



## PLANNING COMMITTEE LIST

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

**Cllr. Gary Wilkinson**

**BH2025/00264 – Brighton College**

As a councillor in Kemptown ward I have been contacted by many residents regarding this planning application.

They have shared concerns that the proposed buildings are overbearing in bulk, with insufficient open areas and inappropriate to their neighbours on both sites. The buildings will diminish access to natural light, increase overlooking and infringe on residential privacy.

The introduction of a large-scale boarding house fundamentally changes the character and appearance of the College Conservation Area and potentially conflicts with city plan policies.

The Council has previously highlighted the importance of preserving the area's residential nature, and the introduction of 150 borders directly contradicts this aim without providing clear justification for expansion.

Local planning policies support maintaining balanced neighbourhoods that meet the needs of all residents and prevent the overconcentration of institutional uses. Residents are concerned that Brighton College is prioritising its own expansion above the balance and cohesion of the conservation area neighbourhood in which it is located.

The Planning Statement acknowledges increased transport activity around Eastern Road, Sutherland Road, and Bristol Gate, yet offers no effective mitigation measures.

Policy CP9 requires new developments to reduce car dependency and support public transport but this proposal increases traffic congestion and carbon emissions in an already pressured urban area, particularly around the Royal Sussex County Hospital and the proposed exit opposite the Brighton Trauma Centre's main entrance risks obstructing emergency vehicle movements, potentially compromising patient care and response times.

Residential parking is already under strain in the area and this proposal will aggravate existing residential parking problems.

On balance I do not believe the benefits of expanding an educational institution outweigh the harm to the local conservation area.

