

# Royal Pavilion Gardens, Pavilion Buildings

BH2025/01627

1<sup>st</sup> October 2025

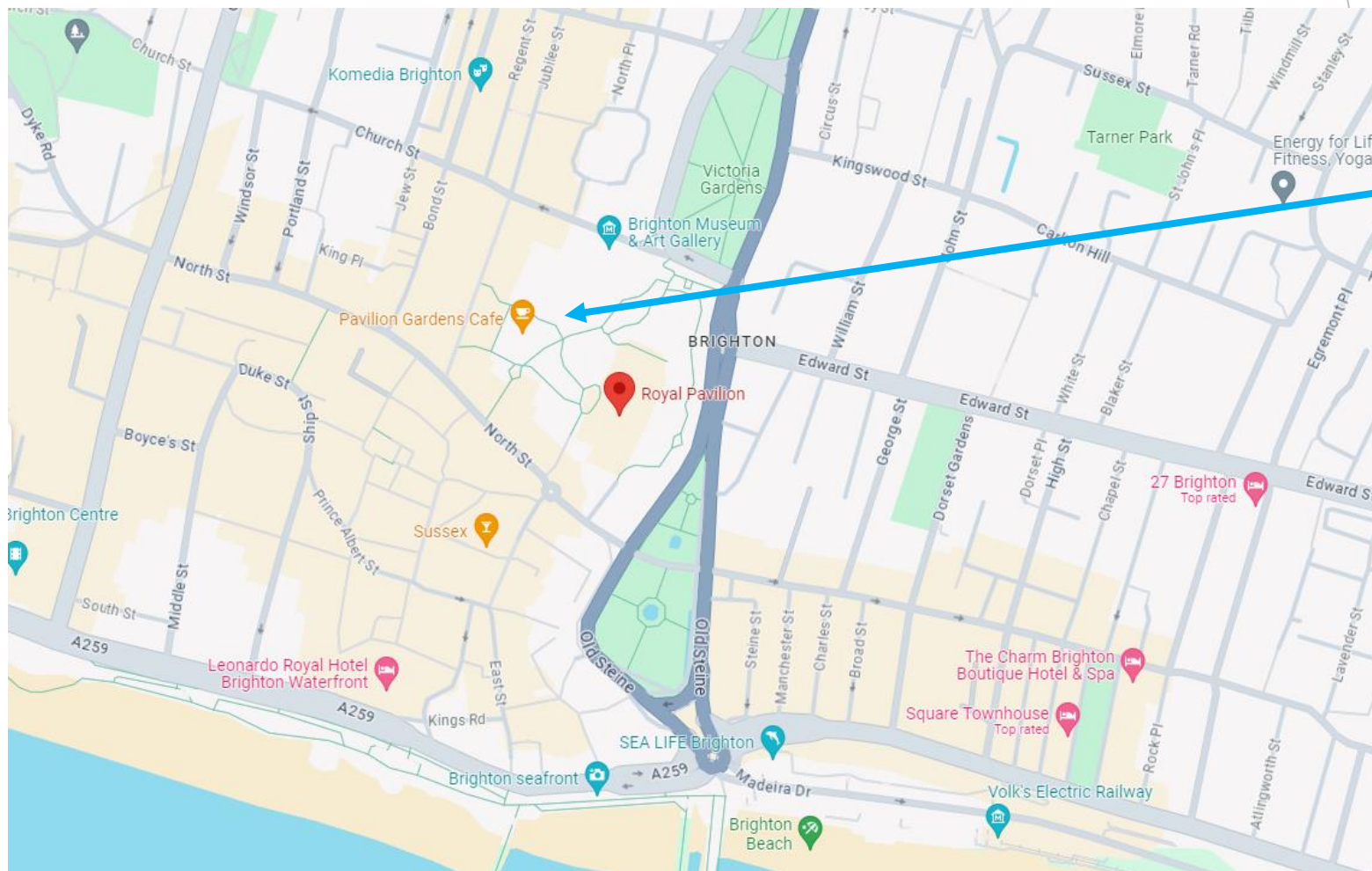


Brighton & Hove  
City Council

# Application Description

- ▶ Application to vary condition 4 of planning permission BH2023/02835 that required an Ecological Design, Management and Monitoring Strategy (EDMMS) including to remove the provision of a minimum 10% biodiversity net gain within a 30-year period.
- ▶ No changes proposed to the plans or appearance of development approved under BH2023/02835.

# Map of Application Site



Site

## 9



# Policy DM32: The Royal Pavilion Estate

*“Proposals that seek to re-establish the Royal Pavilion estate as a single historic estate will be encouraged and supported. Such proposals should be informed by the adopted Conservation Plan.*

*It is expected that a successful scheme should achieve the following:*

- ▶ *a) Provide a more legible and coherent perimeter treatment;*
- ▶ *b) Enhance entrances and create a sense of arrival;*
- ▶ *c) Improve security within the estate and design out anti-social behaviour;*
- ▶ *d) Enhance the quality and infrastructure of the gardens and enable the better management of activities within them;*
- ▶ *e) Provide better management of vehicular traffic into and within the estate;*
- ▶ *f) Ensure more effective and attractive pedestrian circulation through the estate;*
- ▶ *g) Provide a clutter-free environment with better signage and appropriate interpretation;*
- ▶ *h) Enhance key views into and across the estate;*
- ▶ *i) Encourage conservation of heritage planting and seek net biodiversity gains within the gardens.”*



# Aerial Photo of Site





# 3D Aerial Photo of Site





# From Old Steine/Pavilion Parade



Google



# From inside gardens facing east





# Existing Garden and Trees looking east and north





## Existing Garden and Trees looking east and south





## Existing Garden – Gardeners' Compound looking south west





## Existing Garden - Museum and Learning Centre (timber clad) looking west



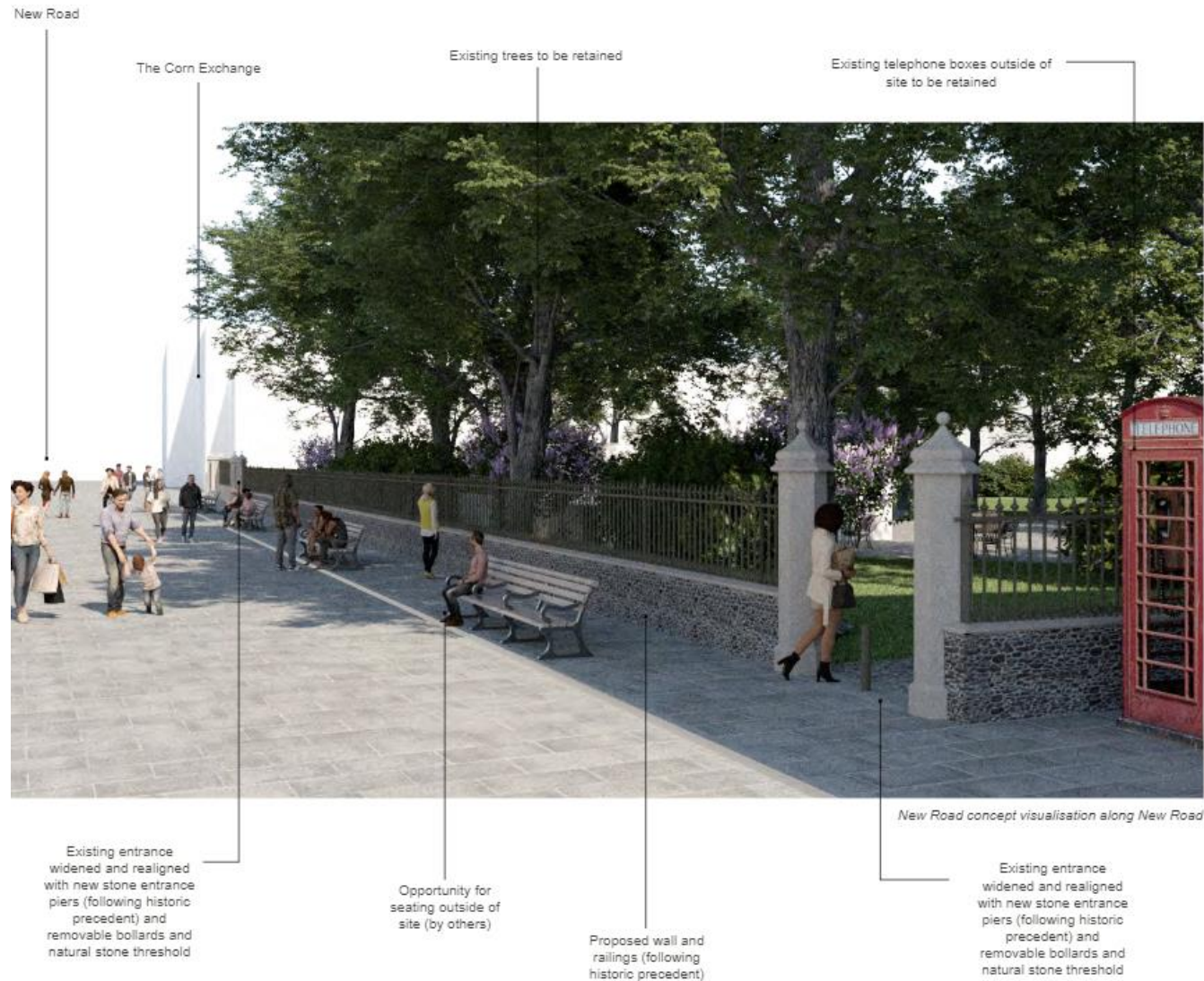


# Approved Masterplan – no changes

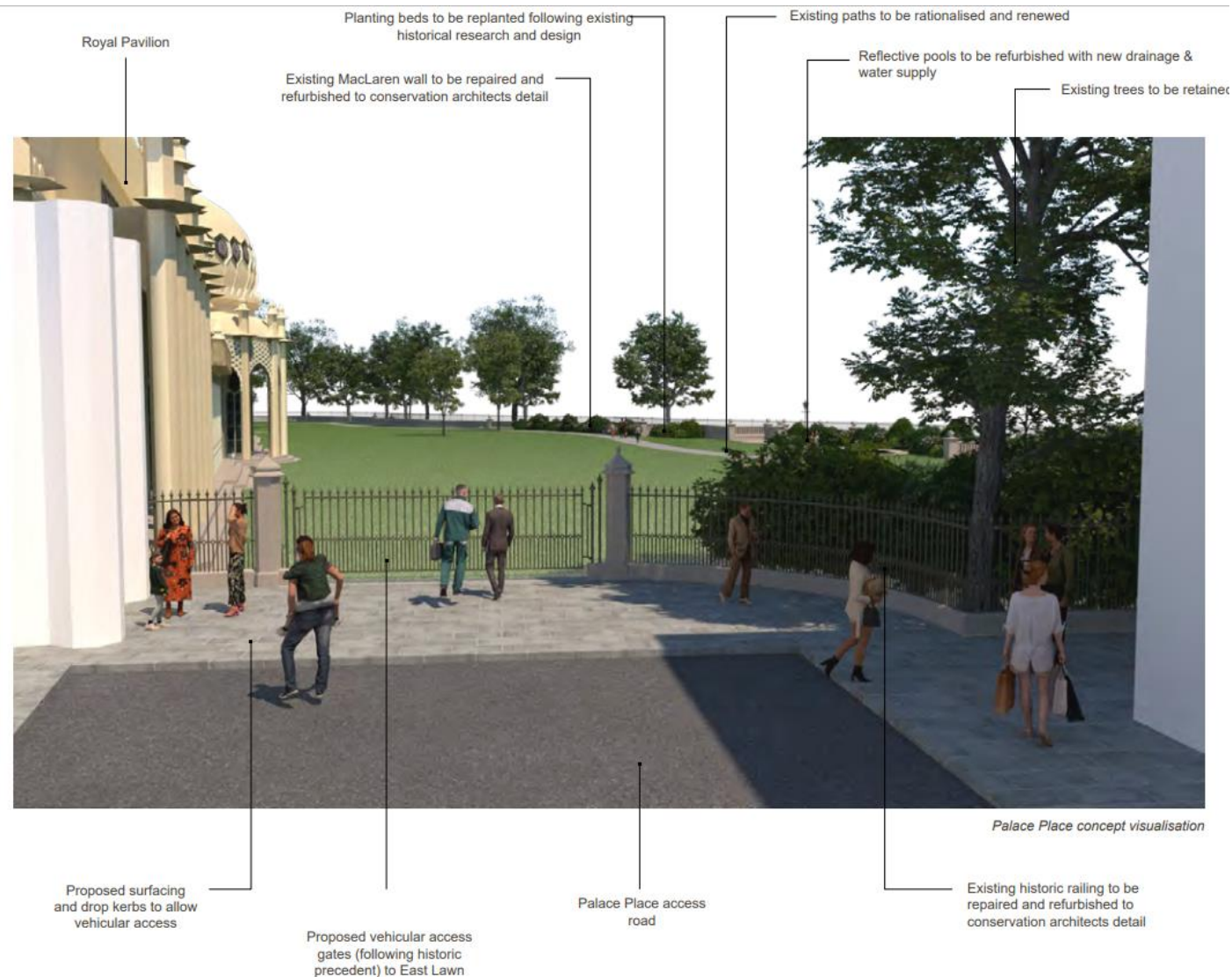




# Proposed Visual – New Road South Side

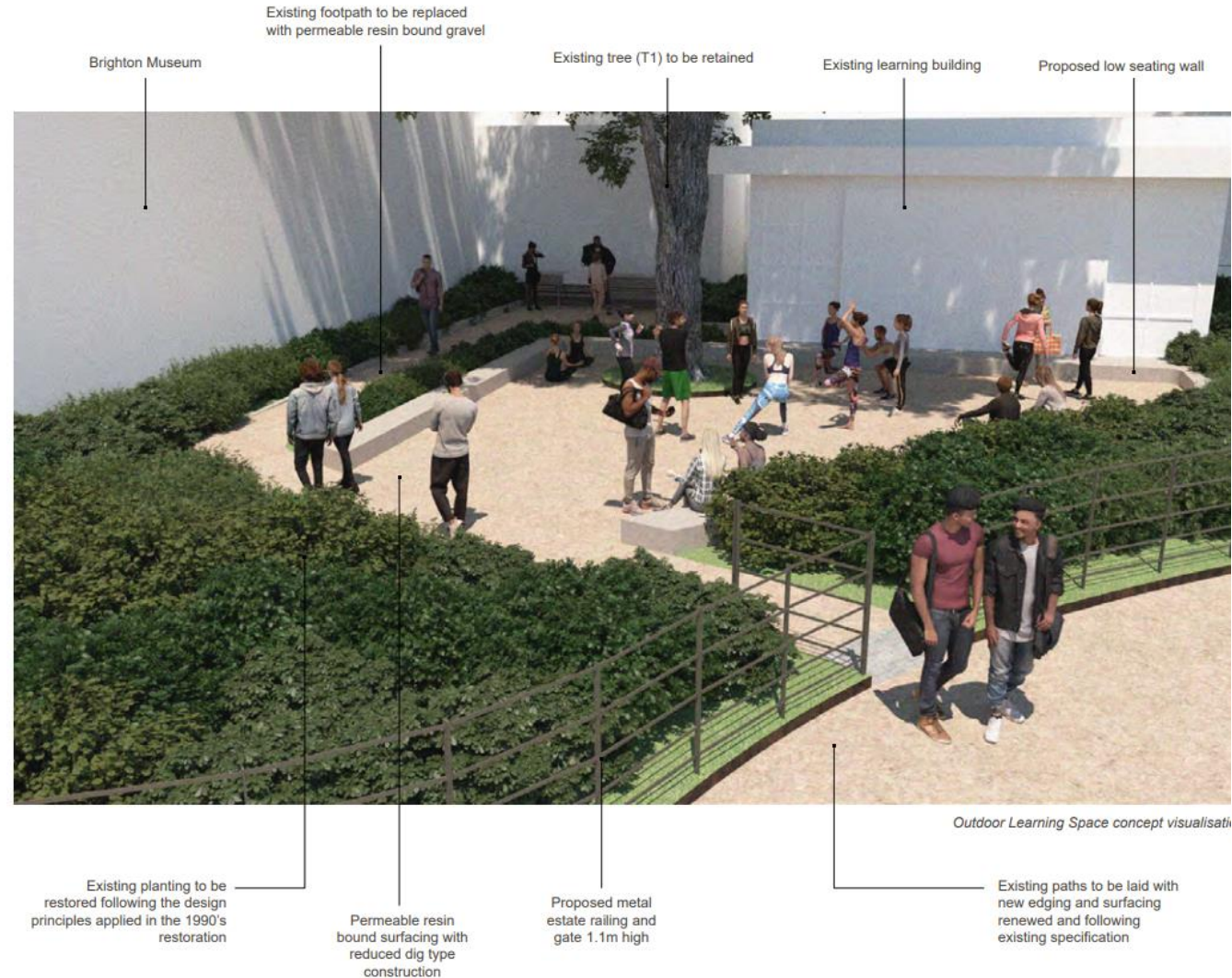


# Proposed Visual – Palace Place

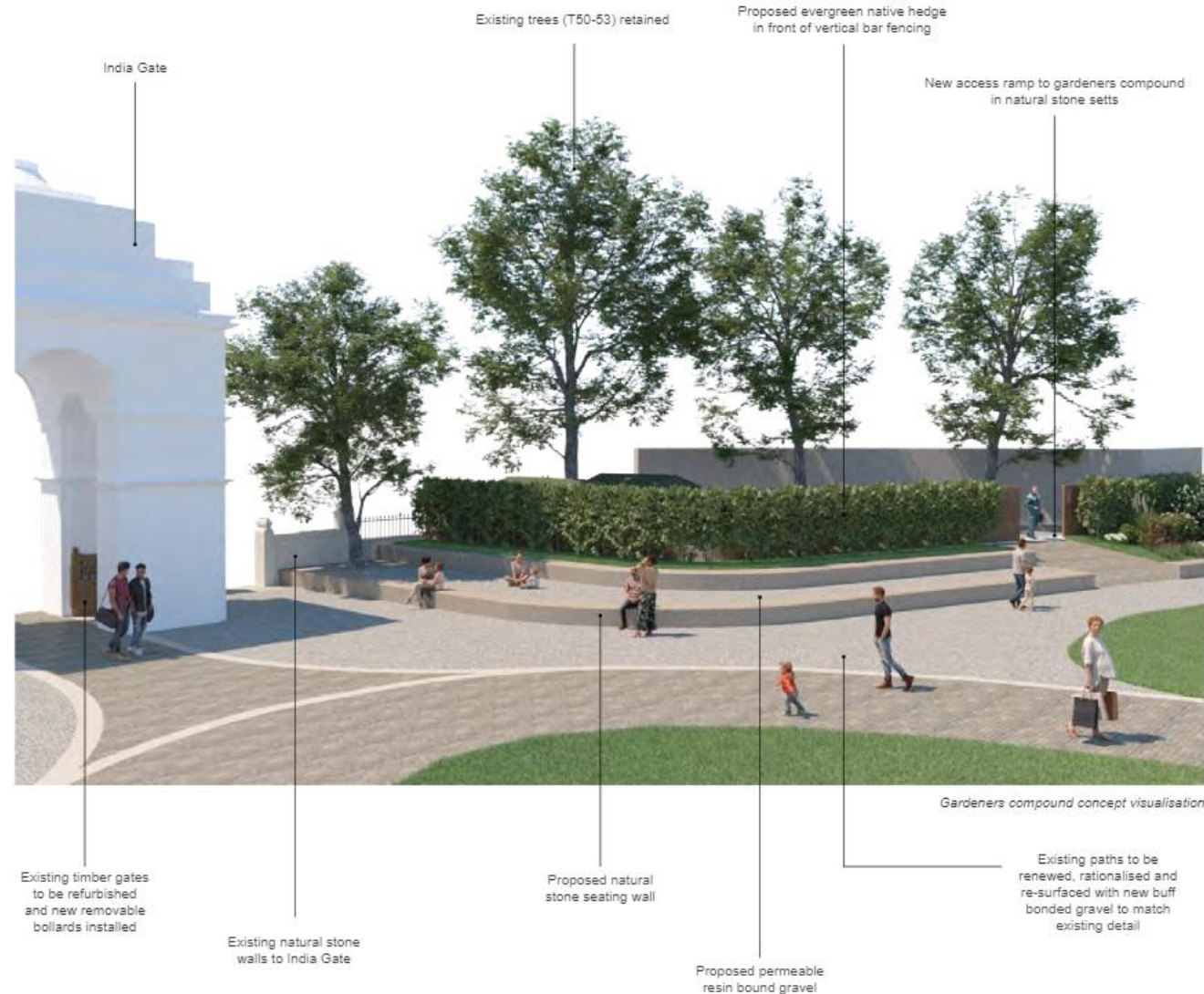




# Proposed Visual – Outdoor Learning Spaces



# Proposed Visual – Gardener’s Compound and Surrounds





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# Variation of condition 4

- ▶ The variation would remove the requirement to provide a minimum 10% biodiversity net gain(BNG) within a 30-year period
- ▶ This is requested due to recalculation changes in the way that the Statutory Metric handles the loss of individual trees, by the Ecological consultants
- ▶ To meet 10% onsite BNG a very significant increase in the number of trees (148 estimated or equivalent 2.1 habitat units) is needed. The long term heritage and cultural benefits of the proposal would not be realised with this level of tree planting.
- ▶ Additionally, the costs associated with the delivery of the amount of onsite or offsite BNG are considered significant
- ▶ Provision of BNG was not mandatory under national policy at the point the previously approved application was submitted

# Representations

► None received



# Key Considerations

- ▶ Materials changes in relation to the approved application BH2023/02835
- ▶ Heritage impacts - on the listed Heritage Assets
- ▶ Ecology
- ▶ Biodiversity - BNG not mandatory under national policy at time of application
- ▶ DM32 - The Royal Pavilion Estate

# Conclusion and Planning Balance

- ▶ No changes to the approved plans or appearance of development.
- ▶ Variation of condition 4 would retain the significance of the heritage assets (setting and views of the Royal Pavilion), help to preserve and enhance existing heritage assets, enhance cultural/tourism offer of city, and increase public amenity benefits including education through provision of more flexible buildings and an outdoor education space.
- ▶ Retains increased accessibility, particularly for those with protected characteristics such as reduced mobility.
- ▶ Whilst the removal of 10% BNG from the condition is regrettable and weighs against the development to a degree, the requirement for ecological improvements remain.
- ▶ Provision of onsite or offsite BNG would diminish the heritage, cultural and amenity benefits of the approved scheme.
- ▶ On balance the benefits of the scheme, with the variation to condition 4, are still considered to significantly outweigh any negatives impacts.

**Recommend: Approval for variation of condition 4.**