

21st June 2017 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
1	1-3 Ellen Street, Hove	BH2016/02663	Revised layout and fenestration drawings have been received which improve levels of daylight to the residential units in the development.
49	65 Orchard Gardens, Hove	BH2016/05312	<p>Housing Strategy: Updated comment following revisions to proposed affordable housing provision: The proposed affordable housing provision of 5 x 1-bedroom and 4 x 2-bedroom units with a tenure split of 5 x affordable rent and 4 x shared ownership is supported.</p> <p>Sustainability: Further comments following the submission of an amended sustainability checklist: A revised Sustainability Checklist has been submitted. This includes the following measures to address City Plan Policy CP8: a proposed rainwater harvesting system; use of sustainable materials; meeting minimum standards for energy and water efficiency; the non-residential development is targeting BREEAM ‘excellent’ (though BREEAM ‘very good’ is the expected standard).</p> <p>The scheme could be improved and address policy CP8 more fully by proposals for green walls or roofs; incorporation of biodiversity habitats; provision for composting.</p> <p>The Sustainability Checklist confirms that heating will not be provided through a communal heating system. As such, it is not appropriate to secure that the scheme have capacity for future connection to a district heat network.</p> <p>Whilst the scheme has not addressed policy CP8 particularly well, the minimum building standards have been targeted, and as such there is no objection. In the event of approval, the following conditions should be applied:</p> <ul style="list-style-type: none"> • Standard condition for minimum energy and water efficiency for new dwellings • BREEAM ‘very good’ New Construction for non-residential development.
147	Brighton College, Eastern Road	BH2017/00482	<p>Sport England: Additional Consultee Comment: The application proposes the siting of a modular building on one of the tennis courts/MUGAs, thereby taking this tennis court/MUGA out of use for the duration of</p>

			<p>the time this building is in place.</p> <p>In considering this application, Sport England consulted the LTA, which stated that Brighton College is an independent school (catering for boys and girls aged 3 – 18). It is not aware of any community use/access for these tennis courts. Although 156 weeks (3 years) is a relatively long time to lose access to this MUGA and tennis provision, Brighton College also has good links with a local tennis club (Preston) for students wishing to progress further and it is likely they may be able to negotiate access to continue current provision. The LTA is also aware that they compete in team tennis - a singles and doubles based team competition, and may have access to other venues through this as well.</p> <p>Therefore, the LTA has no objection to the temporary loss of this area, based on the fact that tennis provision is likely to be continued off site. The proposed development results in a minor encroachment onto the playing field (in as much that the tennis court/MUGA is considered to be playing field in this instance). However, having considered the nature of the playing field and its ability to accommodate a range of pitches, it is not considered that the development would reduce the sporting capability of the site. As such, Sport England is satisfied that the proposed development broadly meets the intention of the following Sport England Policy exception:</p> <p>E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.</p> <p>This being the case, Sport England <u>does not wish to raise an objection</u> to this application.</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).