

5th November 2025 Planning Committee – Additional Representations

Page	Site Address	Application No.	Comment
ITEM A	Site at Sackville Road Trading Estate	BH2025/01414	Heads of Terms Sustainable Transport and Highways: <u>Sustainable Transport Contribution</u> - A contribution of £200,000 to be put towards the design and modelling, and where feasible the implementation of a scheme of improvements to the junction of Sackville Road/Old Shoreham Road to support safe cycling and bus movements. Head of terms updated to include the contribution figure of £200K. <u>Highways Works</u> The following wording is to be deleted as duplication as it appears twice. 'A scheme for pedestrian/cyclist shared use of Sackville Road footway' Monitoring fees: - Contribution of £7,612 for the monitoring of the measures and objectives within the Travel Plan This has been updated to relate to the latest 2025/26 costings.

			Conditions to be added, deleted or revised <u>Condition 6: Ecological Design Strategy</u> Change of trigger to ‘no development above ground floor slab’ (from pre-commencement). Reasonable change to allow demolition to take place before the EDS is submitted and approved In writing. <u>Condition 12: (Heat network)</u> Revised condition to match those on similar JV schemes at Coldean and Portslade. No development above ground floor slab shall take place until detailed plans are submitted to and approved by the local planning authority to demonstrate how the scheme will be able to connect to any future decentralised energy scheme, should one become available. Specifically, these plans shall include details of below-ground works which will be implemented within the scheme to ensure that appropriate piping routes are available and safeguarded to enable future connections, and demonstrate where connections will be made into the buildings, including where space is left available in designated plant rooms for future heat exchanger installation or similar Reason: To ensure that the development is sustainable and makes efficient use of energy to comply with policies CP8 and DA4 of the Brighton & Hove City Plan Part One. <u>Condition 16: Landscaping</u> 1. Notwithstanding any details shown on the approved plans, prior to occupation of the development hereby permitted, a scheme for landscaping shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be implemented in full, in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall include the following: a. details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used; b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including food-bearing trees/plants, and details of tree pit
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			design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, defect period and maintenance plan; c. details of all food growing areas, and provision of storage for necessary tools and equipment, d. details of all existing and proposed boundary treatments to include type, position, design, dimensions and materials; e. details of the children's play areas including equipment to be installed and any boundary treatments, f. details of screening / planting to ensure suitable protection of residential amenity at grade levels, Any trees or plants which within a period of 5 years from the completion of each phase of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The landscaping scheme, including all boundary treatments, food growing areas and children's play areas shall be retained thereafter. Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to provide amenity, social, ecological and sustainability benefits, to comply with policies DM1, SSA4, DM18, DM20, DM22, DM37, DM42 and DM43 of Brighton & Hove City Plan Part 2, and CP8, CP9, CP10, CP11, CP12 and CP13 of the Brighton & Hove City Plan Part One. Bullet point numbering updated. <u>Conditions 23 (cycle parking) and 24 (car parking layout)</u> The triggers on these conditions have been updated from prior to occupation to prior to 6 months post ground floor slab to ensure layouts and design are fully considered and integrated into the scheme. <u>Condition 25 (Travel Plan).</u> The trigger has been updated from within three month of the date of first occupation to first occupation to ensure the travel plan is in place for first occupiers. <u>Condition 26 (sound proofing)</u>
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			This has been deleted as not sufficient justification in this instance to go above building regulations. <u>Condition 32 (external appearance) – ie. no cables/aerials/boxes etc)</u> Ventilation grilles removed from the list of miscellaneous items within this condition as there may be some minor grilles to be added as part of the ventilation strategy. Changes to main body of the report <u>Paragraph 6.20 (updated text after further ATE consultee response)</u> Active Travel England (ATE): <u>No objection</u> ATE recommends approval of the application, subject to the agreement and implementation of planning conditions and/or obligations as set out in this response. ATE's most recent response highlighted concerns around the adjacent junction/crossroads (A270/A2023) and made suggestions for the applicant to explore. Following discussions with both the applicant and highway authority, it is understood that a scheme of highways works has been agreed with the applicant that include amendments to the bus layby and adjoining footway under S278. The applicant also submitted a proposal for ASLs for cyclists at the Sackville Road/Old Shoreham Road junction. ATE understands that this proposal was part of the Road Safety Audit and the auditors' raised concerns about the potential for the design to constrain the junction for vehicular use and associated highway safety concerns with the redesigned junction. ATE understands that the auditor recommended the scheme be subject to LINSIG modelling, potentially leading to design amendments. It is understood that the LHA accepts this recommendation and is seeking to secure a contribution via S106 to support a redesign and modelling of the junction and partial contribution to a resultant scheme of highway works. This applicant has proposed a contribution be provided in recognition that the junction forms part of 2 key routes in the LCWIP which would allow for the junction design to consider integration into wider routes. While this application remains far from ideal as far as active travel is concerned, given its location and the proposed contributions outlined above, ATE will not maintain an objection on this occasion, subject to the imposition of the conditions/obligations set out by the LHA in its response to the LPA dated 15.10.2025.
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			<u>Paragraph 6.21 (delete)</u> Not required now that we have received an updated ATE response. <u>Paragraph 3.1 (additional text to add)</u> PRE2024/00135 - New proposal for redevelopment of the northernmost part of the former Sackville Trading Estate and coal yard (consented as an extra-care/retirement facility). The proposals comprise redevelopment to deliver a 100% affordable housing scheme (40% to be secured under the S106 agreement) for 306 new dwellings with associated landscaping, car and cycle parking, and vehicular access via Poynter Rd. Advice given on 10 September 2024 supporting the principle but setting out that the standard of accommodation, external amenity, highways impacts and overall design quality would be key aspects to work on prior to the submission of a planning application.
ITEM C & D	7 St John's Place	BH2025/01793	A further representation has been received objecting to the proposal on 22.10.2025 raising concerns on the amended drawings. No additional matters are raised which have not already been considered within the officer's report
ITEM E	22a Wilbury Crescent	BH2025/01442	Amended Proposed Floor Plans received 23.10.2025 only to correct an error on the labelling of bedrooms
			An objection has been received from Ward Councillor Jackie O'Quinn 29.10.2025 The objection considers that the plans are an overdevelopment and would impact negatively on the amenity of neighbouring occupiers
			A further representation has been received objecting to the proposal on 30.10.2025 raising concerns on the amended drawings. No additional matters are raised which have not already been considered within the officer's report

