



PLANNING COMMITTEE LIST

Brighton & Hove City Council COUNCILLOR REPRESENTATION

Cllr. Alistair McNair & Cllr Anne Meadows

BH2025/02142 – Patcham Court Farm, Vale Avenue

25th October 2025:

Please accept this letter as our objection to the above planning application. We have two key objections to this proposed development: the relocation of the operational yard; the removal of the green roof and swales.

Residents will be disappointed in the HGV operational yard being relocated to the south of the site, significantly closer to the resident in 133 Vale Avenue and the residents in The Village Barn and along Vale Avenue. With at least twenty-eight movements of large HGVs per day, this is likely to cause significant disturbance through noise and air pollution.

It is also disappointing to see the removal of the green roof and two of the swales and wildflower meadows along the eastern boundary and along the eastern side of the building itself. Why can't the swales and wildflower meadows be retained? And why can't the whole roof be designed to be green? The roof as it is will not be an attractive feature viewed from the South Downs.

Overall, we are disappointed to see such significant changes being made to this site after planning permission has been granted, especially changes that bring HGVs and the subsequent noise and pollution closer to residential dwellings.

Should the Local Planning Authority consider granting these variations to conditions, we request that it is brought to Planning Committee for determination where we reserve our right to speak to our letter and the application.

