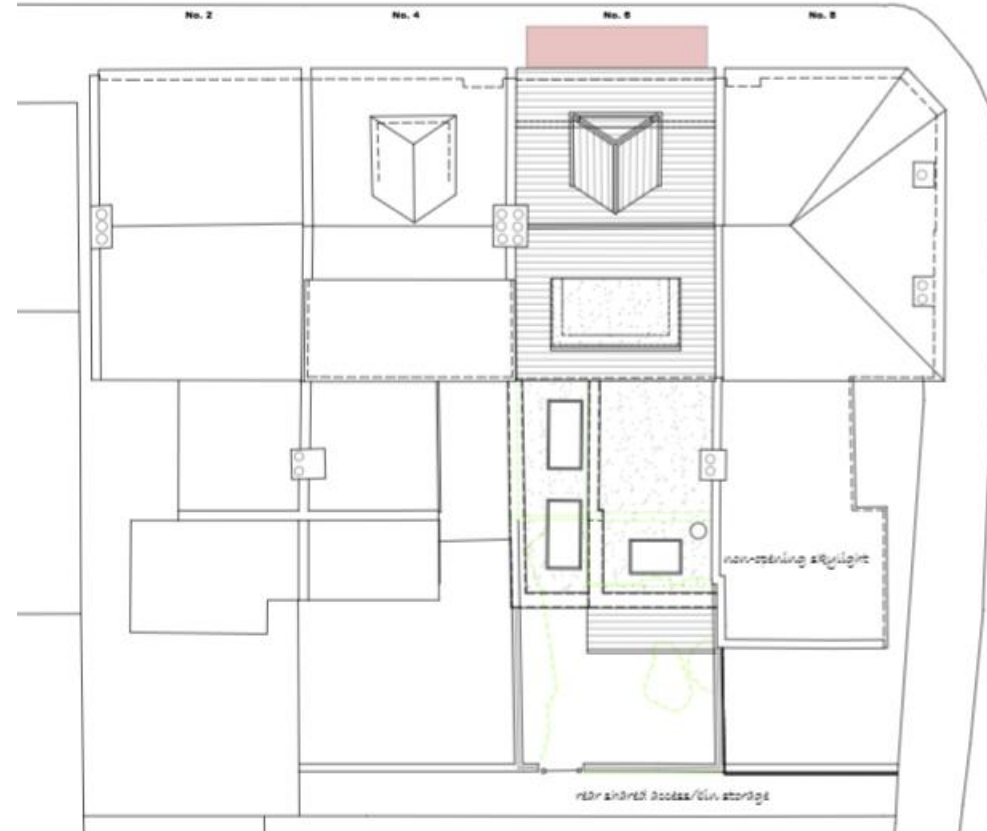


Proposed Roof Plan

Existing vs Proposed Roof Plan



Existing Roof Plan



Proposed Roof Plan Showing Dormer Additions

Existing vs Proposed Front Elevations

121



Existing Front Elevation



Proposed Front Elevation

Flat Entrance

Coffee Shop Entrance

Existing vs Proposed Rear Elevations



Existing Rear Elevation



Proposed Rear Elevation

Representations

Nine (9) representations were received objecting to the proposal for the following reasons:

- ▶ Loss of the existing specialist retail premises
- ▶ Noise and disturbance from customers and external seating
- ▶ Noise and odour from kitchen extraction equipment
- ▶ Impact on neighbouring amenity, privacy and overlooking
- ▶ Harm to the Sackville Gardens Conservation Area
- ▶ Parking and servicing concerns
- ▶ Precedent for further changes of use

Representations

Twenty-six (26) representations were received supporting the proposal for the following reasons:

- ▶ Bringing a long vacant premises back into active use
- ▶ Supporting an independent local business
- ▶ Improving the vitality and viability of the area
- ▶ Providing an additional community facility and dwelling
- ▶ Appropriate and sympathetic reuse of the building
- ▶ Increasing activity and natural surveillance

Key Considerations

- ▶ Principle of the mixed commercial and residential use
- ▶ Employment floorspace and provision of an additional dwelling
- ▶ Design and impact on the Sackville Gardens Conservation Area
- ▶ Standard of accommodation
- ▶ Impact on neighbouring amenity
- ▶ Noise, extraction and use of the rear garden
- ▶ Transport, servicing, refuse and cycle parking
- ▶ Sustainability and biodiversity

Conclusion and Planning Balance

- ▶ The proposal would bring a vacant premises back into active commercial use while providing one additional dwelling in a sustainable location.
- ▶ The alterations would preserve the character and appearance of the host building and Sackville Gardens Conservation Area.
- ▶ The dwelling would provide an acceptable standard of accommodation and add a new dwelling to the city's housing stock.
- ▶ Subject to conditions controlling opening hours, the use of the rear garden, extraction equipment and sound insulation, the proposal would not cause unacceptable harm to neighbouring amenity.
- ▶ The absence of dedicated cycle parking is a shortcoming but would not, given the constrained site and sustainable location, justify refusal.

Overall balance: recommended for approval, subject to the conditions.