

Longhill School,
Falmer Road, Rottingdean
BH2024/02499

4th February 2026

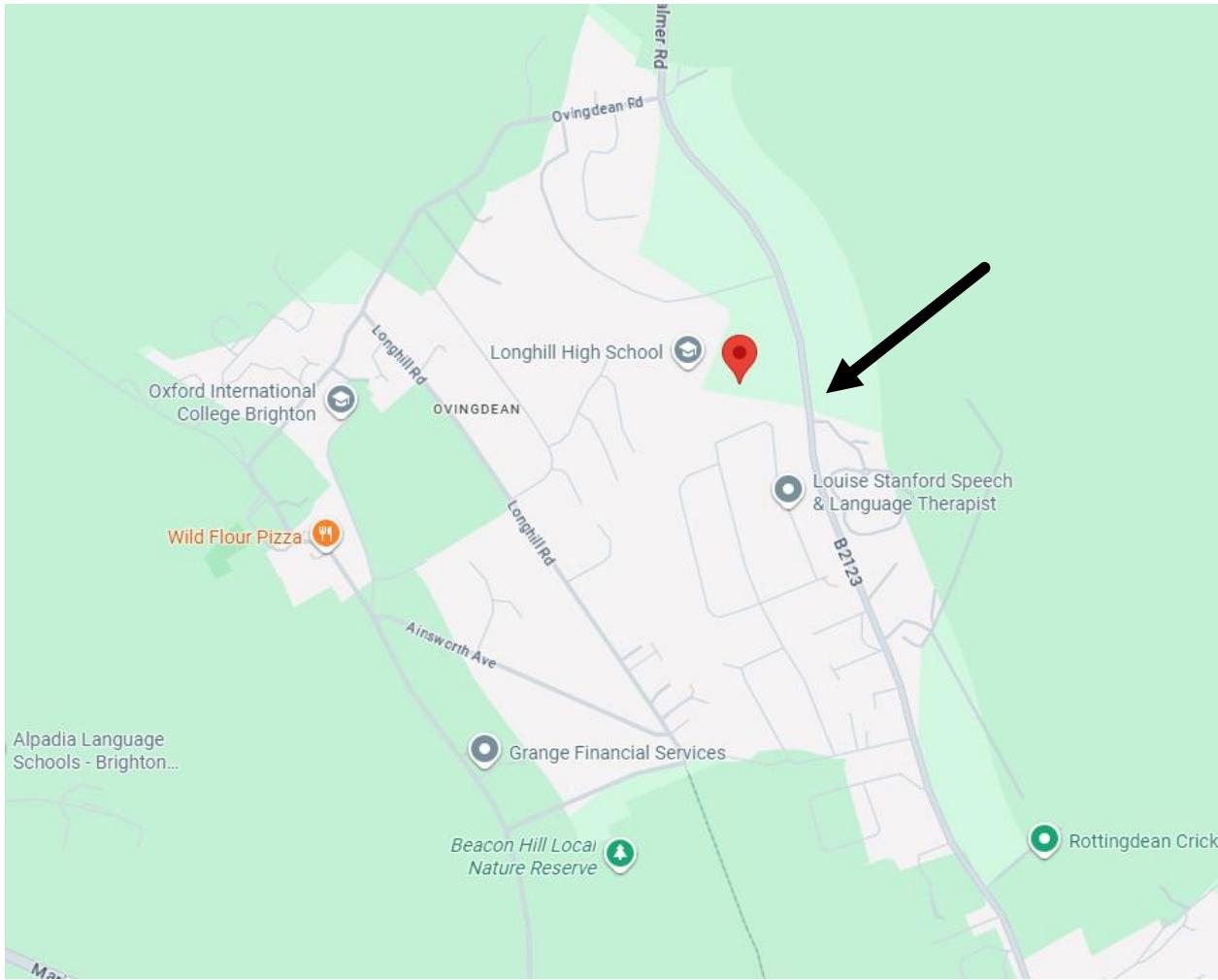


Brighton & Hove
City Council

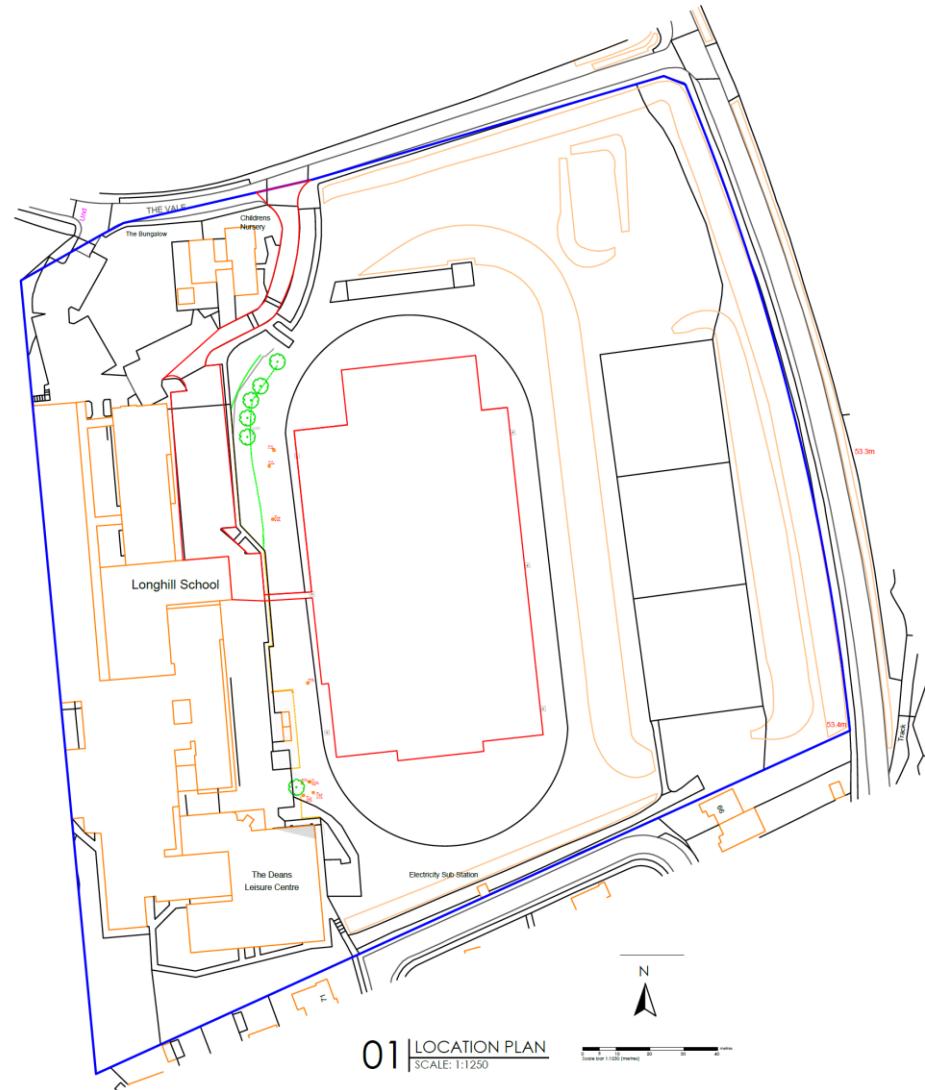
Application Description

- ▶ Installation of a new full size synthetic 3G pitch with floodlighting and fencing to replace the existing natural grass area.

Map of Application Site



Location Plan



Aerial Photo of Site



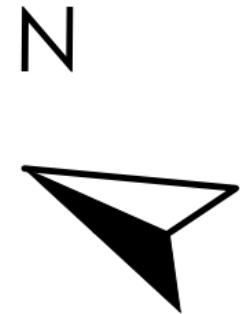
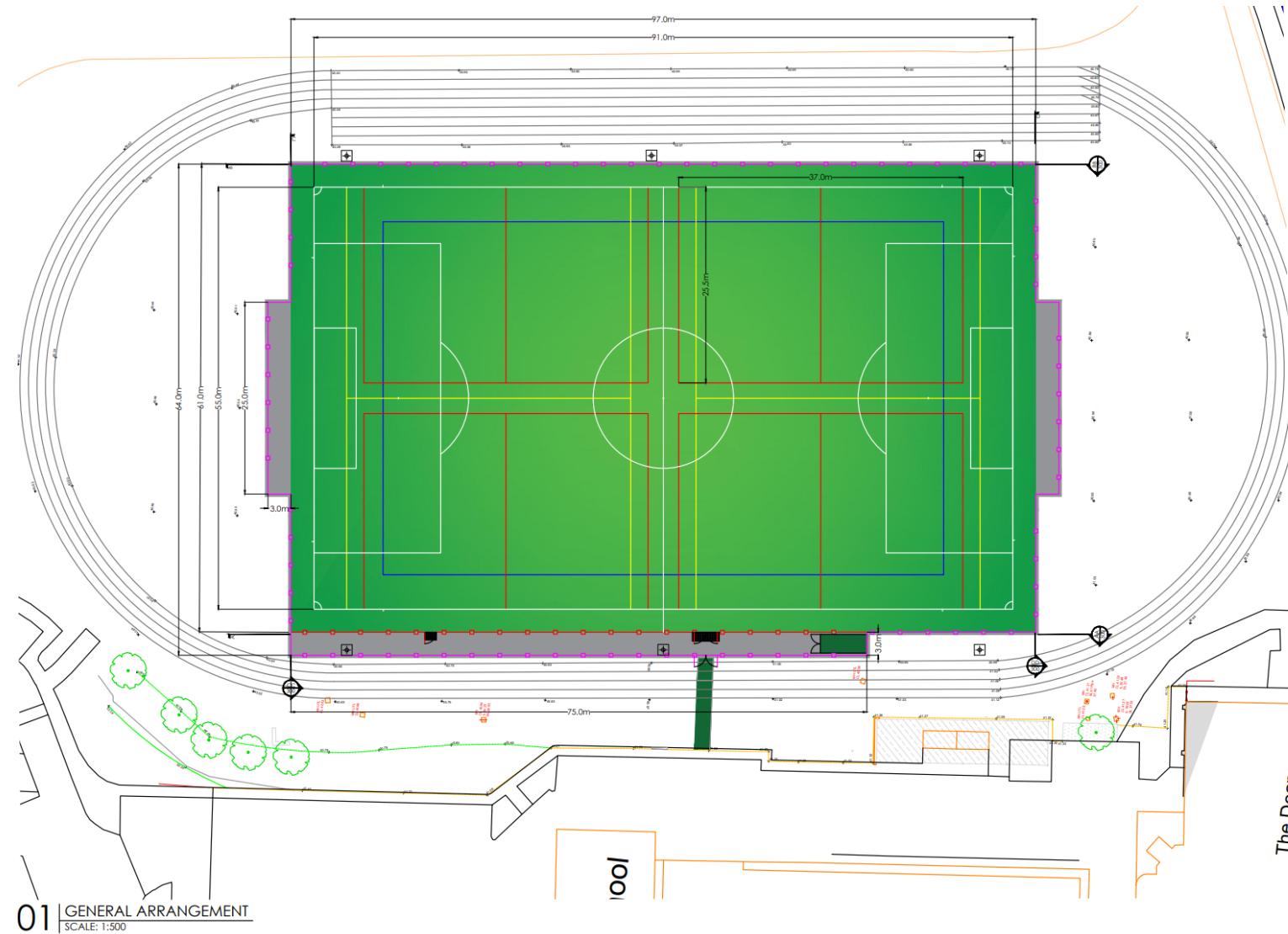
3D Aerial Photo of Site

42



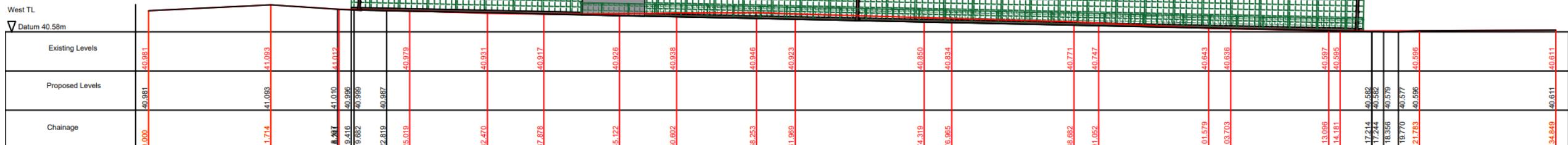
Proposed General Arrangement

43



Proposed Sample Elevation

44

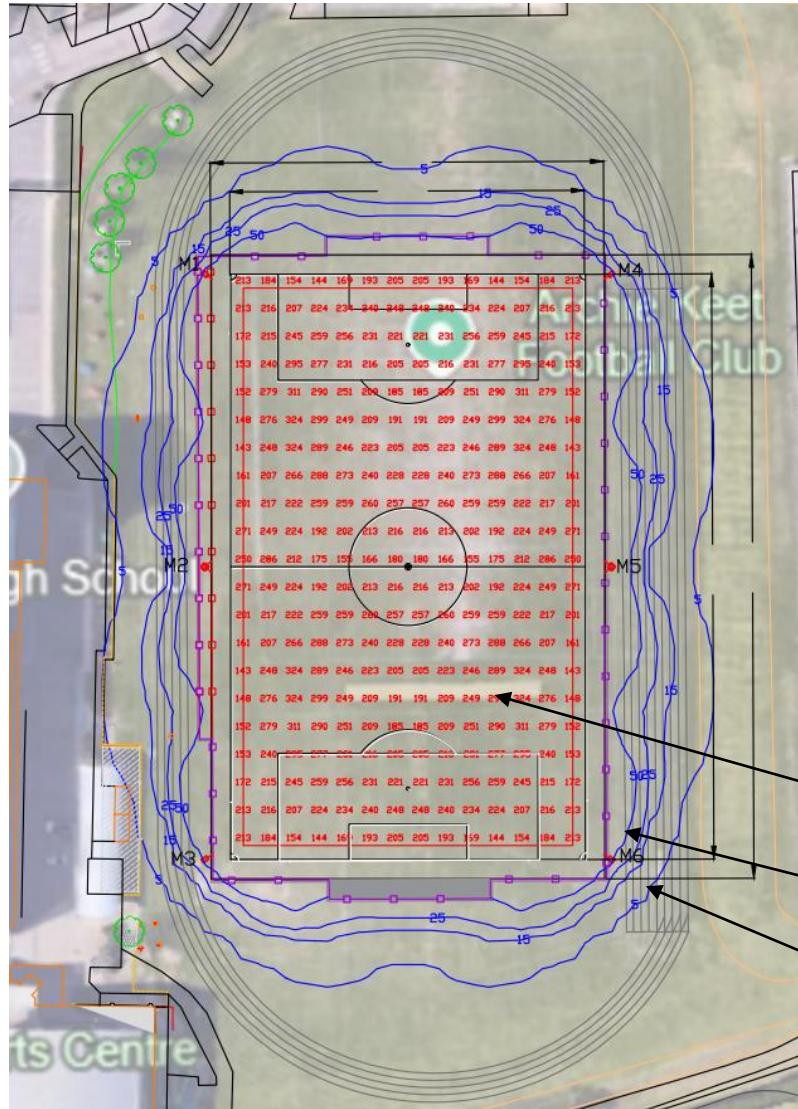


WEST TOUCHLINE LONGITUDINAL SECTION

SCALE: 1:500

Floodlighting Contour Map

45



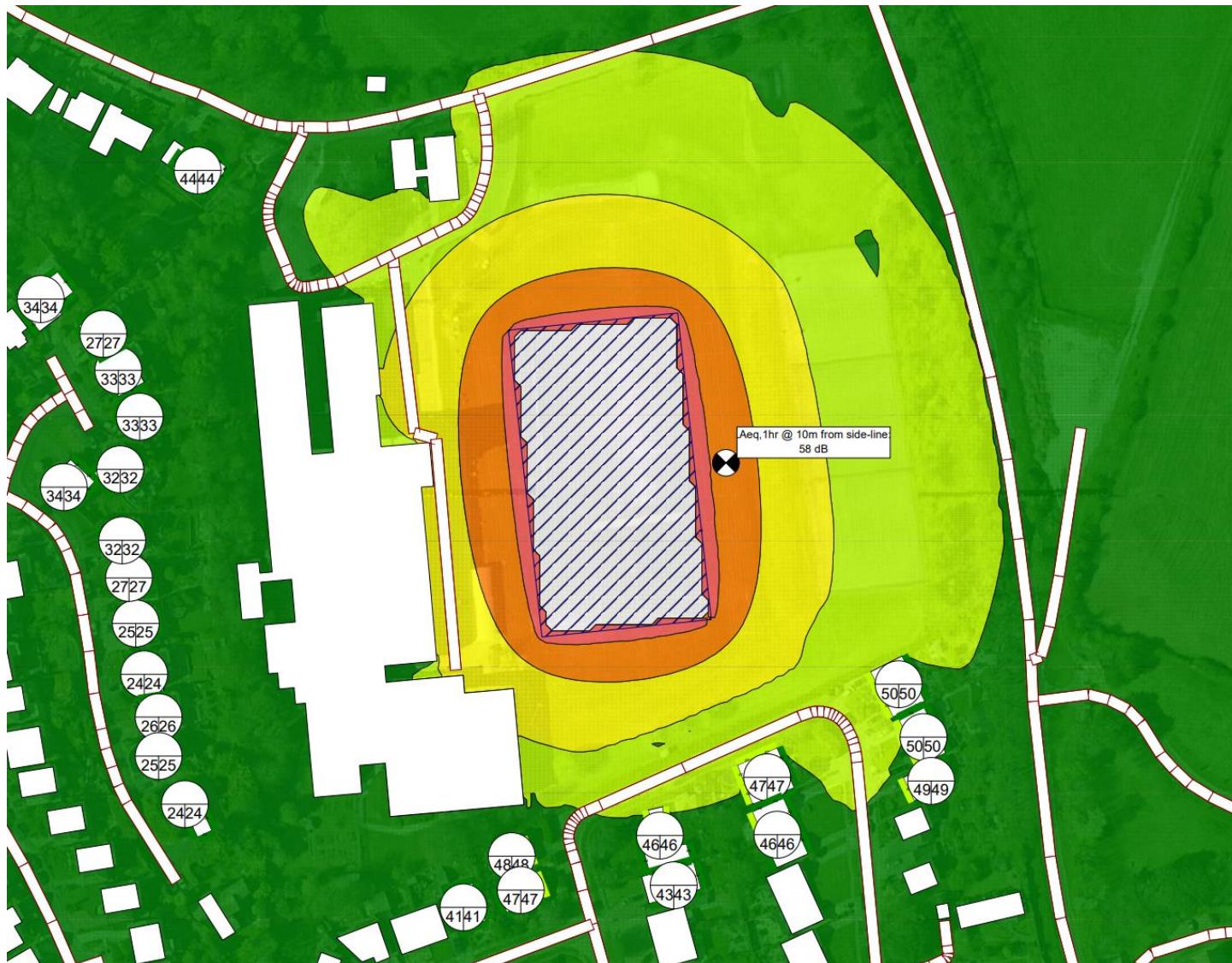
5 lux contour

50 lux contour

~150 - ~300 lux on pitch



Noise Contour Map



Representations

Ninety-eight (98) letters of objection from individuals and from organisations including Chris Wood Acoustics and the Ovingdean Residents and Preservation Society

- ▶ Harm to neighbouring amenity
- ▶ Poor design
- ▶ Harm to setting of the South Downs National Park
- ▶ Additional traffic, not enough parking on site
- ▶ Loss of views over the downs
- ▶ Shortcomings in the submitted documents and assessments
- ▶ Not needed as other 3G pitches are available nearby
- ▶ Environmental impact of rubber pitch surface

Representations (con'td)

One hundred and twenty-six (126) letters of support

- ▶ Community Benefit, improved facilities for school and community use
- ▶ Increase participation in physical activity
- ▶ Existing natural turf pitches vulnerable to poor weather and poorly lit
- ▶ Lack of existing sports facilities in the area
- ▶ Source of revenue for school

Councillor Fishleigh has objected to the proposal

Councillor Allen and Councillor Goddard have separately written to support the application

Key Considerations

- ▶ Principle of development
- ▶ Design and appearance
- ▶ Impact on the setting of the South Downs National Park
- ▶ Impact on neighbouring amenity
- ▶ Transport

Conclusion and Planning Balance

- ▶ Enhancement of sporting facilities available for the school and local community is supported in principle
- ▶ Proposals are acceptable in terms of design and appearance
- ▶ Impact on the setting of the South Downs National Park is acceptable
- ▶ No objection from Sport England
- ▶ Potential environmental impacts of rubber crumb acknowledged
- ▶ Floodlights allow for increased hours of use, particularly in winter evenings, and strong mitigation measures are necessary to minimise noise impacts
- ▶ Updated School Travel Plan to be secured, together with separate travel plan measures for the community use of the proposed pitch to encourage sustainable travel

Recommended for approval, subject to conditions.