

## 2<sup>nd</sup> April 2025 Planning Committee – Additional Representations/Information

Page	Site Address	Application No.	Comment												
Item A, p26 and Item B, p 129	Land And Part Of Foot Golf Course And Benfield Barn At Benfield Valley Hangleton Lane Hove	BH2024/01720 / BH2024/01721	<p><b>2 additional representations</b> received from neighbours including the Benfield Valley Project <u>objecting</u> to the proposal on following grounds:</p> <ul style="list-style-type: none"> <li>- Loss of green 'lung' and wildlife habitat housing rare/endangered species; cannot be satisfactorily mitigated</li> <li>- Loss of space that is used for community activities</li> <li>- Loss of space that contributes to mental and physical wellbeing, and improves air quality/noise</li> <li>- There was much opposition to allocations in City Plan Part 2</li> <li>- City should meet housing needs (incl affordable) on brownfield sites/using empty homes to protect greenfield</li> <li>- Flood risk</li> <li>- Heritage assets deliberately devalued; illegal removal of listed walls</li> <li>- Contrary to covenant</li> </ul> <p><b>Note:</b> No additional matters raised beyond those already considered and set out in the report.</p> <p><b>Condition 1</b> - The drawing/document numbers/references to be approved are:</p> <table border="1"> <thead> <tr> <th>Plan Type</th><th>Reference</th><th>Version</th><th>Date</th></tr> </thead> <tbody> <tr> <td><b>Proposed drawings (Heritage Demolition/ Existing)</b></td><td>A542_PMA_XX_00_DR_A_340000 – 340005 inclusive</td><td></td><td>4/12/24</td></tr> <tr> <td><b>Proposed drawings (Barn Elevations)</b></td><td>A542_PMA_XX_XX_DR_A_340006</td><td>P01</td><td>17/10/24</td></tr> </tbody> </table>	Plan Type	Reference	Version	Date	<b>Proposed drawings (Heritage Demolition/ Existing)</b>	A542_PMA_XX_00_DR_A_340000 – 340005 inclusive		4/12/24	<b>Proposed drawings (Barn Elevations)</b>	A542_PMA_XX_XX_DR_A_340006	P01	17/10/24
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			<b>Proposed drawing (site location)</b>	A542_PMA_XX_00_DR_A_300000	P02	4/10/24
			<b>Proposed drawing (typology)</b>	A542_PMA_XX_00_DR_A_300002	P02	4/12/24
			<b>Proposed drawing (affordable)</b>	A542_PMA_XX_00_DR_A_300003	P03	4/12/24
			<b>Proposed drawing (Floor Plans Site-Wide)</b>	A542_PMA_XX_00_DR_A_300010 to 300014 inclusive		27/1/25
			<b>Proposed drawings (elevations Site-Wide)</b>	A542_PMA_XX_XX_DR_A_300020 to 300025 inclusive		10/7/24
			<b>Proposed Floor Plans (Heritage)</b>	A542_PMA_XX_00_DR_A_310000 to 310003 inclusive		4/12/24
			<b>Proposed drawings (Apartment Block A)</b>	A542_PMA_XX_XX_DR_A_310005	P01	10/7/24
			<b>Proposed drawings (Apartment Block B)</b>	A542_PMA_XX_XX_DR_A_310006	P02	4/12/24
			<b>Proposed drawings</b>	A542_PMA_XX_XX_DR_A_310007	P02	4/12/24

			(Apartment Block C)			
			Proposed drawings (Apartment Block D)	A542_PMA_XX_XX_DR_A_310008	P02	4/12/24
			Proposed drawings (House Types Floor Plans)	A542_PMA_XX_XX_DR_A_310010 – 310044 inclusive		10/7/24
			Proposed drawings (Heritage Elevations)	A542_PMA_XX_XX_DR_A_330000 to 30002 inclusive		4/12/24
			Proposed drawings (Proposed barn elevations)	A542_PMA_XX_XX_DR_A_330006	P01	
			Proposed drawings (Apartment Block A elevations)	A542_PMA_XX_XX_DR_A_330005	P01	10/7/25
			Proposed drawings (Apartment Block B elevations)	A542_PMA_XX_XX_DR_A_330006	P02	4/12/24
			Proposed drawings	A542_PMA_XX_XX_DR_A_330007	P02	4/12/24

			(Apartment Block C elevations)			
			Proposed drawings (Apartment Block D elevations)	A542_PMA_XX_XX_DR_A_330008	P02	4/12/24
			Proposed drawing (House Types Elevations)	A542_PMA_XX_XX_DR_A_330010 – 330044 inclusive		10/7/24
			Proposed Drawing (Landscape southern parkland 1 of 2)	12545-LUC-LD-PLN-001	rev P05	10/3/25
			Proposed Drawing (Landscape GA Residential)	12545-LUC-LD-PLN-002	rev P07	10/3/25
			Proposed Drawing (Landscape southern 2 fo 2)	12545-LUC-LD-PLN-003	rev P05	10/3/25
			Proposed Drawing	12545-LUC-LD-PLN-004	rev P06	10/3/25

			(Landscape Northern 1 of 2)			
			Proposed Drawing (Landscape North 2 of 2)	12545-LUC-LD-PLN-005	rev P07	10/3/25
			Proposed Drawing (Landscape northern 2 of 2)	12545-LUC-LD-PLN-007	rev P09	10/3/25
			Proposed drawing (Drainage)	HBENFIELD.23/20	November 2024	4/12/24
			Document	Sustainability Statement	11924-WCL-ZZ-ZZ-RP-Y-1-002 Revision and Further Responses 14/10/24 & 29/10/24	10/7/24, 18/10/24 and 30/10/24
			Document	Energy Strategy/BREEAM	11924-WCL-ZZ-ZZ-RP-Y-0001 Rev 02 June 2024; and BREEAM New Construction 2018 V6.1 Tracker received 30/10/24	10/7/24, 30/10/24
			Document	Lighting Strategy & Outdoor Lighting Report	DFL	10/7/24
			Document	Outline Landscape Management Plan		6/12/24

			<b>Document</b>	Broad Oak Arboricultural Assessment	26/11/24	9/12/24
			<b>Document</b>	Flood Risk Assessment and Surface Water Drainage Strategy	Mayer Brown July 24	10/7/24 and 4/12/24
<p><b>Condition 7</b> - amend Saturday construction working hours to 8.30am - 2pm (instead of 9am-1pm), to allow greater flexibility given limited time period.</p> <p><b>Condition 13</b> – add wording for clarity: <i>“Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased <u>as a direct result of the development</u> shall be replaced in the next planting season with others of similar size and species.”</i></p> <p><b>Condition 16</b> – add additional requirement to help direct newcomers to the site: <i>”p) details of directional signage at Hangleton Lane entrance and elsewhere within site to conservation area uses including footgolf”.</i></p> <p><b>Condition 21</b> – amend wording to allow flexibility for different sized bungaroosh panels (not just ‘larger’), as is appropriate each plot is judged on own merits. <i>“These details shall include <del>larger</del> areas of bespoke ‘new bungaroosh’ panels/elements than shown on the drawings to the four corner houses at ground level as a minimum, in addition to proposed use of panels as repetitive markers on house types. The approved details shall be incorporated within the development.”</i></p> <p><b>Condition 33</b> – delete the word ‘revised’ as new plan required: <i>“Notwithstanding the submitted plans, no development above ground floor slab level shall take place until a <del>revised</del> Parking Allocation and Management Plan for vehicles and any other forms of parking and stopping in the car park areas, has been submitted to and approved in writing by the Local Planning Authority.”</i></p>						

			<p><b>Condition 48</b> – amend percentage to 50% occupation from 25%, as may prove difficult to achieve early in build, to allow for flexibility. <i>“No more than 25% <u>50%</u> occupation of the residential units hereby permitted shall take place until the Southern Parkland south of Hangleton Lane and associated enhancements as broadly shown on the approved landscape drawings has been provided.”</i></p> <p><b>Condition 65</b> - add the wording to clarify should be in accordance with submitted Strategy: <i>“The development hereby permitted shall not be first occupied until an External Lighting Strategy has been submitted to and approved in writing by the Local Planning Authority. <u>The lighting strategy shall be in broad accordance with the submitted DFL lighting strategy PO2 28/6/24.</u> The Strategy shall incorporate the following:”</i></p> <p><b>S106 Head of Term</b> – typo - point iv. under Highway works should read ‘Hangleton Lane’ not Hangleton Way.</p> <p><b>S106 Head of Term</b> - under Transport and Highways 4<sup>th</sup> bullet point – amendment to read ‘Internal streetworks to a standard to be agreed by the Local Highway Authority’, rather than to ‘adoptable standards’ (as is a shared surface).</p> <p><b>Typo</b> - at para 4.2 of report (page 64) - should read <b><u>62 houses/39 flats</u> 39 houses, 62 flats/maisonettes (in 3 blocks).</b></p>
Item C, p151	University Of Brighton 10 - 11 Pavilion Parade	BH2024/01639	<p><b>Recommendation</b> - Amended wording to include a reason for refusal in the event that a Section 106 agreement is not signed by the applicant:</p> <p><b>1. RECOMMENDATION</b></p> <p>‘That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to be <b>MINDED TO GRANT</b> planning permission subject to the following Section 106 Obligations and Conditions and Informatives, <b>SAVE THAT</b> should the s106 agreement not be</p>

			<p>completed on or before 2/8/25 the Head of Planning is hereby authorised to refuse planning permission for the reasons set out in section 13 of this report:'</p> <p><b>S106 Head of Term</b> – amended wording:  <b>'Employment Training</b></p> <ul style="list-style-type: none"> <li>- Developer contribution of £2,500 to Local Employment Scheme</li> <li>- Submission of an Employment Training Strategy including 20% local labour'</li> </ul>
164	University Of Brighton 10 - 11 Pavilion Parade	BH2024/01639	<p><b>Additional wording to the report:</b></p> <p><b>13. REASONS FOR REFUSAL IF S106 NOT COMPLETED</b></p> <ol style="list-style-type: none"> <li>1. The proposal fails to provide a mechanism (via a Section 106 legal agreement) to secure an Employment and Training Strategy specifying how the developer or their main contractors will provide opportunities for local people to gain employment or training on the construction phase of the proposed development contrary to policy SS1, CP2 and CP7 of the Brighton &amp; Hove City Plan Part One and the Council's Developer Contributions Technical Guidance.</li> <li>2. The proposal fails to provide a mechanism (via a Section 106 legal agreement) to secure a financial contribution towards the City Council's Local Employment Scheme to support local people to employment within the construction industry, contrary to policy SS1, CP2 and CP7 of the Brighton &amp; Hove City Plan Part One and the Council's Developer Contributions Technical Guidance.</li> </ol>