



PLANNING COMMITTEE LIST

Brighton & Hove City Council COUNCILLOR REPRESENTATION
Cllr. Kerry Pickett
BH2025/00264 – Brighton College

I have been contacted by Kempdown residents about the planned development by Brighton College re. new prep school and conversion of the current prep school into a boarding house. I wish to add my name to those objecting to this proposal and the reasoning is summarised below. This application claims to be compliant with national and local planning policies on the basis that it will create new community facilities (defined to include learning and non-residential institutions) by increasing educational floorspace. It will thereby increase the number of school places; consistent and compliant with the NPPF, CPP1 and CPP2. This is the principle of development that has been applied in this application.

However, I wish to object on the basis of:

1. This principle of development supports an increase in teaching floorspace and, hence, the number of school places at primary (and secondary) level which is contrary to current high-profile decisions of B&HCC to reduce school places by closing schools and reducing primary (and secondary) school places in the public sector of education.
2. This principle of development is now out of date and no longer fit for purpose. B&HCC has recognised this as it is in the process of replacing planning policy by City Plan 2041 which has already passed at least one stage of public consultation.
3. This principle of development is contrary to very recent planning decisions of B&HCC and the Planning Inspectorate. In September 2023 Brighton Planning Committee rejected an application to increase the number of boarding pupils at 8-12 Walpole Road by 11 pupils and this new application proposes to increase the number at 2 Walpole Road by 150+ boarders. The applicant (Brighton College) appealed against the decision of B&HCC and on 30 December 2024 the Secretary of State's Planning Inspectorate issued its decision which dismissed the appeal by Brighton College.
4. This principle of development conflicts with other principles of development, including the principles of developing community cohesion, developing balanced communities and reducing inequality.

The foundation of this application is the principle of development that enlarging school facilities at primary and secondary school levels is supported by national and local planning policies. Each one of the four objections outlined above is sufficient to undermine the application of the principle of development on which planning application BH2025/00264 depends.

