

6 November 2024 Planning Committee – Additional Representations

Item & Page #	Site Address	Application No.	Comment
E p.100-103, 105, 111	Roedean House 14 Roedean Way Brighton BN2 5RJ	BH2024/01946	<p>Consultee comment received from the <u>County Archaeologist</u> <i>“If the Local Planning Authority is minded to grant planning permission, then we ask that the following conditions be applied:</i></p> <p><i>1 No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.</i></p> <p><i>2 The archaeological work shall be carried out in accordance with the approved written scheme of investigation and a written record of all archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigation unless an alternative timescale for submission of the report is agreed in writing with the Local Planning Authority.”</i></p> <p><u>Officer Note</u> – these conditions already formed part of the recommendation.</p> <p>Consultee comment received from <u>County Ecologist</u> <i>General support for the proposals. Clarifications were initially sought regarding the suitability of the existing trees for bat roosting and the calculation methodology within the BNG metric, however an updated Bat Survey has been provided confirming that the existing trees offer negligible bat roosting potential, and it has since been clarified that the proposal meets the self-build BNG exemption criteria.</i></p> <p>Consultee comment received from the Local Highways Authority <i>No objection</i></p>

Updates to conditions

Condition 15 – amended wording to no longer require this window to be non-opening below 1.7m from the internal floor as views from it would be angled away from the western neighbour so not considered necessary.

Conditions 17, 18, 19 and 20 – deleted as these conditions are no longer necessary due to the scheme being exempt from Biodiversity Net Gain (see below).

New Condition – to secure details of the proposed green roofs:

“No development above ground floor slab level of any part of the development hereby permitted, other than demolition, shall take place until details of the construction of the green roofs have been submitted to and approved in writing by the Local Planning Authority. The details shall include a cross section, construction method statement, the seed mix, and a maintenance and irrigation programme. The roofs shall then be constructed in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure that the development contributes to ecological enhancement and sustainability on the site and in accordance with Policy DM37 of Brighton & Hove City Plan Part 2, Policies CP8 and CP10 of the Brighton & Hove City Plan Part One and Supplementary Planning Document SPD11 Nature Conservation and Development.”

Updates to Officer Report

Replacement paragraph relating to BNG exemption:

Biodiversity Net Gain

This scheme was considered exempt from the need to secure mandatory biodiversity net gain under Schedule 7A of the TCPA because:

- *It is a self-build/custom build application.*