

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 7 OCTOBER 2026

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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41 - 44 Western Road

BH2024/02608

7 October 2026

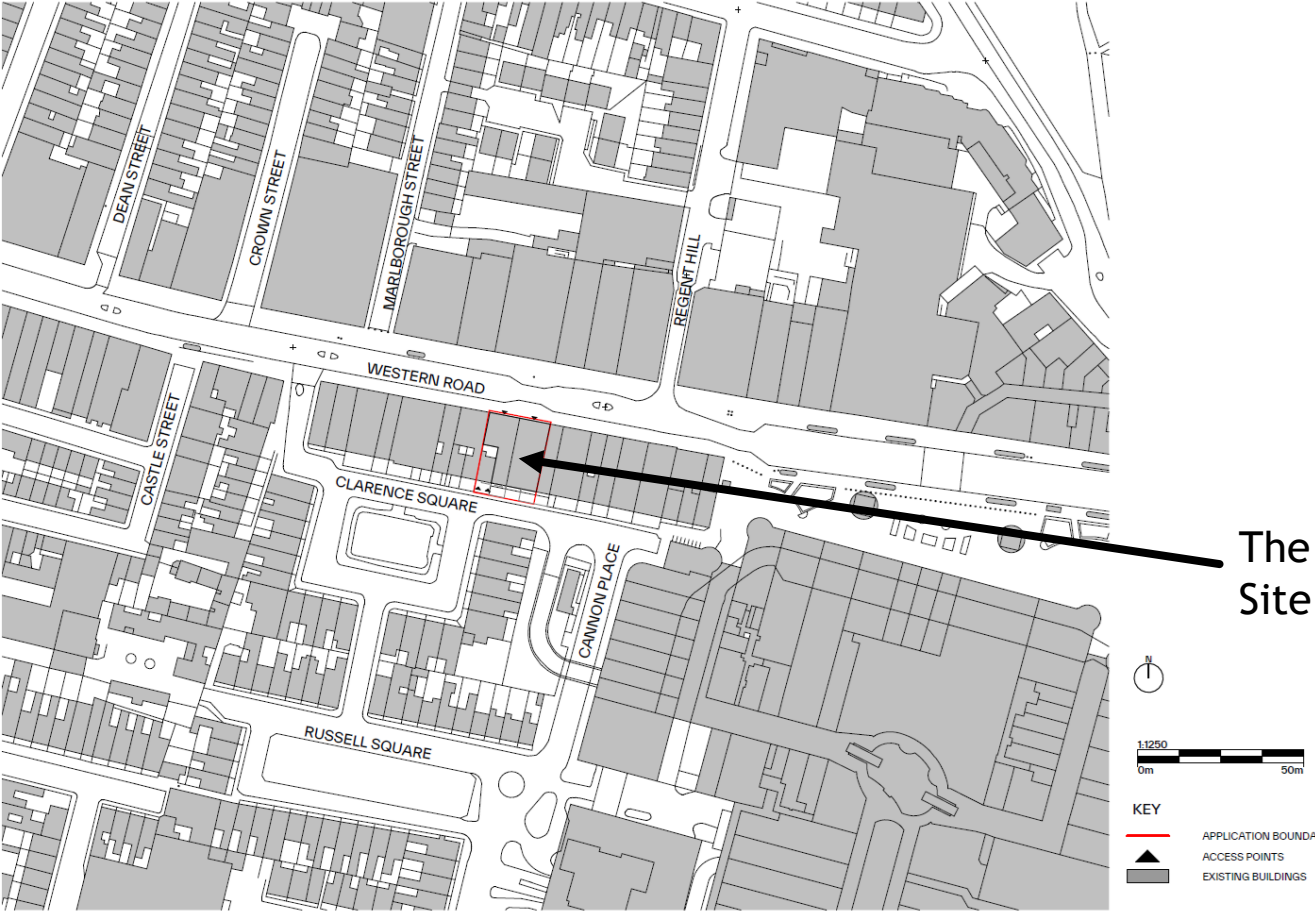


Brighton & Hove
City Council

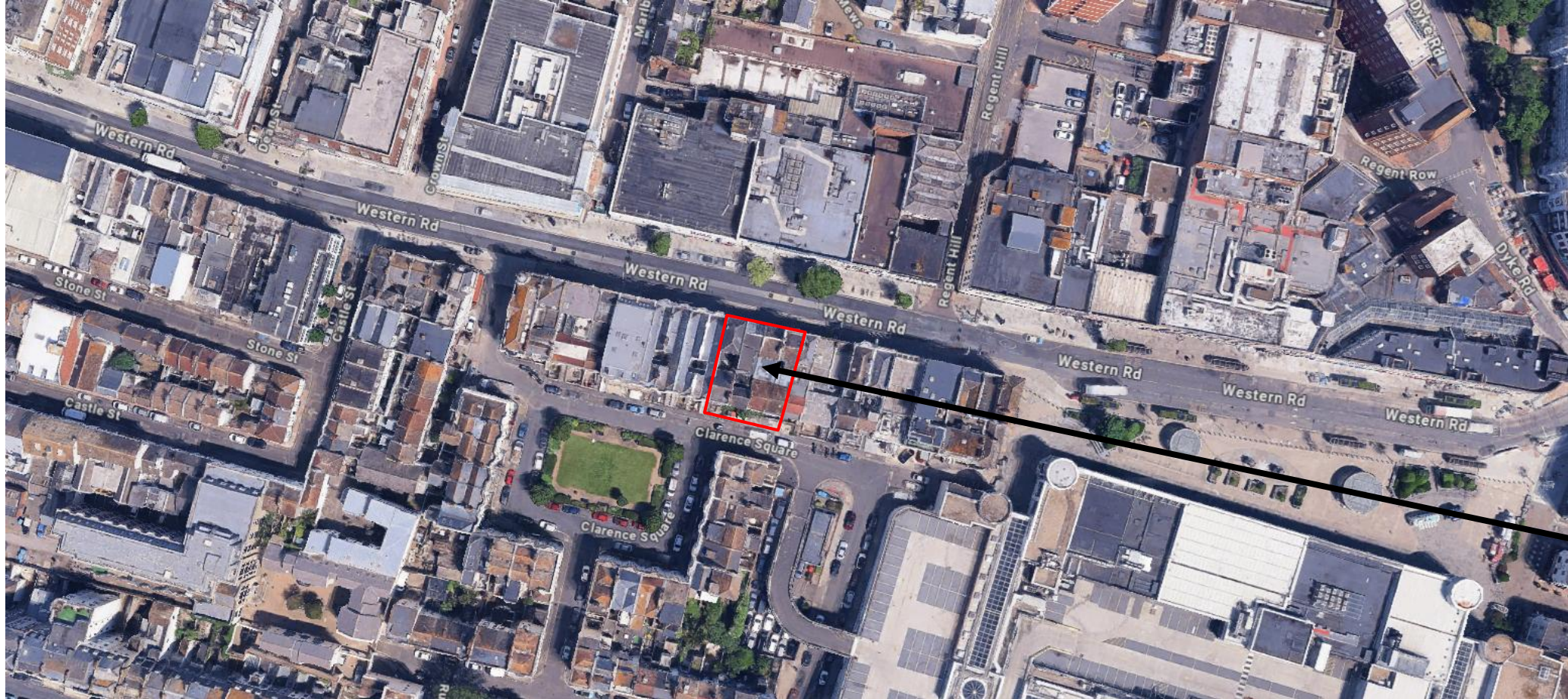
Application Description

- ▶ Demolition of the existing buildings and the erection of a new four-storey building plus basement to provide two Class E flexible units and 14no residential dwellings (C3), along with associated cycle parking, storage, amenity and associated works.

Existing Location Plan



Aerial Photo of Site



The site

3D Aerial Photo of Site – Western Road



3D Aerial Photo of Site – Clarence Square



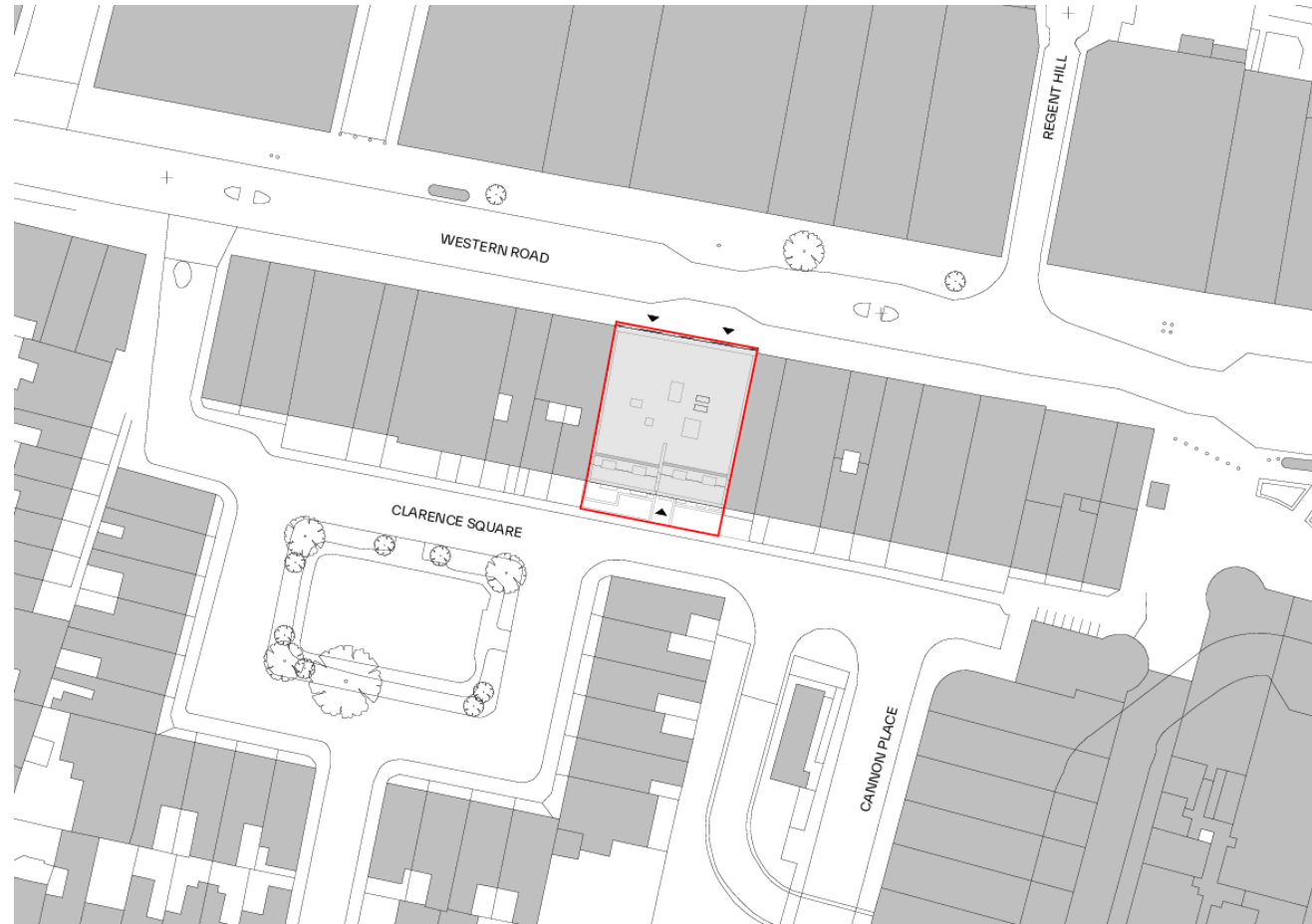
Street Photo of Site – Western Road



Street Photo of Site – Clarence Square



Proposed Block Plan



Existing Elevations – Western Road

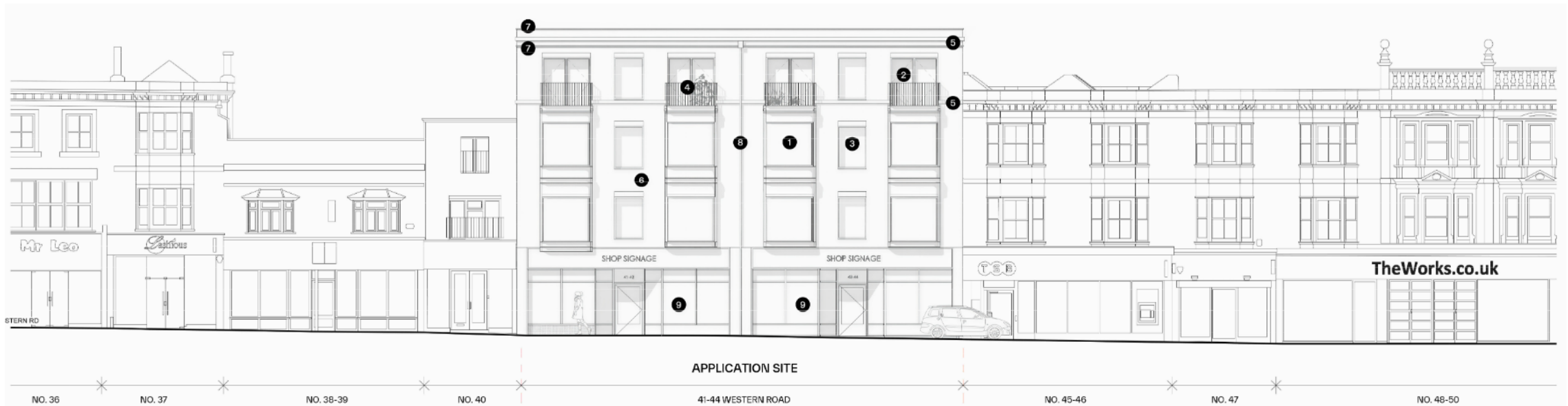


Existing Elevations – Clarence Square



1 EXISTING CLARENCE STREET ELEVATION
1 : 100

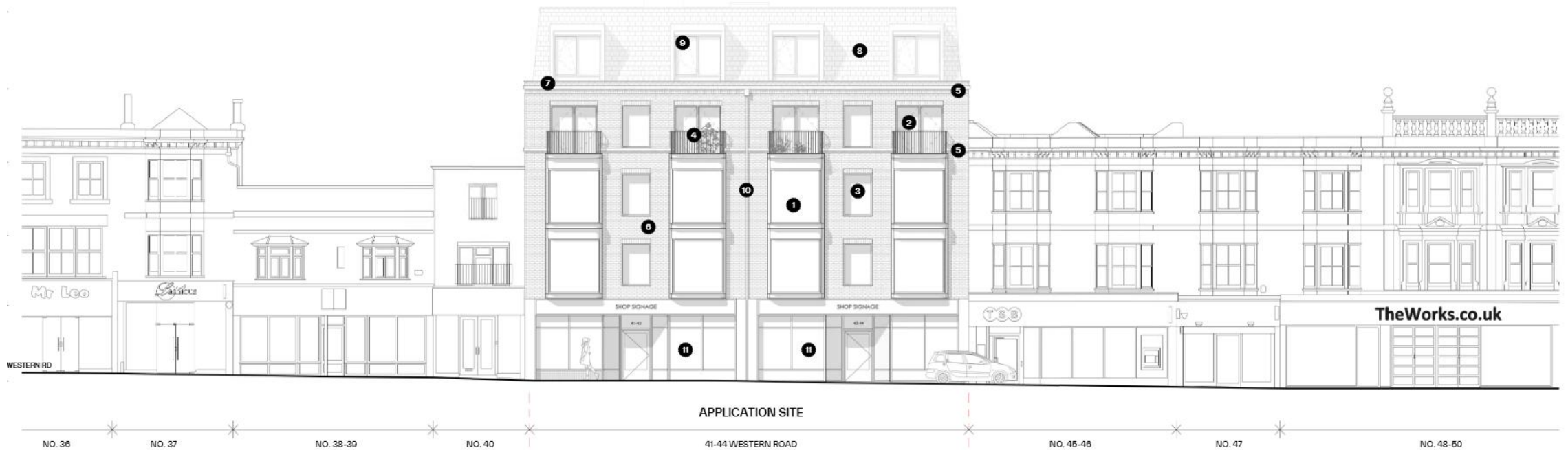
Proposed Elevations – Western Road (as amended)



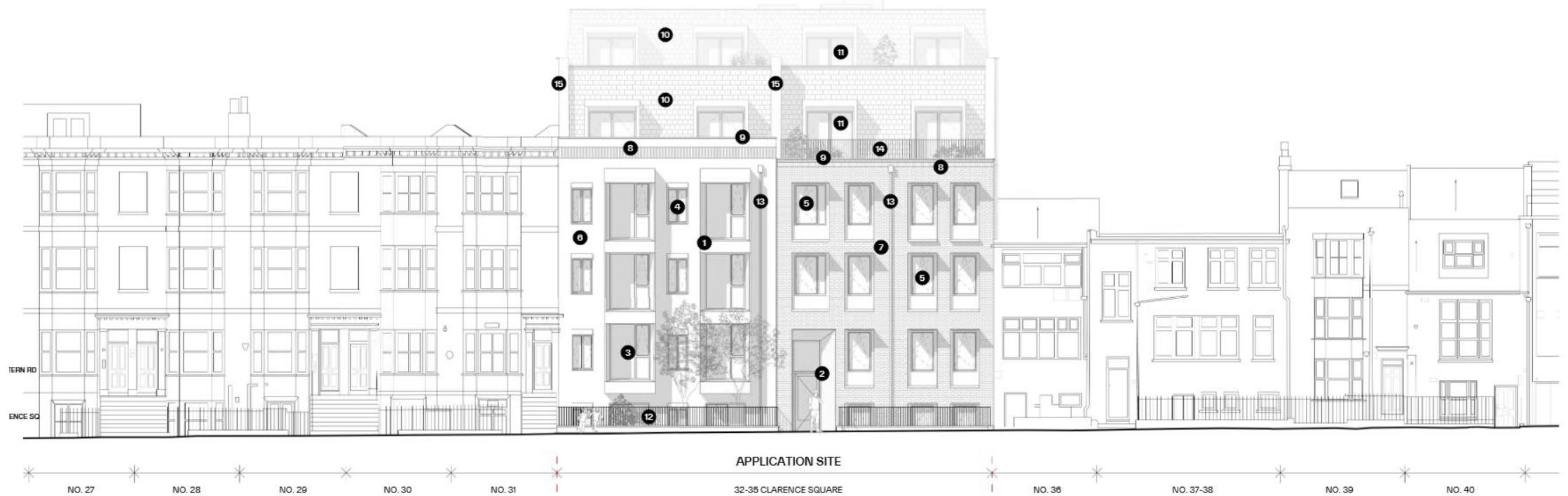
Proposed Elevations – Clarence Square (as amended)



Proposed Elevations – Western Road as originally submitted



Proposed Elevations – Clarence Square as originally submitted



Visual of section of Western Road frontage



Visual of section of Clarence Square frontage



Indicative visuals for Western Road (prior to September 2026 revisions)



Indicative visuals for Clarence Square (prior to September 2026 revisions)

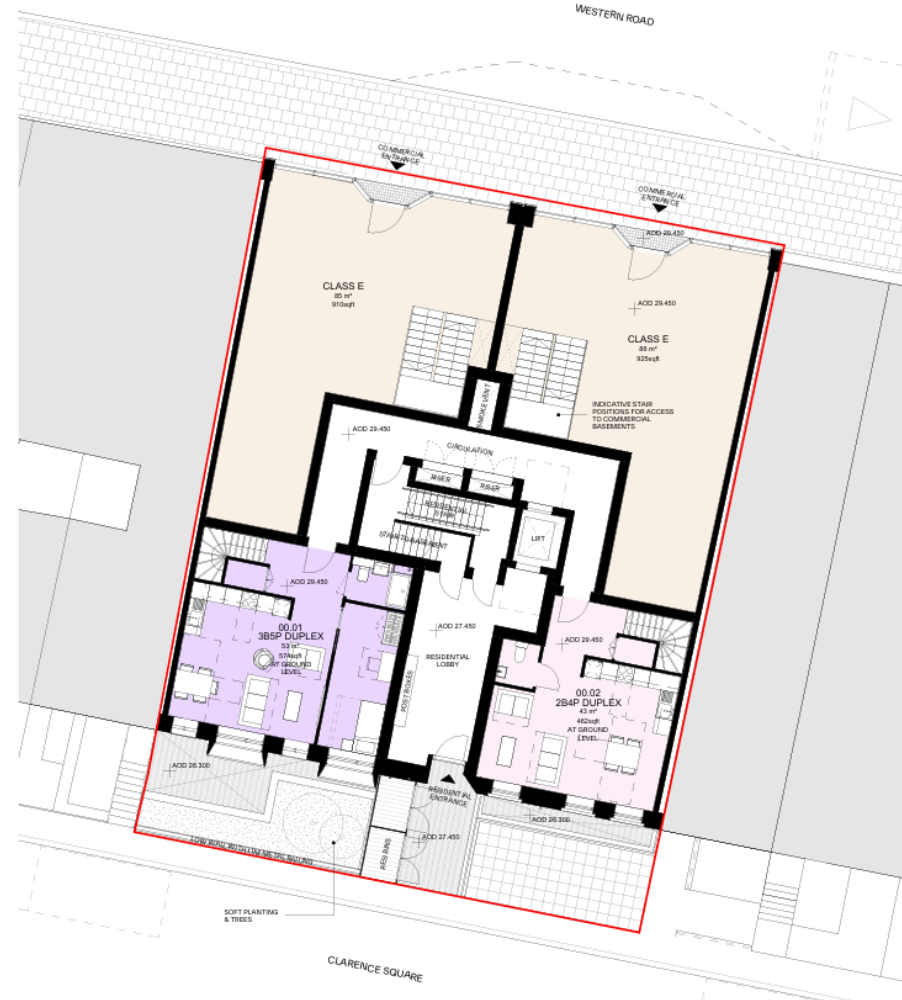


Split of uses/Number of units

- ▶ 301sqm of commercial flexible Class E floorspace split between the ground floor and basement (fronting Western Road)
- ▶ 14 residential units comprising the following:
 - 1 x 3 bed 5 person maisonette
 - 1 x 2 bed 4 person maisonette
 - 3 x 1 bed 2 person flats
 - 1 x 2 bed 3 person flat
 - 8 x 2 bed 4 person flats

Proposed Plan – Basement and ground floor

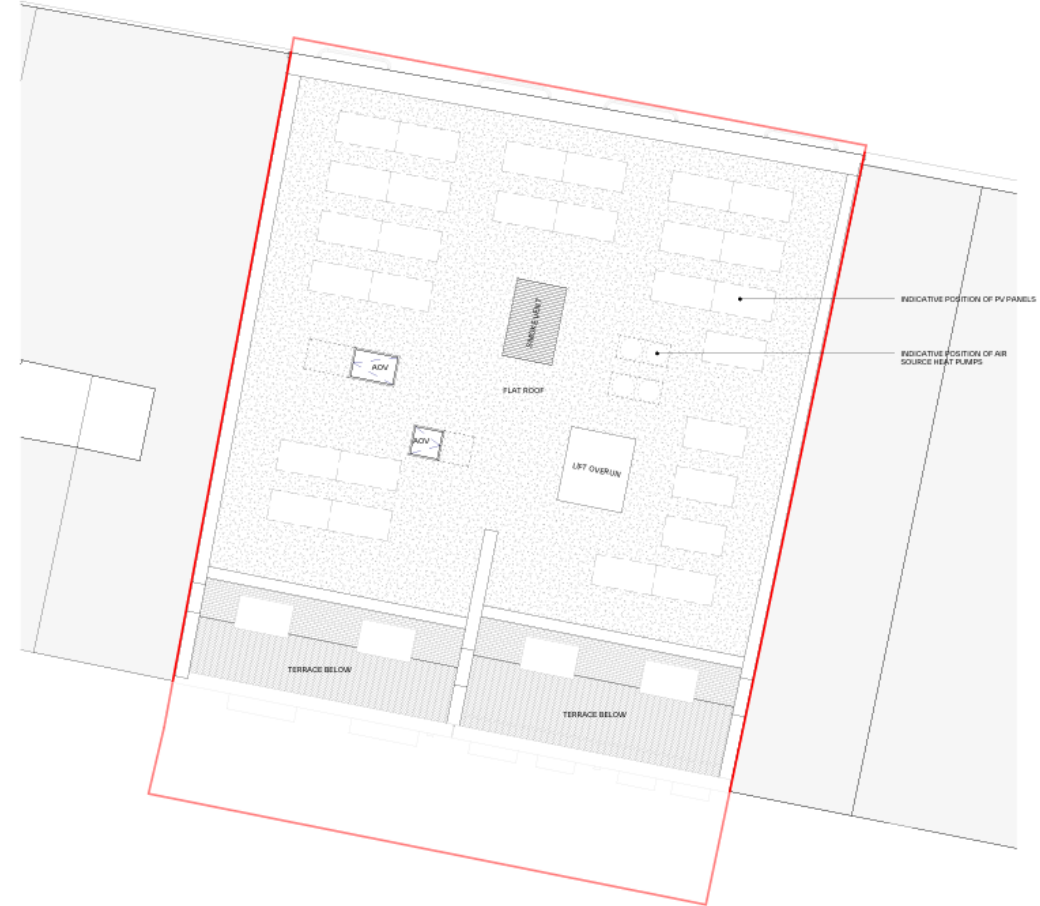
23



Proposed Plan – First floor and second floor



Proposed Plan – Third floor and roof plan



Representations

- ▶ **Five (5) representations of comment** neither supporting or objecting:
- ▶ The bin area on the east side of the Clarence Square façade is not appropriate, would harm the appearance of the area and be a focus for antisocial behaviour
- ▶ Residents should use the communal bins, and commercial uses use the Western Road elevation
- ▶ Noise and disturbance
- ▶ Adverse impact on the Conservation Area; the building is a storey too high and should be reduced to a single mansard roof (received prior to amendments)
- ▶ Temporary acoustic measures should be used to limit the impact of construction on adjoining businesses; need for detailed demolition plan with full consideration of methods, distance, structural support system, precautionary measures, timings, communication with neighbouring businesses, and monitoring prepared prior to determination
- ▶ Concern over the impact of scaffolding on the security of adjoining bank and impact on ATM features. CEMP must be prepared ahead of determination to address these concerns
- ▶ Windows overlooking service area of adjoining bank should be obscured glass/non opening
- ▶ Car parking should be provided to ensure no detrimental impact on traffic, servicing and access

Representations

- ▶ **One (1)** representation has been received, following receipt of the amended drawings supporting the proposal for the following reasons:
- ▶ The design for Clarence Square is an improvement
- ▶ The proposed railings are welcome fronting Clarence Square is welcomed

Key Considerations

- ▶ Principle of development including demolition of building in Conservation Area, loss of commercial floorspace, and provision of housing (including affordable)
- ▶ Design and Heritage
- ▶ Standard of Accommodation
- ▶ Impact on Amenity
- ▶ Housing Mix
- ▶ Affordable Housing
- ▶ Sustainable Transport

S106 table

- ▶ Late stage viability review to confirm whether a commuted sum amount can be paid towards affordable housing.
- ▶ An Employment & Training Strategy contribution of £4,400 before development commences.
- ▶ Section 278 for Highway works to footways and carriageway to Clarence Square.

Conclusion and Planning Balance

- ▶ Demolition of existing building has been justified in this instance and no objections raised by Council's heritage officer. Benefits of scheme outweigh limited heritage harm as per NPPF.
- ▶ Commercial uses retained at lower levels - appropriate in shopping area. Housing provision given significant weight given city's limited supply. Lack of affordable housing independently assessed and satisfactorily demonstrated.
- ▶ Following design amendments and reduction in height, the proposal is considered to be well designed, sustainable and sympathetic to the Conservation Area. Materials will be secured by condition.
- ▶ Impact on amenity of neighbouring properties considered to be acceptable following reduction in height. DEMP/CEMP can mitigate construction impacts.
- ▶ Meets NDSS. Whilst acknowledged that the development would result in single aspect units (some north facing), overall standard of accommodation is considered acceptable having regard to site constraints in central location. Housing mix acceptable.
- ▶ No parking provision but this is considered acceptable in such a central sustainable location.
- ▶ Conditions will ensure relevant policy requirements are met including sustainability and biodiversity

Recommend: Approval subject to conditions and S106 agreement

1 Barrack Yard

BH2025/02689

7th October 2026



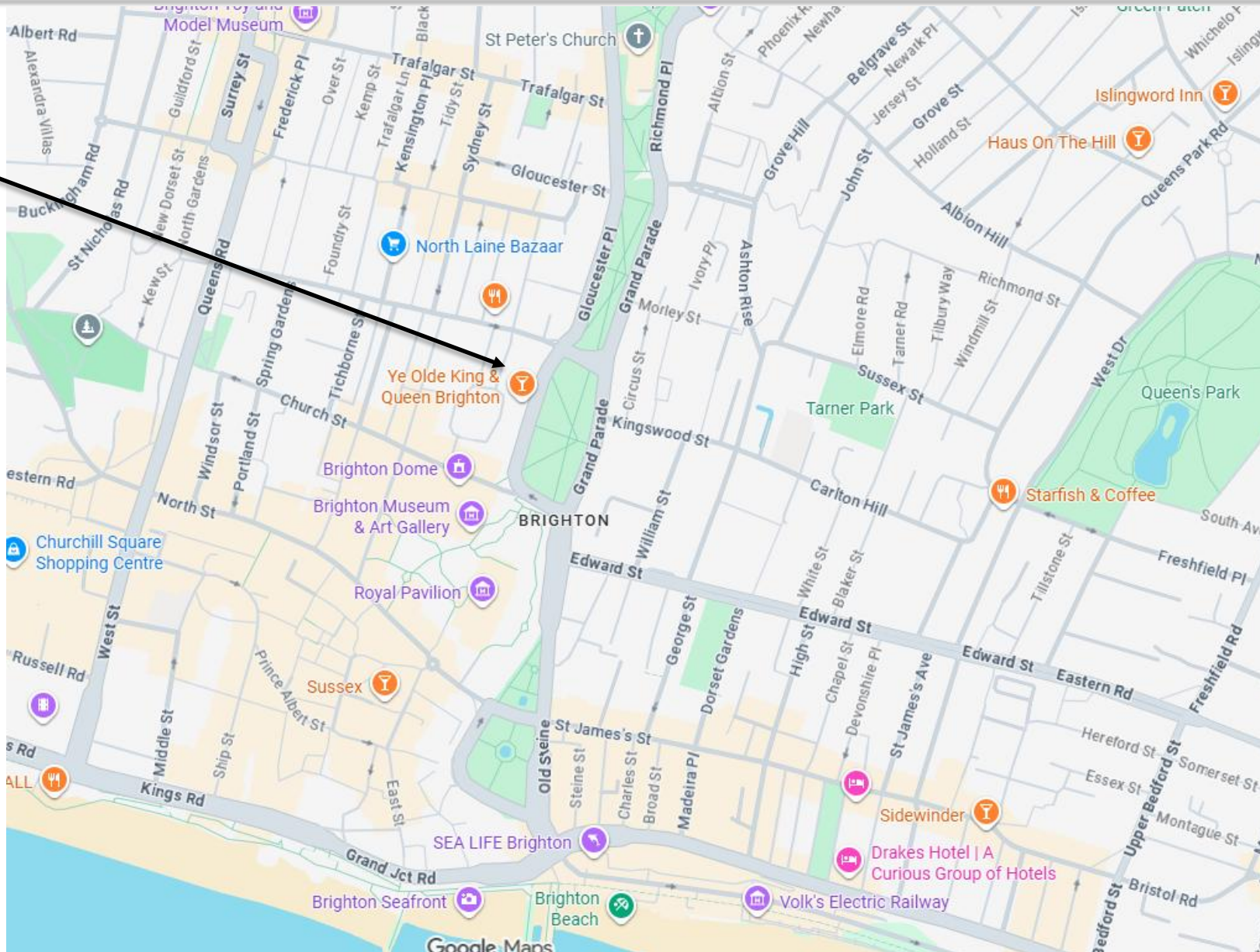
Brighton & Hove
City Council

Application Description

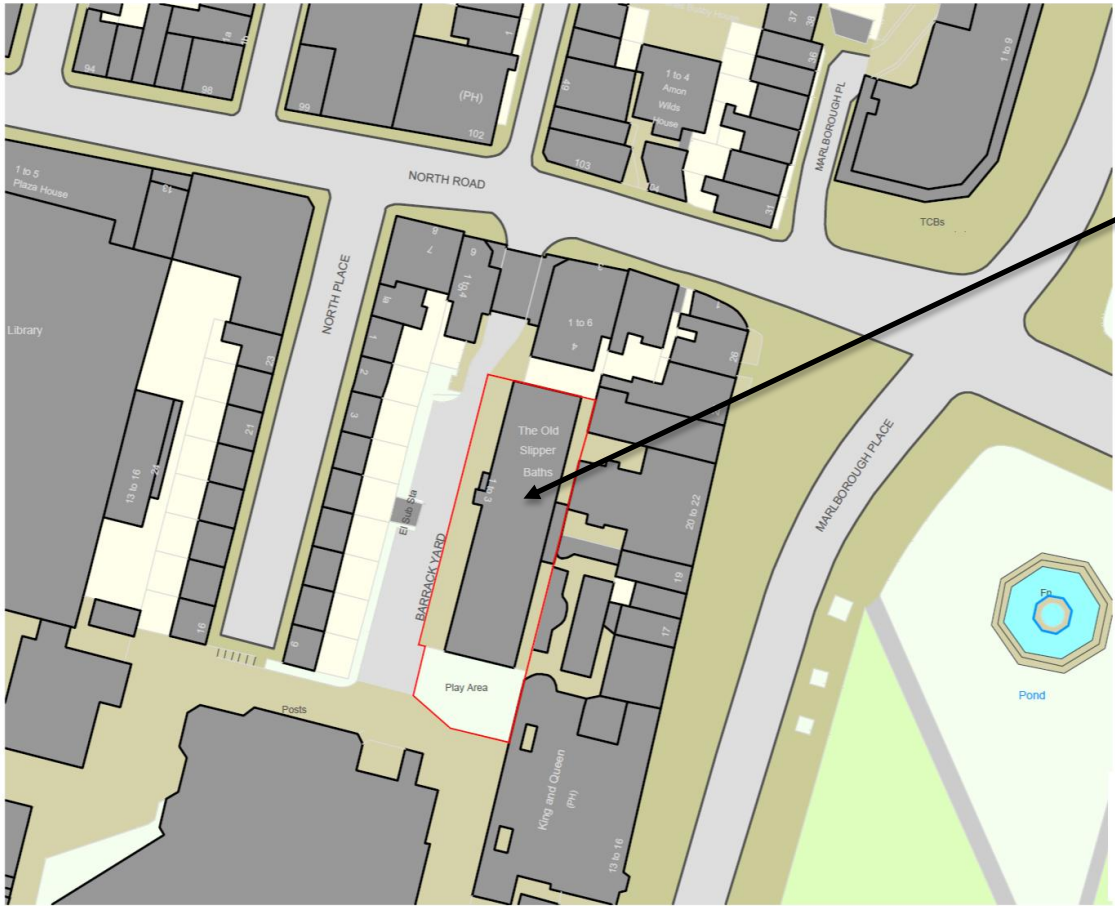
- ▶ Conversion and extension of existing building to provide 11no. flats for temporary accommodation. Alterations to fenestration. Provision of refuse and cycle storage building, communal external space and associated landscaping.
- ▶ Includes mansard roof extension
- ▶ Building is owned by BHCC and they are the applicant

Map of Application Site

Site



Existing Location Plan

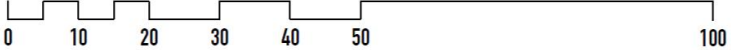


Site

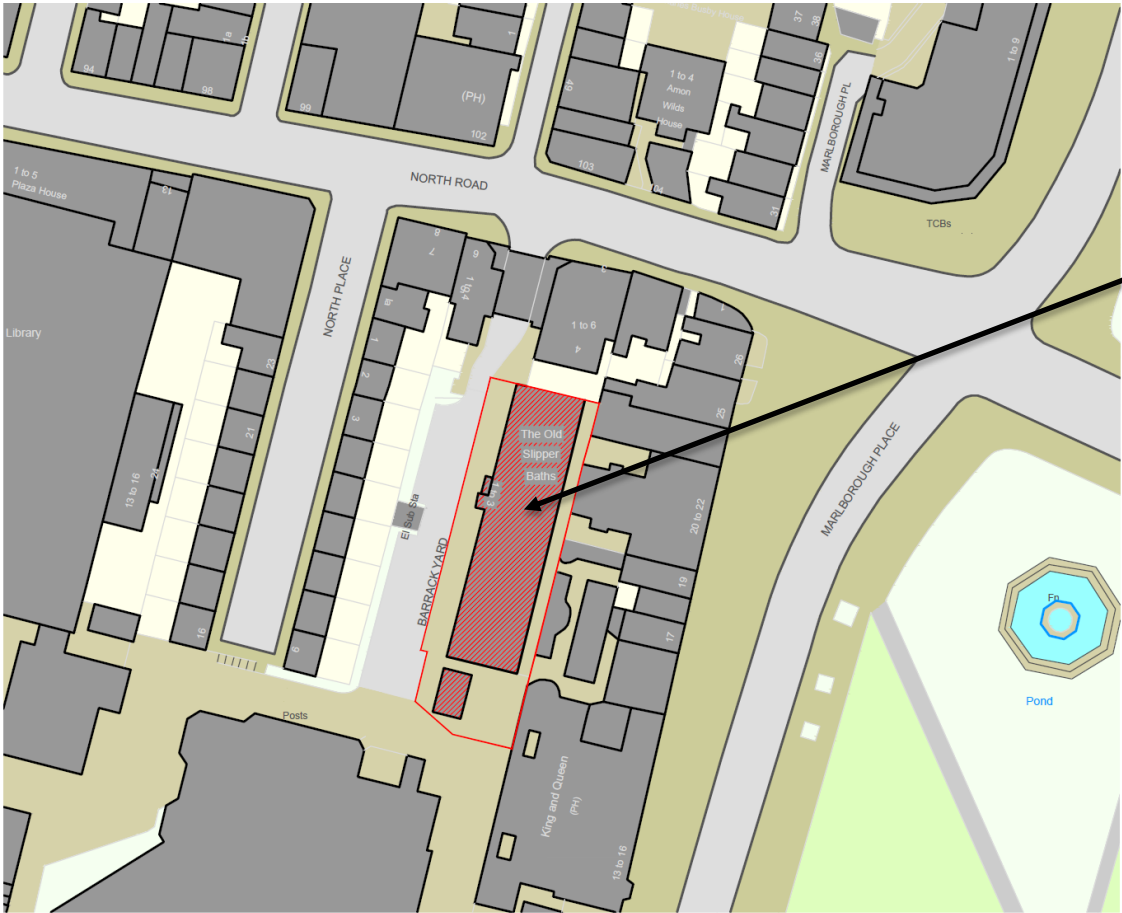


02 Location Plan
Scale: 1:1250

Scale in Metres



Proposed Location Plan

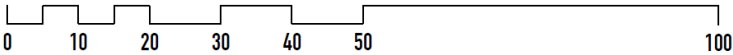


Site

02 Location Plan
Scale: 1:1250



Scale in Metres



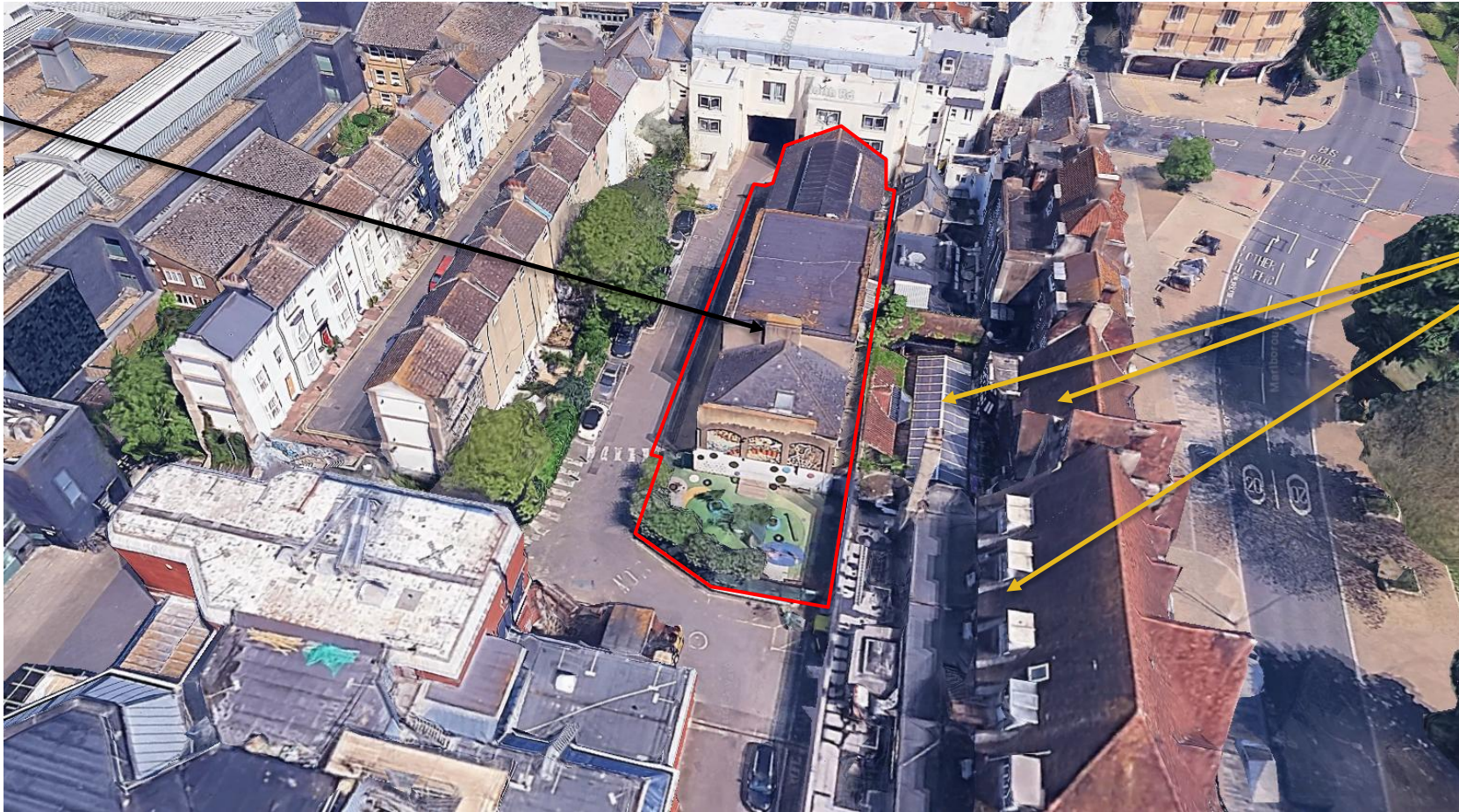
Aerial Photo of Site



Site

3D Aerial Photo of Site

Site



Ye Olde King
& Queen -
public house
and The
Wine Cellar
(music/live
venues)

Front Photo of Site – looking South East



Front Photo of Site – looking North East



Side Photo of Site – looking North (murals and play area to south of building)



Side Photo of Site – looking east and southeast



Existing Block Plan



Proposed Block Plan



11 residential units – 100% Affordable

Unit	Floor	Unit Type	Gross Internal Area
1	Ground floor	2 bed 3p	69sqm
2	Ground floor	2 bed 3p	70sqm
3	Ground floor	2 bed 3p (M4(3))	76sqm
4	Ground floor	2 bed 4p	75sqm
5	First Floor	2 bed 3p	72sqm
6	First floor	2 bed 3p	68sqm
7	First floor	2 bed 4p	73sqm
8	First floor	3 bed 4p	80sqm
9	Second floor	3 bed 6p	106sqm
10	Second floor	3 bed 5p	87sqm
11	Second floor	3 bed 4p	93sqm

Existing Elevations – West (front)



01 Front Elevation - West
Scale: 1:100

Existing Elevations – East (Rear)

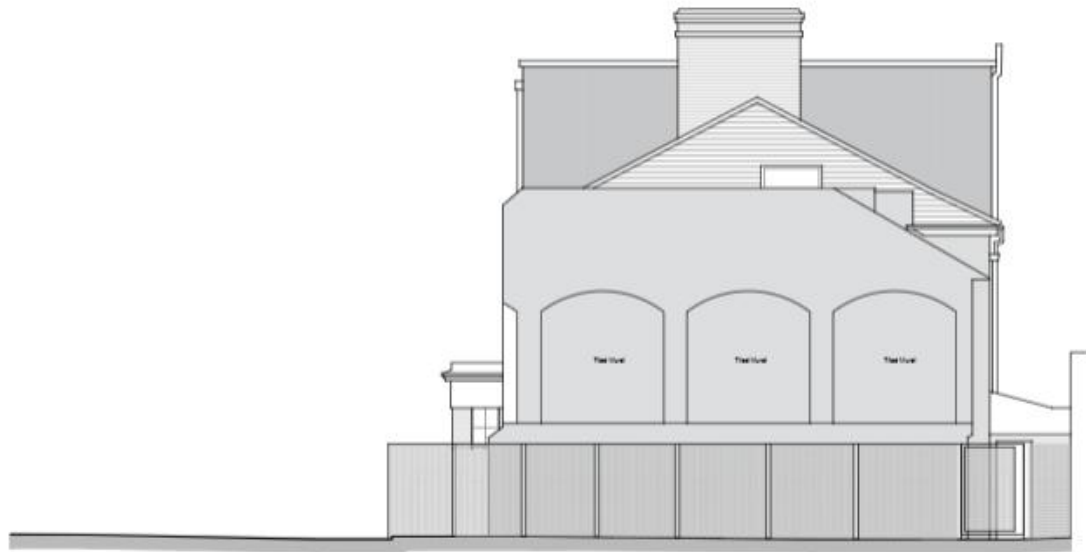


46

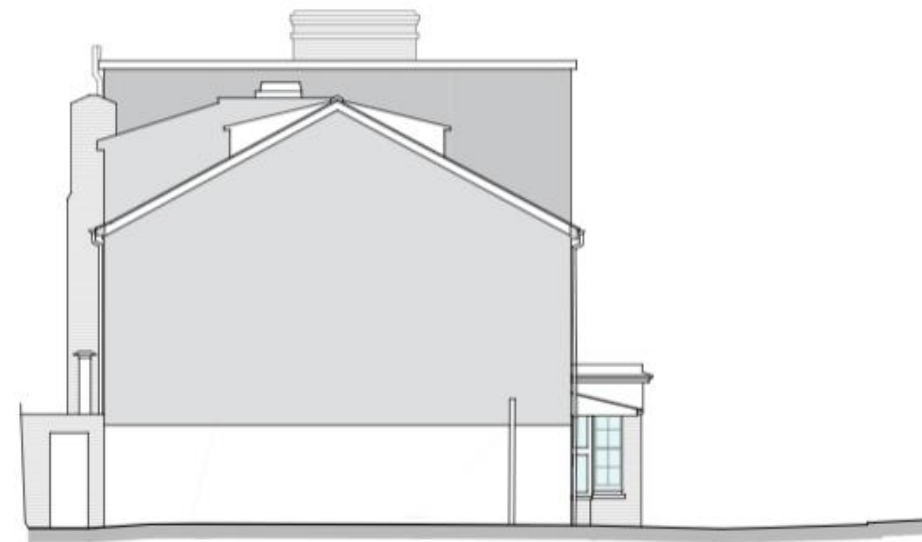
02 Rear Elevation - East
Scale: 1:100

Existing Elevations – South and North (Side)

47

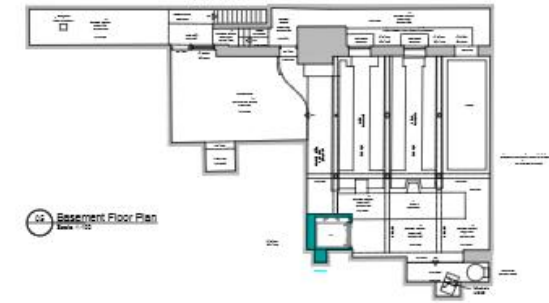
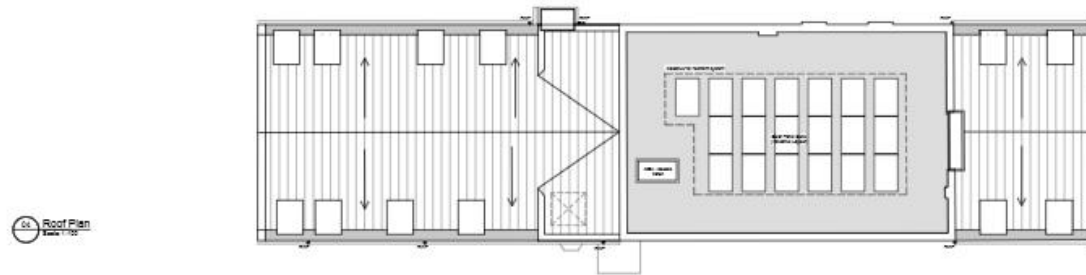
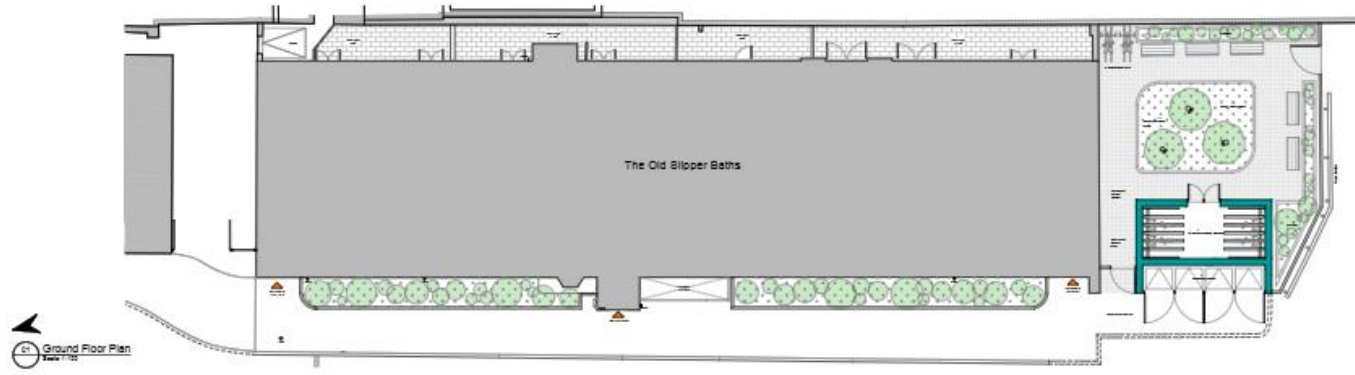


03 Side Elevation - South
Scale: 1:100



04 Side Elevation - North
Scale: 1:100

Proposed Floor Plans



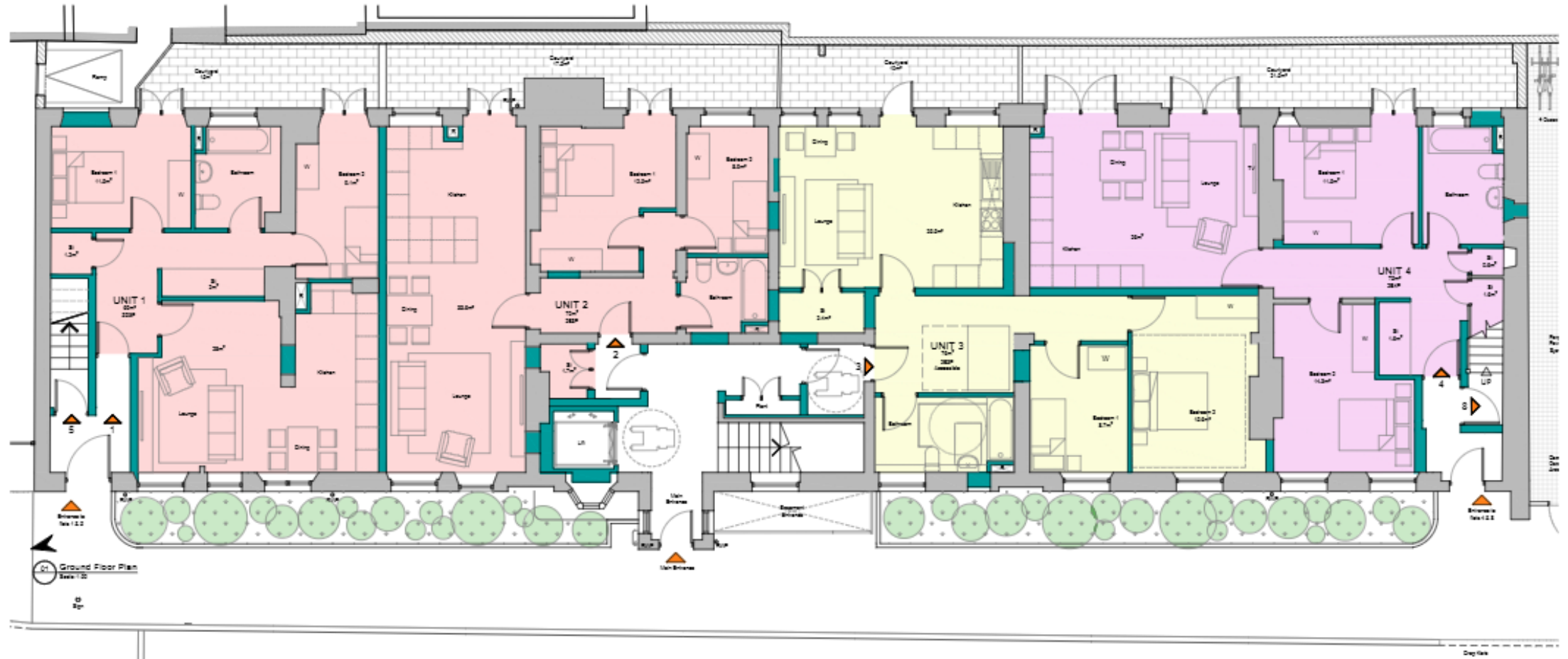
EN EN ARCHITECTS
A
157 150 C 1:100

PLANNING
The Old Slipper Baths
Proposed Plans

Scale 1:100
0 5 10 M

EN ARCHITECTS
157 150 C 1:100

Proposed Ground Floor Plan



Proposed Elevations – West (front)



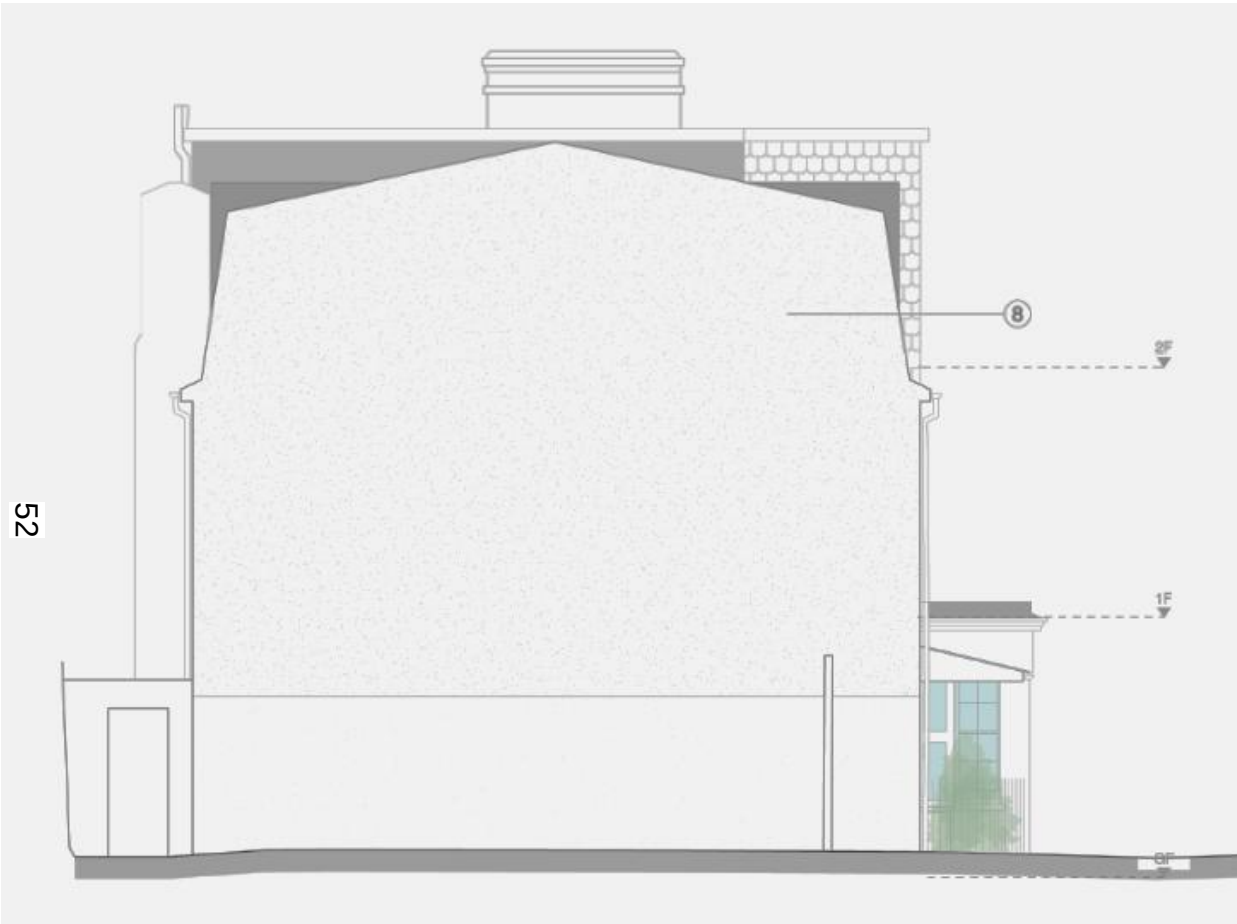
MATERIAL KEY

1. New dormer dressed in zinc
2. Zinc shingles steep pitch mansard
3. Zinc shingles vertical cladding to lift extension
4. Zinc standing seam shallow pitch mansard
5. Block up existing opening with matching brickwork
6. New timber doors & sash windows (throughout)
7. New brickwork matching existing
8. Render to match existing

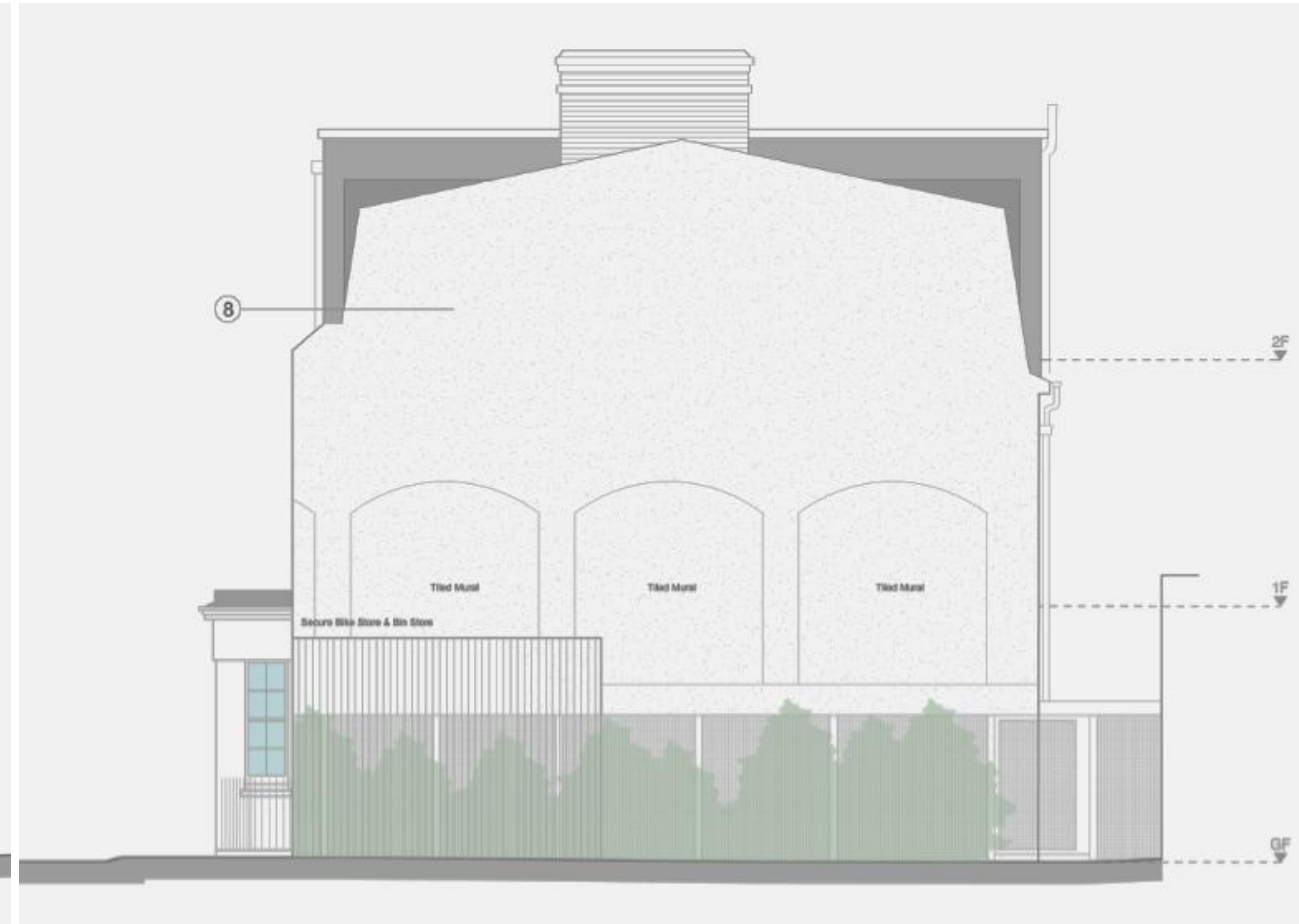
Proposed Elevations – East (Rear)



Proposed Elevations – South and North (Side)



Side elevation North

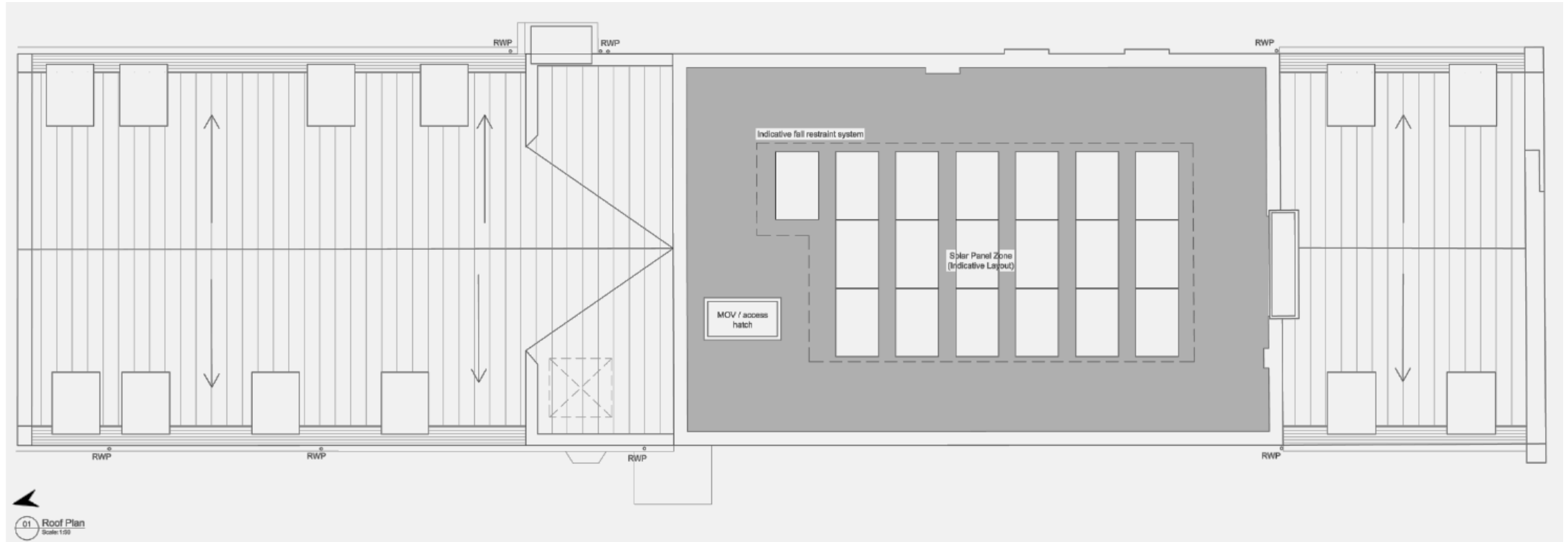


Side elevation South

MATERIAL KEY

1. New dormer dressed in zinc
2. Zinc shingles steep pitch mansard
3. Zinc shingles vertical cladding to lift extension
4. Zinc standing seam shallow pitch mansard
5. Block up existing opening with matching brickwork
6. New timber doors & sash windows (throughout)
7. New brickwork matching existing
8. Render to match existing

Proposed Roof Plan



Representations

Three (3) representations have been received objecting to the development for the following reasons

- ▶ **Design Concerns:** scale and form.
- ▶ **Traffic and Highway:** additional traffic, safety, parking.
- ▶ **Amenity:** Temporary accommodation will cause safety issues and affect character/reputation of area, outlook, overshadowing, loss of privacy.
- ▶ **Other:** noise and disruption through construction and potential for noise complaints due to proximity to licensed venues/nighttime economy

One (1) representation has been received commenting on the development for the following reasons:

- ▶ Highlighting potential issues with access/transport during construction and when occupied in relation to the Prince regents Leisure Centre

Key Considerations

- ▶ Principle of development including, loss of community floorspace, and provision of housing;
- ▶ Design and Heritage;
- ▶ Standard of Accommodation;
- ▶ Impact on Amenity and Agent of Change;
- ▶ Housing Mix;
- ▶ Affordable Housing Provision;
- ▶ Sustainable Transport.

Conclusion and Planning Balance

- ▶ The principle of the proposed use has been shown to be acceptable; previous uses relocated, significant weight given to housing (and affordable) provision. Site appropriate for residential use, is mixed residential/commercial area.
- ▶ Introduction of mansard roof would impact a non-designated heritage asset but not to an unacceptable extent. The overall design is sympathetic and has been revised during the course of the application and the degree of harm to the building and surrounding heritage assets has been reduced. There are similar roofs in area and the limited harm identified is weighed against the public benefits of the scheme and found to be acceptable in this case.
- ▶ Standard of Accommodation - is acceptable, albeit recognised that noise impacts will have to be mitigated by enhanced glazing/closure and ventilation systems to meet agent of change impacts.
- ▶ Impact on Neighbouring Amenity - Is considered acceptable in city centre location, also when balanced against the limited degree of harm and benefits of scheme. CEMP condition.
- ▶ Housing Mix and Affordable Housing - Provision acceptable with a family-oriented mix and 100% of units being offered for below market rent to those in high housing need. Acute need for temporary accommodation. Housing given significant weight.
- ▶ Sustainable Transport - is acceptable with a central location and well served by public transport. Cycle parking proposed.

Recommend: Approval

**Brighton And Hove High School
Junior Department,
Radinden Manor Road
BH2026/00749**

7th October 2026

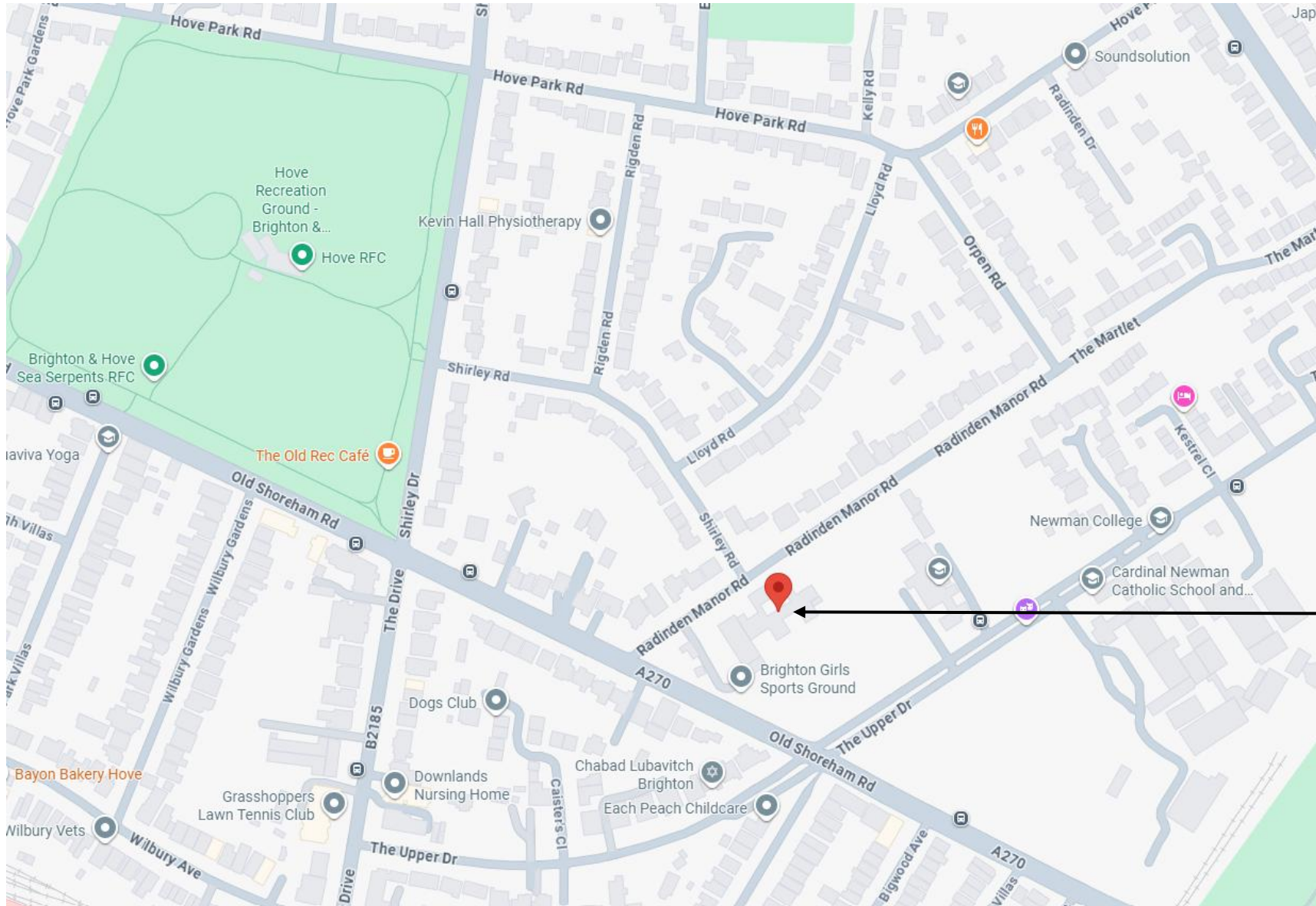


**Brighton & Hove
City Council**

Application Description

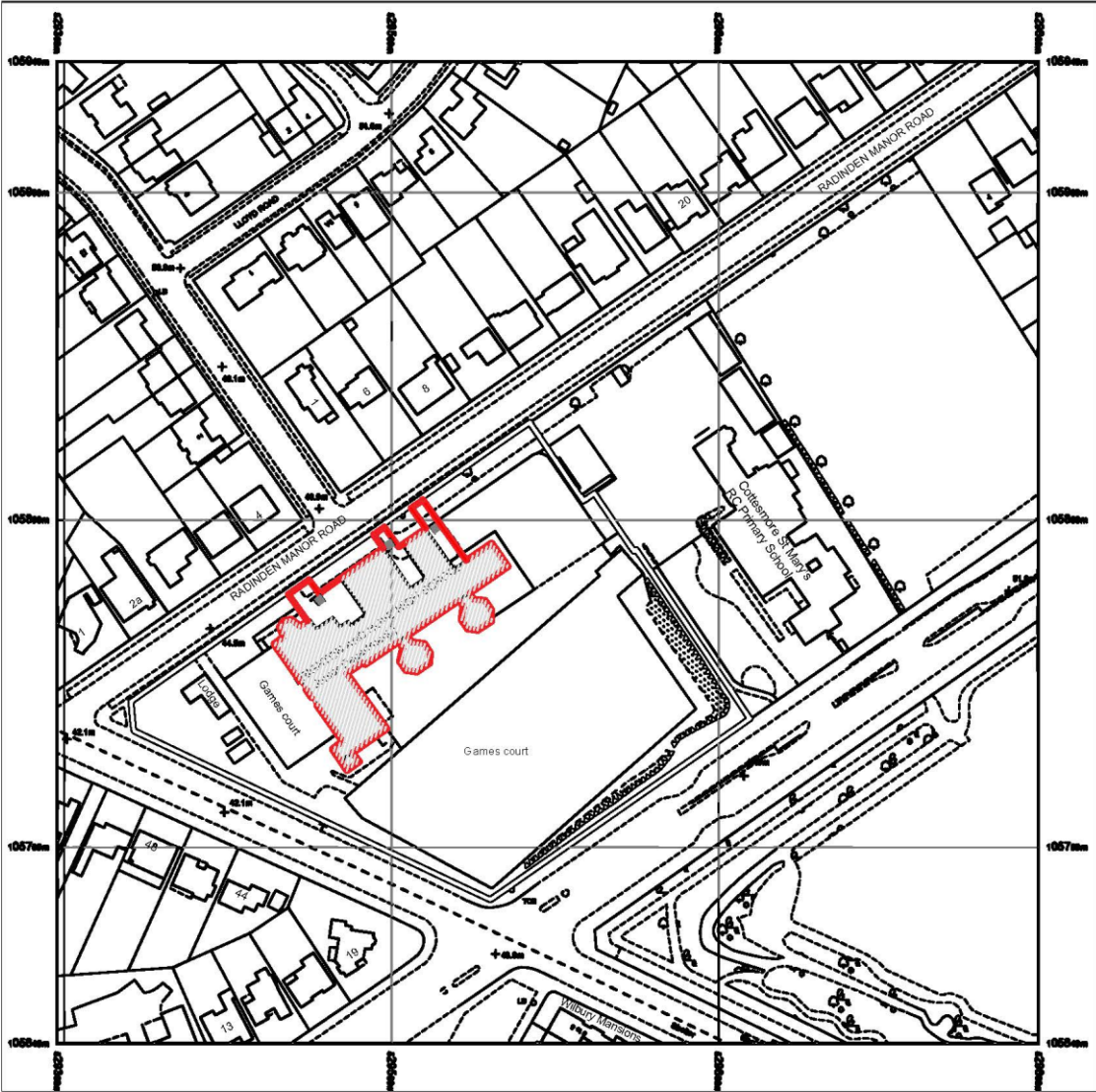
- ▶ Retrospective change of use of the former school building from education use to a large House in Multiple Occupation for a maximum of 47 residents.
- ▶ Temporary permission is sought for two years while the wider site is sold and longer-term proposals are explored.
- ▶ No extensions or external alterations are proposed.

Map of Application Site



Site

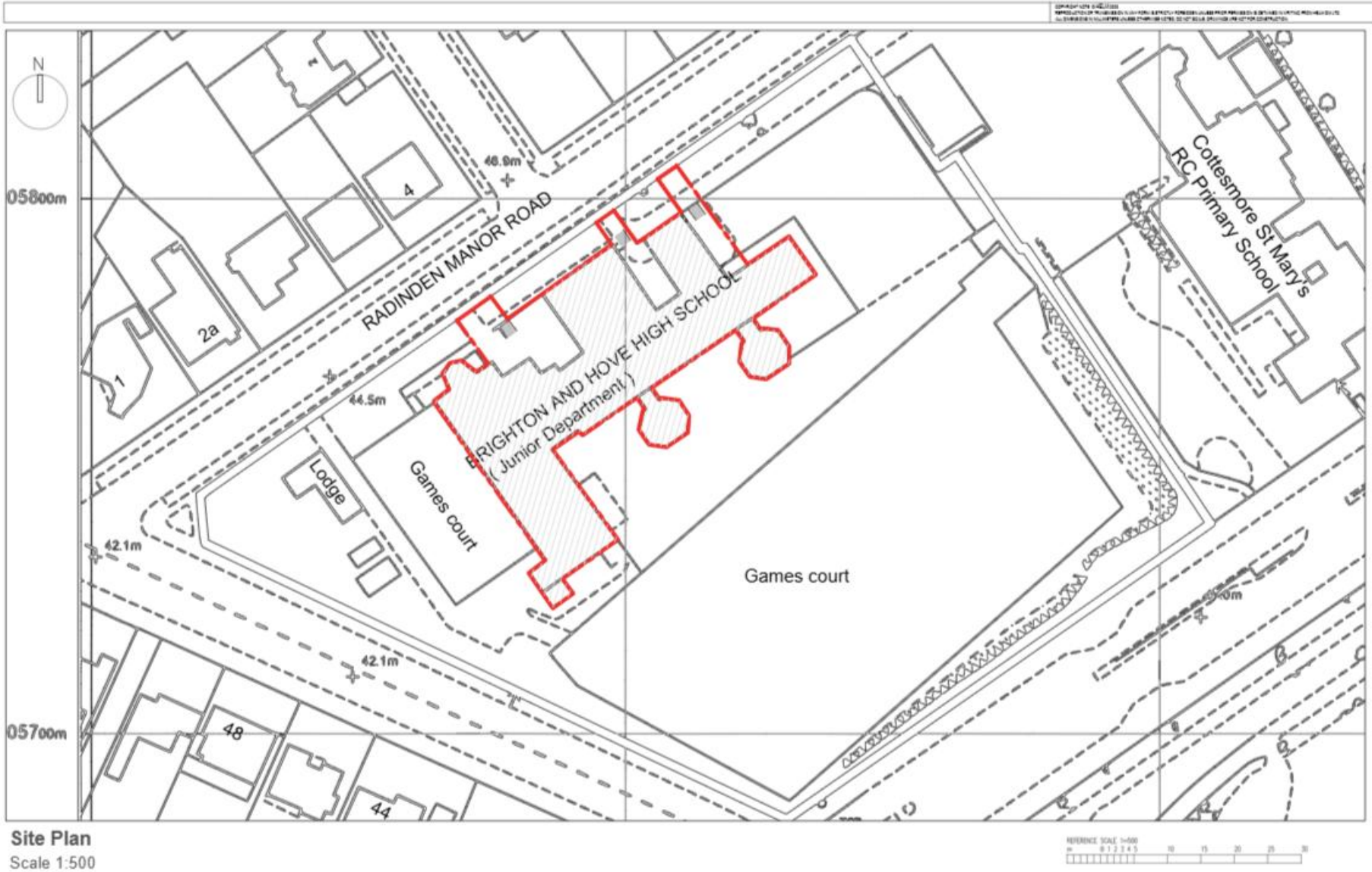
Existing Location Plan



Location Plan



Proposed Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Site



Site

Other Photos of Site

First Floor Communal Area



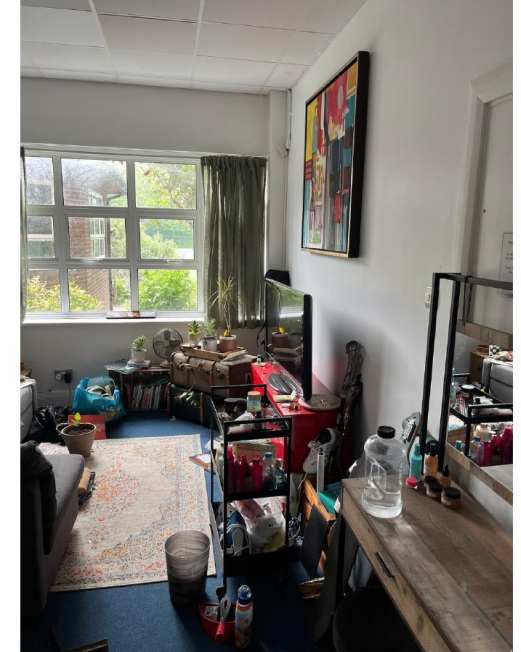
Kitchen



Shower Room



Room 6



Other Photos of Site

Room 10



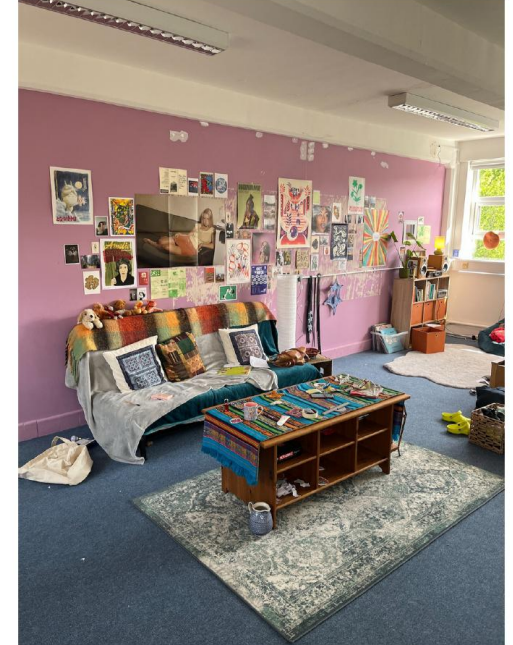
Room 11



Room 43



Room 44



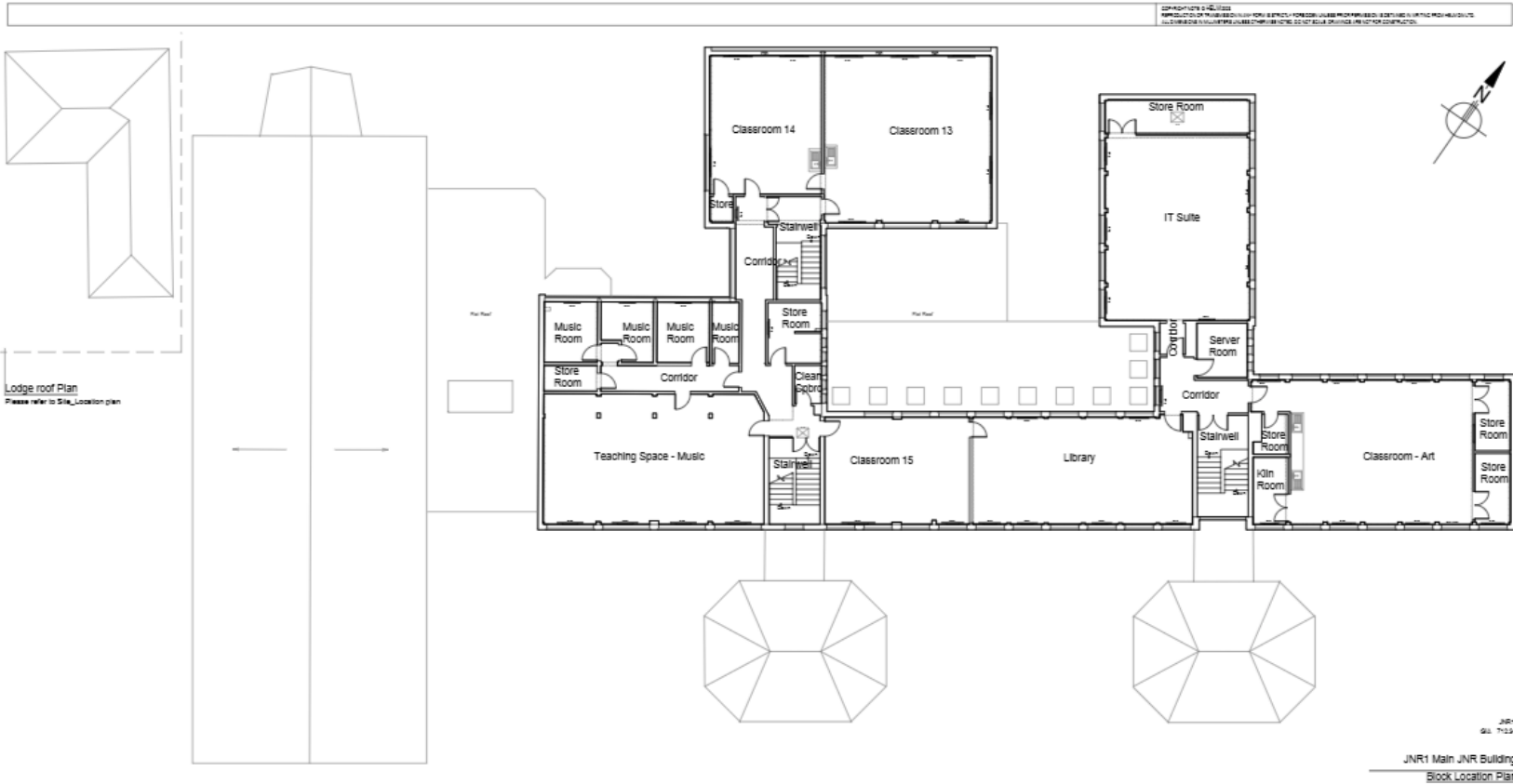
Other Photos of Site



Split of uses/Number of units

- ▶ Large HMO for a maximum of 47 residents
- ▶ 47 single-occupancy bedrooms:
 - ▶ 13 at ground-floor level
 - ▶ 17 at first-floor level
 - ▶ 17 at second-floor level
- ▶ Bedrooms range from approximately 8sqm to 109sqm
- ▶ Approximately 440sqm of communal accommodation:
 - ▶ 47.5sqm kitchen
 - ▶ 140sqm kitchen/dining room
 - ▶ 253sqm communal hall
- ▶ Approximately four parking spaces retained

Existing Second Floor Plan



Second Floor

REVISIONS					REVISIONS				
NO.	DATE	BY	CHKD	DESCRIPTION	NO.	DATE	BY	CHKD	DESCRIPTION
1	18.08.2020	MM	MM	ISSUED FOR PERMIT					
2									
3									
4									
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HELM

design delivered

BRIGHTON HOVE JUNIOR SCHOOL

EXISTING SECOND FLOOR PLAN

DRAWN: VM CHECKED: MM

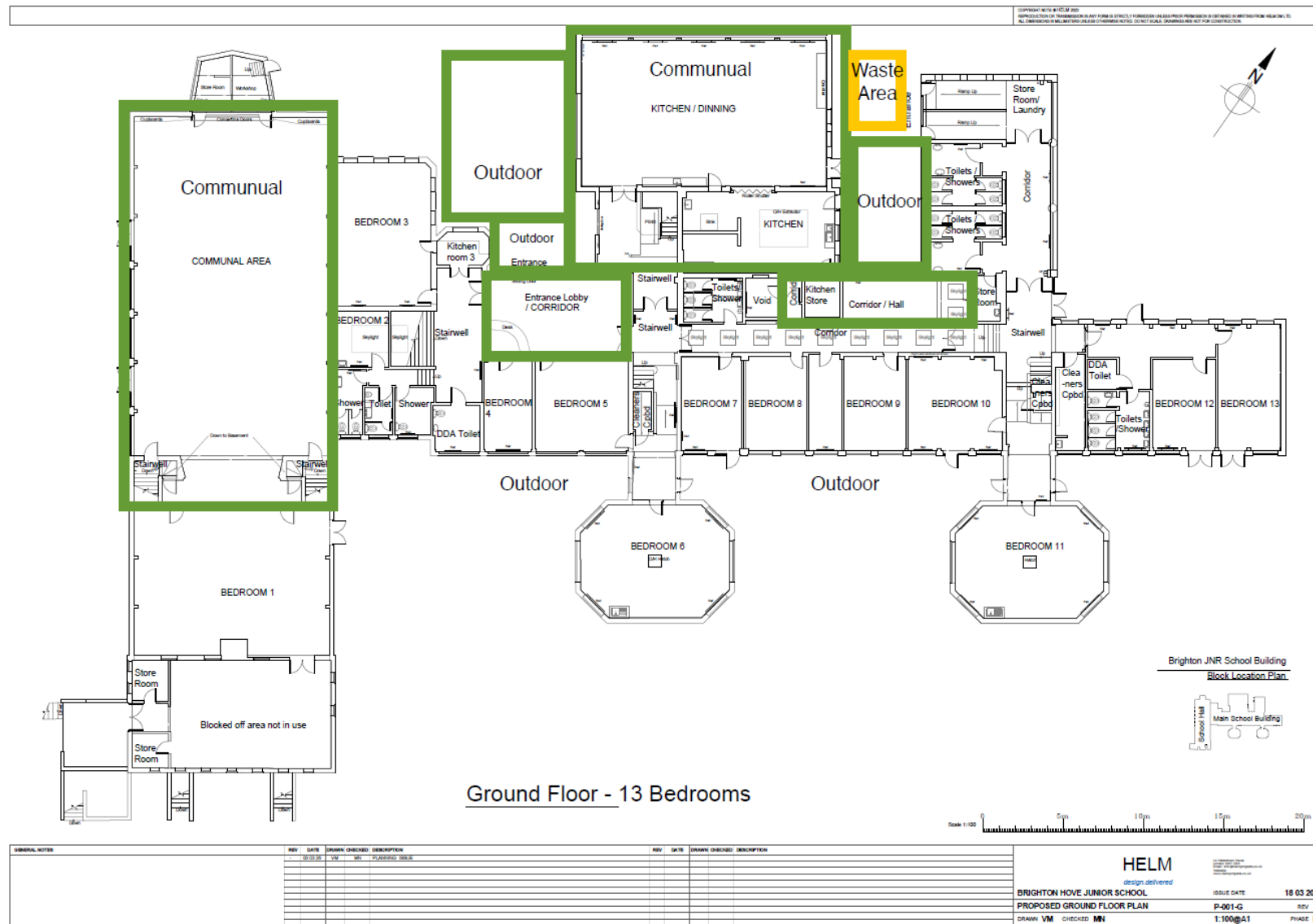
ISSUED DATE: 18.08.2020

PROJECT: A-001-8

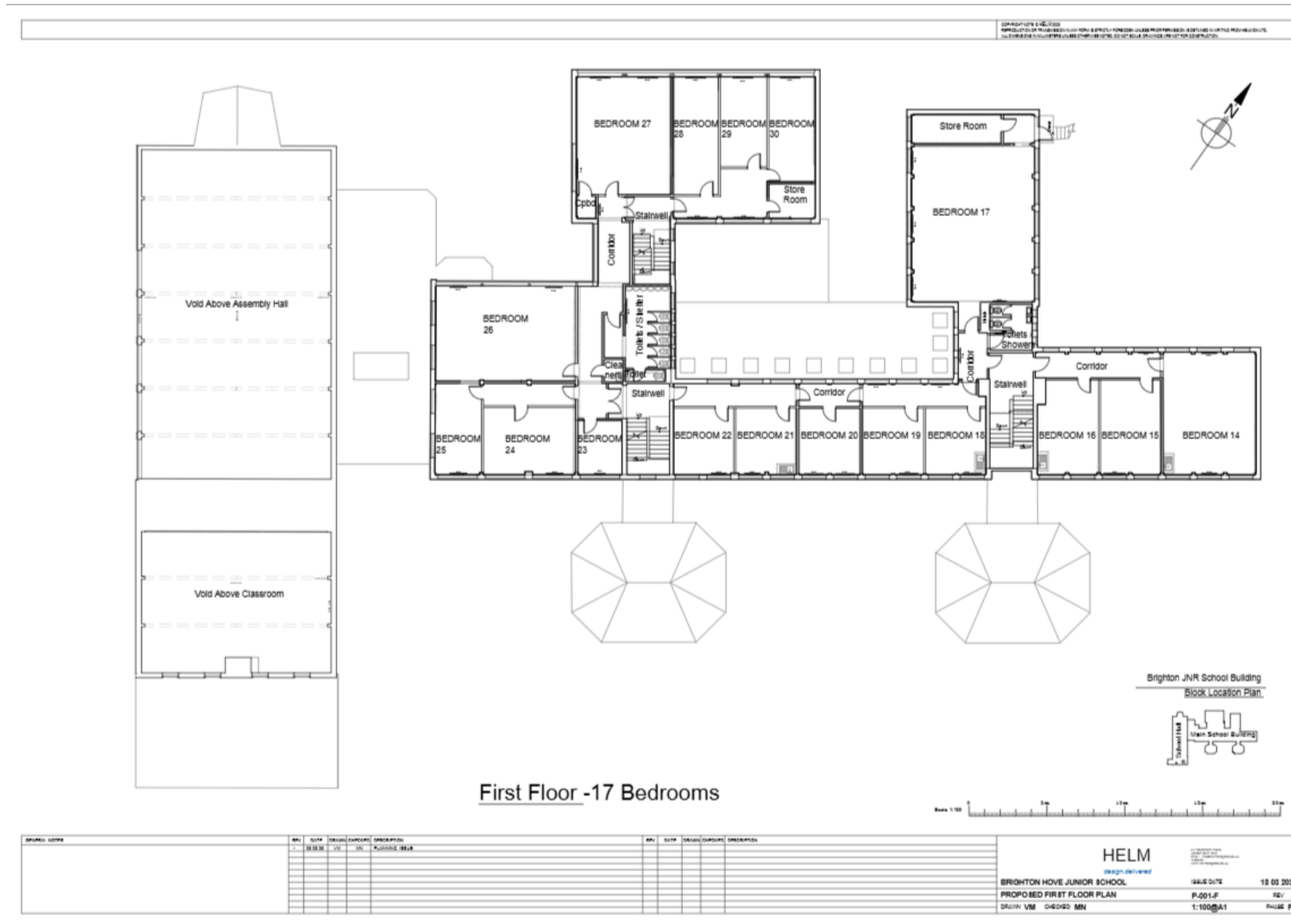
SCALE: 1:100@A1

PROJECT: PL

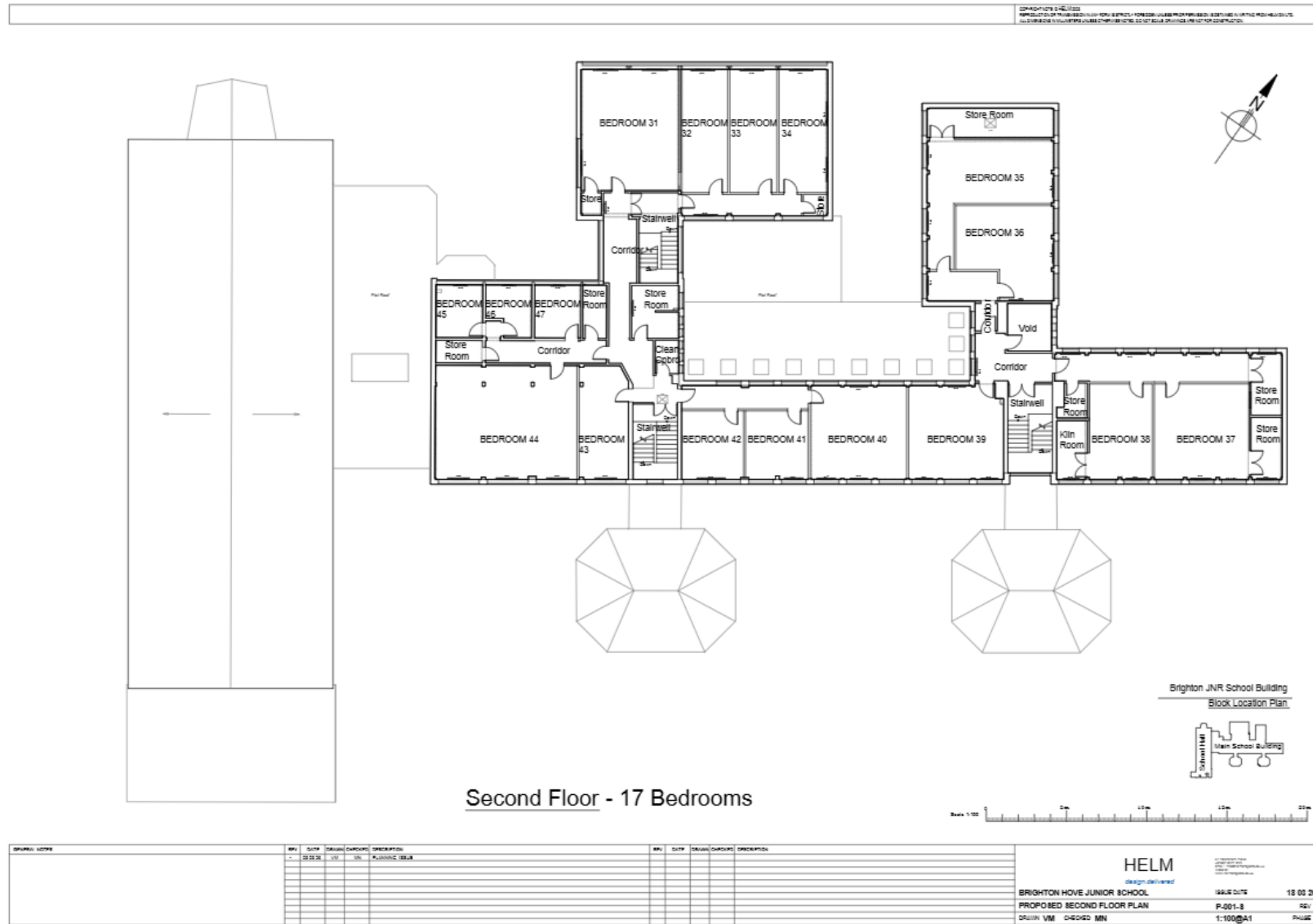
Proposed Plan



Proposed Plan



Proposed Plan



Representations

- ▶ **Seventeen (21) objections** have been received.
- ▶ **Two (2)** representations **support** the proposal.
- ▶ **Two (2)** representations **comment** (neither support nor object).
- ▶ **Councillors Samer Bagaeen and Ivan Lyons** have **objected**.

The main concerns relate to:

- ▶ Noise and late-night disturbance
- ▶ Traffic, parking and pedestrian safety
- ▶ Scale and intensity of occupation; management and control of the 47-person limit
- ▶ Waste storage and collection
- ▶ Loss of the educational/community use
- ▶ Impact on residential amenity and the character of the area

Supporters cite the provision of accommodation and the managed reuse of a vacant building.

Key Considerations

- ▶ Temporary loss of the educational/community use
- ▶ HMO concentration and housing provision
- ▶ Standard of accommodation
- ▶ Noise and neighbouring amenity
- ▶ Management and maximum occupancy
- ▶ Transport and parking
- ▶ Waste and recycling
- ▶ Sustainability/Energy efficiency

Conclusion and Planning Balance

- ▶ Proposal conflicts with City Plan Policy DM9 because the need for the building as an alternative community facility has not been fully demonstrated; however is outweighed in this case by temporary loss only and housing need.
- ▶ HMO use partially meets City Plan policy - the 16.7% HMO concentration within 50m exceeds the 10% threshold in CP21, however meets requirement for less than 20% HMOs in wider DM7 output area (1.4%). On balance acceptable given no loss family dwelling and is for temporary use only.
- ▶ The proposal would provide 47 bedspaces and bring a substantial vacant building into managed occupation. Conditions can mitigate amenity impacts – on number of occupants, management plan and restriction on outdoor amenity area use.
- ▶ Some degree of transport impact expected although limited on-site parking, and nature of proposal means car-use likely to be limited. Also needs to be compared to impact of the previous school use. Site is sustainable and near public transport. An HMO is a residential use in character, location is a residential area; any potential impacts are not considered so harmful or severe to warrant refusal of the application. Transport Team no objection subject to conditions.
- ▶ The bedrooms and communal areas provide an acceptable standard of accommodation.
- ▶ Conditions would secure adequate management, transport information/facilities and waste.
- ▶ NPPF DM8 – weight given to retrospective proposal not sufficient to weigh balance to a refusal
- ▶ **Approval subject to conditions (including 2 yr temporary consent)**

Land South Of 5 College Place

BH2026/00879

7th October 2026



Brighton & Hove
City Council

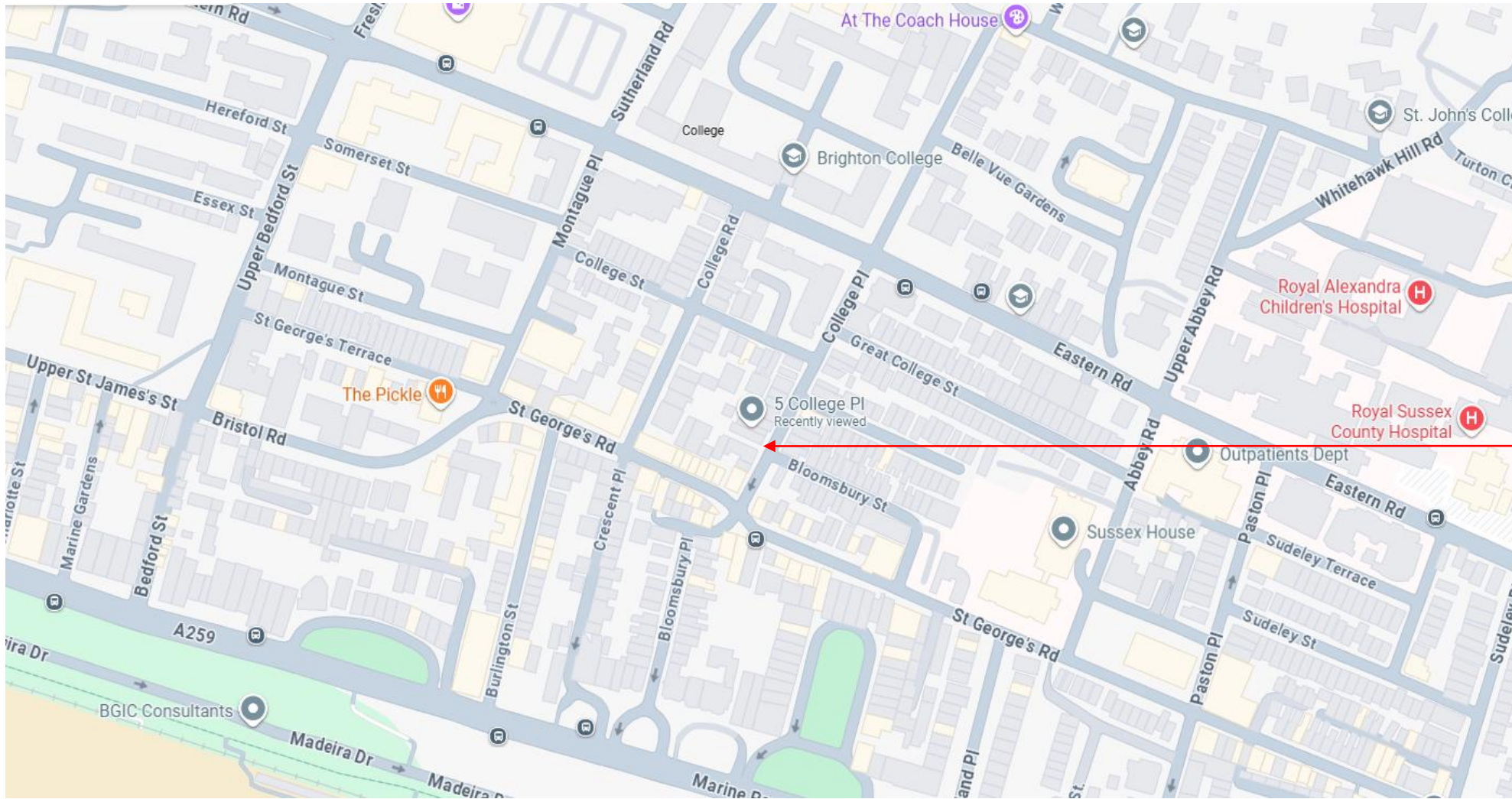
Application Description

New build three-storey infill building on a vacant parcel of land south of No. 5 College Place within the East Cliff Conservation Area. The proposal would provide two self-contained residential dwellings comprising:

- ❑ A one-bedroom flat at ground floor level.
- ❑ A three-bedroom maisonette arranged over the first and second floors.

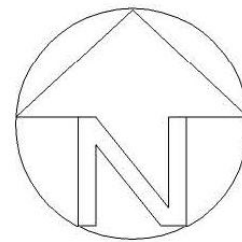
The development includes private amenity space in the form of a rear garden for the ground floor flat and roof terrace for the upper maisonette, together with cycle storage, a single off-street parking space, landscaping and associated boundary treatments.

Map of Application Site



Site

Existing Location Plan



Existing site location plan scale 1:1250 @A3



Proposed Location Plan



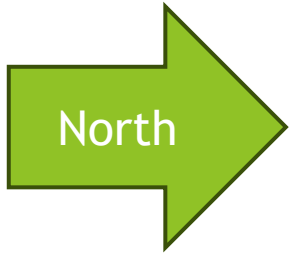
Proposed block plan scale 1:500 @A3



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Looking West towards the site from College Place

Other Photos of Site



Looking West towards the site from College Place



Looking West towards the site from Bloomsbury Street



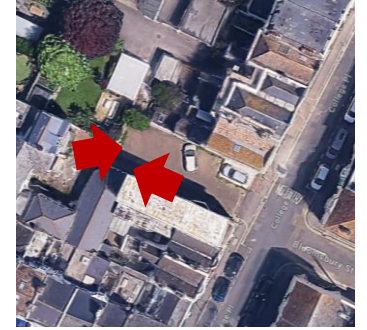
Other Photos of Site



Looking West towards the rear of the site and 4 College Place



Looking East towards the site from within the mews

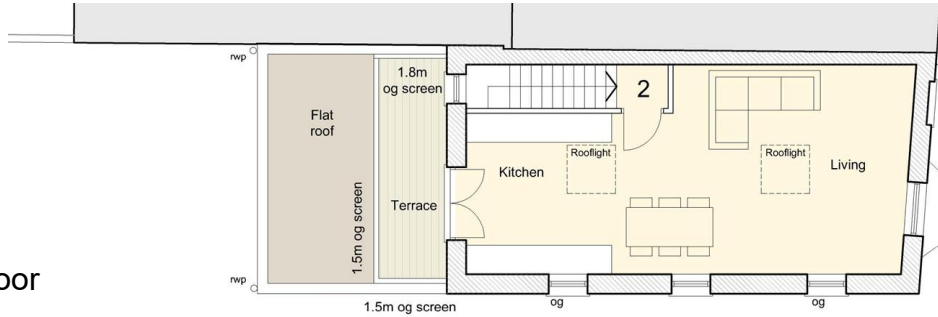


Existing Views



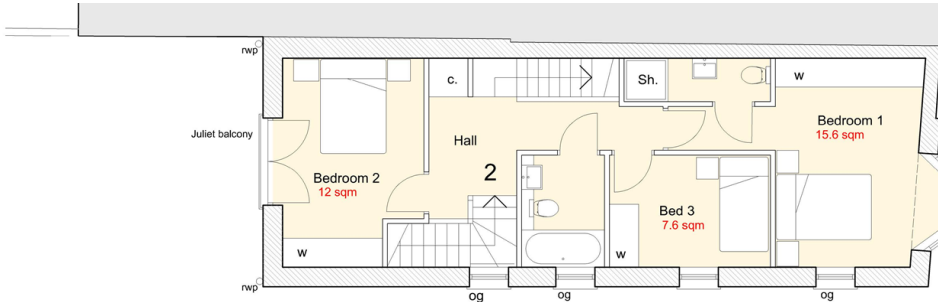
Split of uses/Number of units

Proposed Second Floor

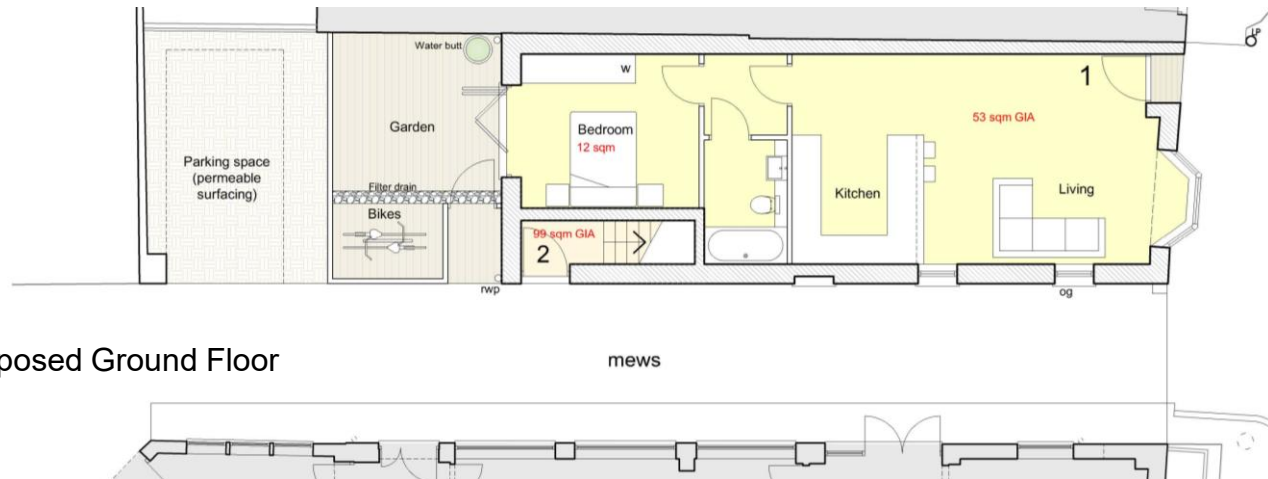


- Unit 1: 1-bedroom flat (G/F)
- Unit 2: 3-bedroom maisonette (F/F-2nd/F)

Proposed First Floor



Proposed Ground Floor



COLLEGE PLACE

Proposed Plan



key

- a new flat roof
- b cycle store
- c private patio garden
- d roof terrace
- e flat roof light
- f parking space

Mews access retained approximately 3.3m at entrance

Planning issue

- C sept 26 roof terrace reduced
- B july 26 additional light angles to 41 College Place added and rear terrace screen revised
- A june 26 planning team comments

rev.	date

No dimensions to be scaled from this drawing. Any dimensions shown on the drawing should be checked on site.

This drawing has been produced for Planning purposes only and should not be used as a Technical or Building Regulations drawing and must not be used for Construction purposes in any way.

This drawing is copyright and should not be reproduced without the permission of the Architects.

client
S.Yates

project
Land Adjacent to 5 College Place
Brighton

drawing
Proposed site plan

scale 1:200@A3 date Oct 2025 drawn nm

2d St Johns Road Hove, East Sussex BN3 2FB
tel: 01273 203230 email:info@taarchitects.co.uk

Turner Associates
Architects and Planning Consultants

TA 1624 /10 C



Proposed site plan scale 1:200 @A3

Proposed East Elevation



92

Proposed contextual street scene / east elevation scale 1: @A3



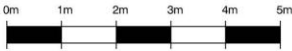
- key
- a existing blind opening
 - b possible blind opening ?
 - c faceted bay with lead roof
 - d unit 1 entrance and doorcase
 - e projecting cornice & parapet
 - f possible piers to mews opening ?

Planning issue

A June 26 planning team comments

rev.	date

Proposed West Elevation



Proposed west elevation scale 1:100 @A3

Planning issue

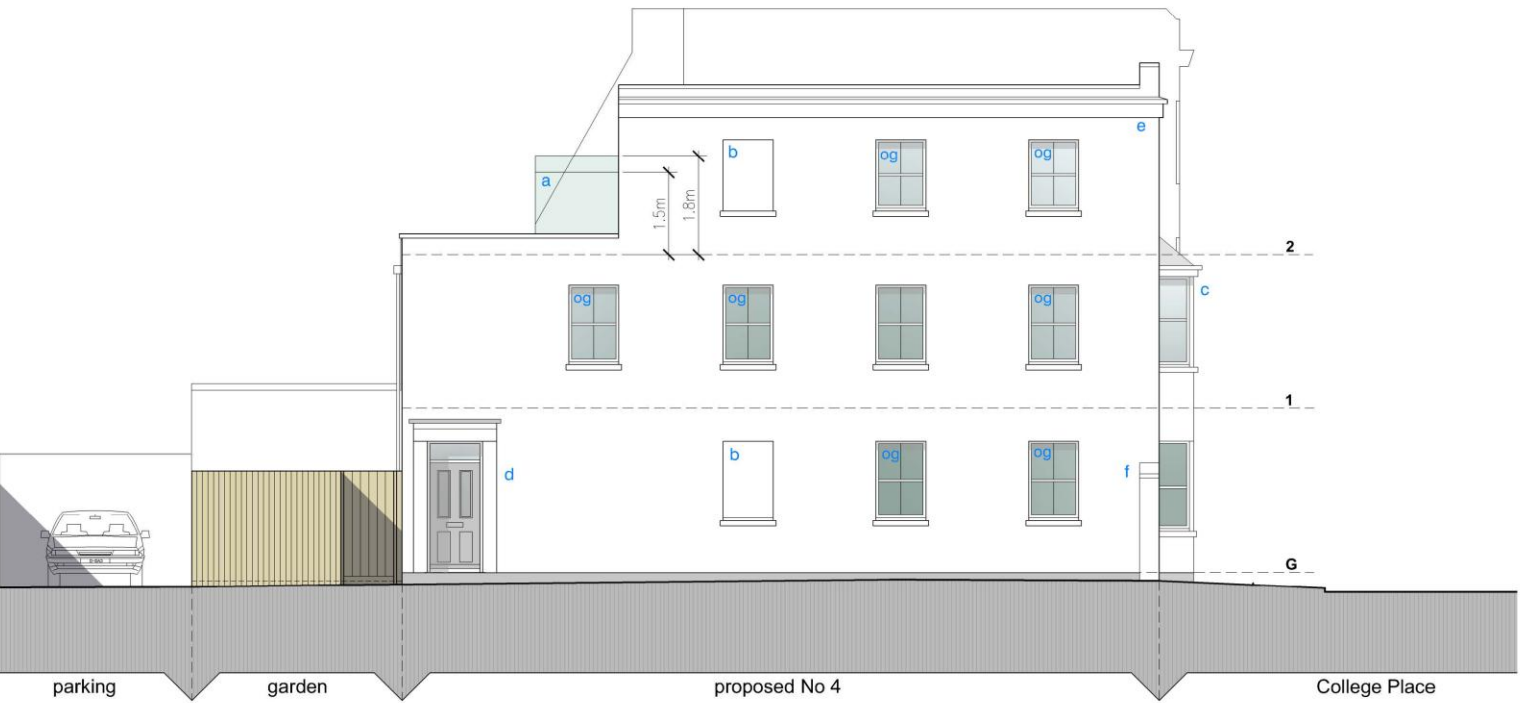
- C aug 26 1.8m og screening added to north side of second floor terrace
- B july 26 additional light angles to 41 College Place added and rear terrace screen revised
- A june 26 planning team comments

rev.	date

Proposed South Elevation



- key
- a roof terrace with guarding
 - b blind opening
 - c faceted bay with lead roof
 - d unit 2 entrance and doorcase
 - e projecting cornice & parapet
 - f possible pier to mews opening
 - og obscured glazing



Proposed south elevation scale 1:100 @A3

Planning issue

- C sept 26 1.8m high og screening added to reduced 1.5m deep terrace at second floor level
- B july 26 additional light angles to 41 College Place added and rear terrace screen revis ed
- A june 26 planning team comments

rev.	date

Representations

11 letters of objection received. The principal concerns raised summarised as follows:

- Overdevelopment of the site.
- Excessive scale, height and massing.
- Harm to the character and appearance of the East Cliff Conservation Area.
- Loss of daylight and sunlight to neighbouring properties.
- Overlooking and loss of privacy.
- Overbearing impact and loss of outlook.
- Potential noise and disturbance from the proposed roof terraces.
- Increased pressure on on-street parking.
- Highway safety and servicing concerns.
- Construction-related impacts during the build period.
- Ecological concerns.

It is also noted that the **Conservation Advisory Group** recommend approval, recognising the benefits of redevelopment of this longstanding gap site within the terrace.

Key Considerations

- ❑ Change of use of former commercial site/the principle of residential redevelopment
- ❑ Housing Supply
- ❑ Effective use of a vacant brownfield site.
- ❑ Sustainability of location and general measures
- ❑ Design and scale and impact to Conservation Area character and appearance
- ❑ Consultee feedback, including Heritage Team
- ❑ Transport impacts
- ❑ Impact to amenity- daylight, sunlight, outlook, privacy, noise and disturbance
- ❑ Standard of accommodation
- ❑ Biodiversity.

Conclusion and Planning Balance

- ❑ Site redundant for previous use; principle of residential redevelopment makes effective use of vacant brownfield site in a sustainable location. Significant weight given to the delivery of additional housing.
- ❑ The proposal provides an opportunity to repair the urban grain of the street and close a long-standing gap in townscape, and reinforce the established terrace frontage. Design improved during course of application and proposal preserves the character and appearance of the East Cliff Conservation Area.
- ❑ Site will have a degree of impact to neighbours but not so harmful to warrant refusal; the submitted assessments and information demonstrate that impacts on amenity, including daylight, sunlight, outlook and privacy, would remain within acceptable limits.
- ❑ Standard of accommodation acceptable, complies with Policy DM1, meets NDSS and both units benefit from outdoor amenity space.
- ❑ Transport impacts are acceptable; provision of cycle parking and car parking space.
- ❑ Recommended planning conditions will secure high-quality materials, landscaping, privacy screening, obscure glazing, sustainable and biodiversity measures and other measures to mitigate potential impacts.
- ❑ **Approval recommended**

25 Drove Road, Woodingdean
BH2026/01166

7th October 2026



Brighton & Hove
City Council

Application Description

Change of use of land to commercial equine, erection of stables, barns and siting of a mobile home to be occupied for a temporary period of 5 years (retrospective).

This is a cross-boundary application with the South Downs National Park Authority.

The access to the site is within the Brighton & Hove boundary, however the majority of the site itself where the equine use occurs is within the South Downs National Park.

Map of Application Site



Application site

Application site indicated by the star, in relation to the rest of Woodingdean.

Application site & LPA boundaries



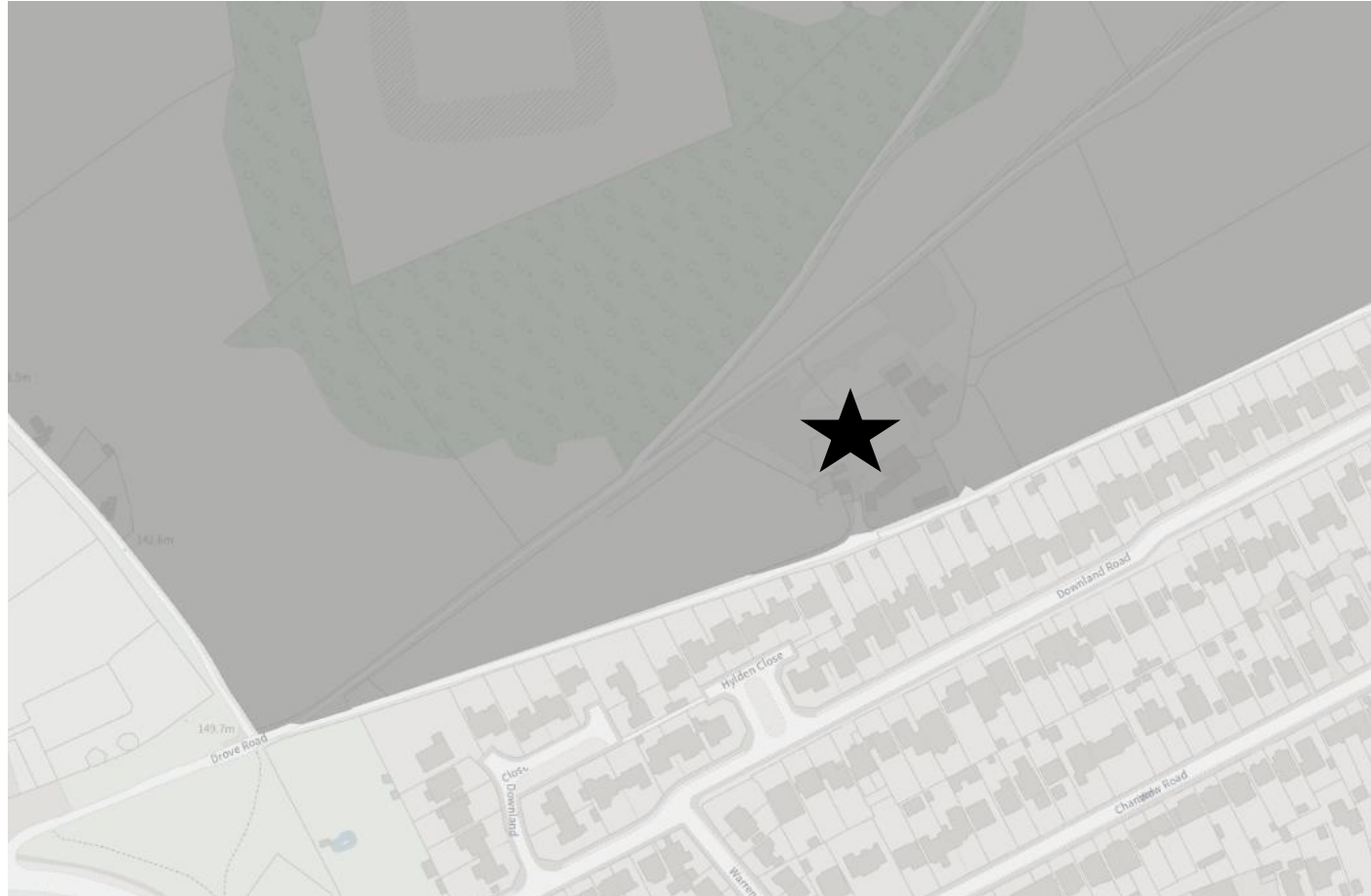
Application site

South Downs National Park

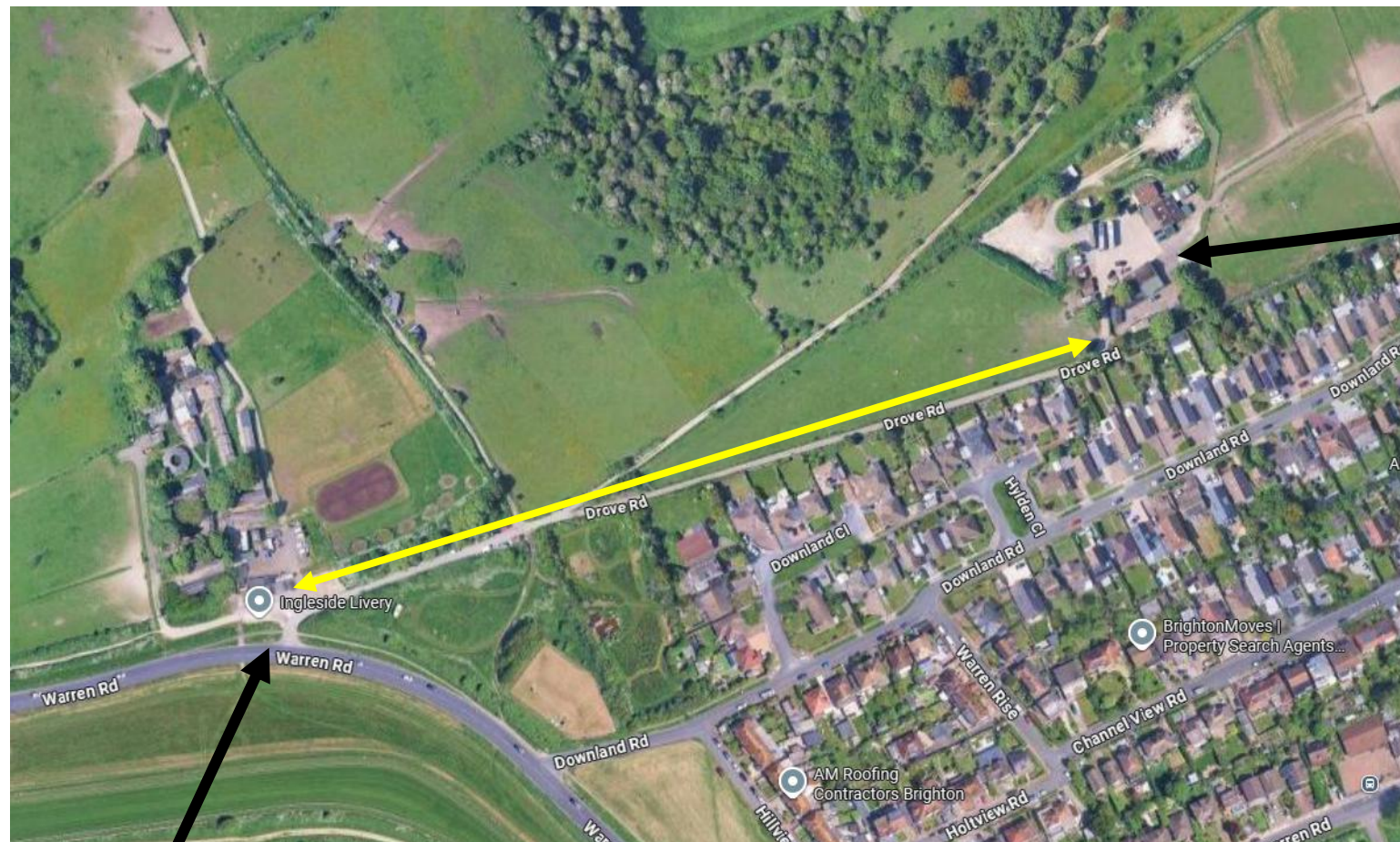


This grey shading on the map is the extent of the South Downs National Park (SDNP). The South Downs National Park Authority (SDNPA) is responsible for determining the applications within the Park area.

Drove Road runs just south of the grey shading, it is outside the Park Area and within the BHCC area.



Map of Application Site

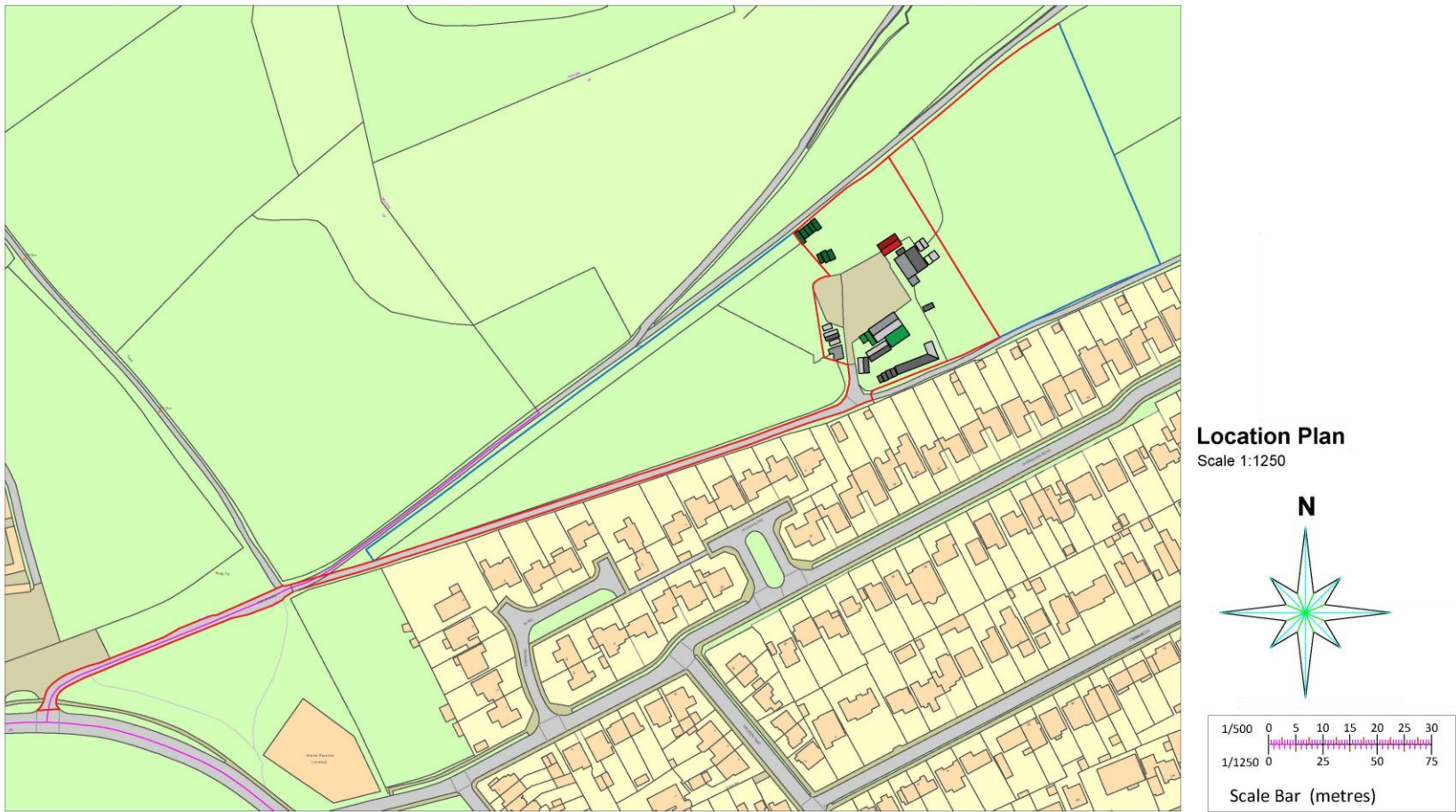


Application Site

Access from Warren Road to Drove Road which is a Byway Open to All Traffic (BOAT) (shown in yellow) and the access to and from the site.

Existing Location Plan

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Aerial Photo of Site



3D Aerial Photo of Site



Brighton & Hove
City Council

3D Aerial Photo of Site



Entrance from Drove Road



The timber gate in the centre retracts for access to the site (horse, pedestrian, cycle and vehicle).



Beyond the application site entrance Drove Road is not accessible to vehicles.

Drove Road (looking west, towards the junction with Warren Road)



Drove Road (looking east, just before the entrance to the site)



Representations (support)

Twelve (12) representations received supporting the application on the following grounds:

- ▶ The applicant has an established need to be onsite to facilitate successful horse breeding
- ▶ It is a well-run local independent business and should be supported
- ▶ There is a public benefit from the improvements to the pre-existing buildings
- ▶ The applicant provides a valuable service for local horse owners
- ▶ The application supports the local rural businesses and the equestrian community
- ▶ The site offers benefit to the wider community including children with additional needs

Councillor Jacob Allen and Councillor Jacqui Simon support the application for the following reasons:

- ▶ The application represents an appropriate and pragmatic approach for the site
- ▶ Equine activity has been part of the landscape and economy in the area
- ▶ The new buildings would improve animal welfare and storage
- ▶ The temporary residential use is justified for operational reason
- ▶ It is a small-scale enterprise which is sensibly managed within the SDNP
- ▶ There have been no complaints arising from the site

Representations (objections)

Eleven (11) representations received objecting to the application on the following grounds:

- ▶ Previous applications have been refused and orders made to remove all structures/previous restorative work not undertaken
- ▶ Harm to landscape and wildlife; cumulative impacts on wildlife if a residential use established
- ▶ Increased vehicle movements and traffic result in conflicts between access track users
- ▶ Track is illegally used by motorbike and electric scooters
- ▶ Track condition - Improvements to the tracks are required; will be made worse
- ▶ Safety - A 5mph speed limit should be implemented
- ▶ Use questioned - site is being used for car parking; living accommodation unnecessary/unjustified; examples of similar development in area have occupancy safeguards; claims it is a stud farm questioned; sets unwanted precedent for residential accommodation in SDNP
- ▶ Noise and disturbance
- ▶ Overdevelopment of the site
- ▶ The use is not genuinely temporary, as there has been a long history of temporary uses
- ▶ Reports submitted are out of date

Key Considerations

This is a cross-boundary application and therefore the applicant has submitted a corresponding application to the South Downs National Park Authority for them to consider the development within their boundary (this remains under consideration).

A similar application for the site was approved in 2022 (BH2022/01584).

The access to the site falls outside of the National Park but within the Brighton and Hove boundary, therefore the key considerations for Brighton and Hove as Local Planning Authority are:

- **Access and Traffic**
- **Impacts on neighbour amenity**
- **Impact on the Setting of the South Downs National Park.**

The applicant requires both BHCC and SDNPA applications approved to proceed, but they can be dealt with independently and separately.

Conclusion and Planning Balance

- ▶ The proposal is temporary and is considered acceptable. It does not lead to a significant increase in trips to and from 25 Drove Road which would result in a harmful impact on neighbouring amenity or increased highway safety risks.
- ▶ No physical changes are proposed to the width/type/surfacing of the access point or to Drove Road, which remains a relatively low key single track access road, and this is appropriate for its rural setting.
- ▶ The equestrian use within the wider site would not result in any significant increase in trips on the access track. The application has been fully assessed by the Transport Team, and no concerns have been raised.
- ▶ It is considered that this development would not result in an unacceptable impact on neighbouring amenity or highway safety or adversely affect the setting or purpose of the National Park. The proposal is in accordance with policy CP9, SA4 and SA5 of the City Plan Part One and policies DM36, DM33, DM20 and DM40 of the City Plan Part Two.
- ▶ It should be remembered that as a cross-boundary application, the remaining matters, not assessed by BHCC LPA are the responsibility of the SDNPA LPA to assess.
- ▶ NPPF DM8 – weight given to retrospective proposal not sufficient to weigh balance to a refusal
- ▶ The scheme is therefore recommended for **approval**.