



## PLANNING COMMITTEE LIST

### **Brighton & Hove** COUNCILLOR REPRESENTATION **City Council**

**Cllrs. Jackie O'Quinn, Birgit Miller & Trevor Muten**  
**BH2023/02859 – Brighton Hove And Sussex Sixth Form College**

**02/02/2025:**

I am writing on behalf of local residents to object to the following planning application put in by BHASVIC:

BHASVIC is a popular and highly successful 6th Form College and generally local residents are supportive of the school. However, alarm bells have begun to ring as the above phased application put in by BHASVIC in 2023 is not the end of the development that the college wishes to propose – they will be putting in an application for 2 All-weather pitches which will be located to the north of the land they own on BHASVIC field and adjacent to the proposed 3 storey site.

Obviously, that application is yet to be made, but it has meant a closer and more critical look by local residents at the current application for a major expansion at BHASVIC.

I have also noted that in the 'Design and Access' statement that BHASVIC is planning for a Teaching Bloc to be built in the future on the existing hard surfaced area, called the Courtyard, by the Refectory, and to create a new feature courtyard entrance adjacent to the current car parking area. So, it would appear that almost the entire footprint of the college will be built on.

#### **Overdevelopment -**

In 2020 a large 4 storey Media block was built adjacent to Old Shoreham Road and there were objections to this, including one from me as a councillor. Various amendments were requested in order that it did not impact so heavily on the local community with noise, traffic and visitors (guests). I was informed beforehand during a tour of the school by the Headteacher that they space was necessary as they had a lack of space per pupil and were very cramped. I could see this was true, but at the point that I visited numbers were only just above 2,000 students and they now stand at 3,750 and it's anticipated they will go well over 4,000 in the near future. Thus, it seems that as new buildings are built so more students are given places, and the college becomes more cramped again so asks for more space – a never-ending story. There is the caveat that as numbers of students are predicted to decrease in 5-6 years the college may end up with not enough money to maintain all the buildings they aim to provide.

The proposed 3 storey building is considerably higher than the present 2 storey modular buildings and will be seen quite clearly from Dyke Road and also from Old Shoreham Road whereas the 2 storey temporary buildings, although unattractive, do not have such a dramatic effect on the skyline and less of a 'blocky' impact. The new building proposed also has a much larger footprint than the previous modular buildings. Crocodile Walk, which is heavily used by locals, will also be overshadowed by such a tall and very substantial building, creating a very closed-in feeling for those using it, especially as the proposed building will be closer to the fence by Crocodile Walk. The Photomontage in the documents provided in the planning application gives one an excellent idea of just how large this block is.



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#### **More temporary buildings**

Whilst the proposed large block building is being built it is proposed that a 3 storey temporary modular building will be built to house the facilities being offered currently in the other temporary buildings whilst the new block is being built. It isn't quite clear where they will be placed but it seems they will be placed to the north of the netball court – which could mean the north of the field by the new building as there isn't really space above the present temporary modular building which is built on what was previously the netball court. This part of the application is very unclear.

The college have agreed with Sport England that the netball court will be refurbished when the modular building is taken down as Sport England had objected to the removal of a sports area. The college have also agreed that the green space used for sport that the 3 temporary modular buildings occupy to the north of the site will be re-created elsewhere on the field once the 3 storey block is complete. If you feel confused by this point, then you can imagine how local residents feel.

#### **Impact of growing numbers of students and staff, both teaching and ancillary at BHASVIC**

The growing number of students at BHASVIC is having a major impact on the local area mainly due to increased traffic, issues with parking and also waiting on double yellow lines with engines idling, and large numbers of students congregating in the 7 Dials area with some local cafes having to ask that all students buy something when using their premises.

Cardinal Newman is only a short distance away and now has 2,700 students and then there is Cottesmore on the Upper Drive plus a number of private schools in the area thus contributing to heavy traffic congestion with parents dropping off and picking up pupils with all the attendant issues that creates. The proposed building at BHASVIC will undoubtedly create further pressures as it will serve to attract more students, staff and visitors to the college.

Thus, I ask to speak to the planning committee when this application comes before them as it will due to the number of objections.