

**Longhill School,  
Falmer Road, Rottingdean  
BH2024/02499**

**4<sup>th</sup> February 2026**

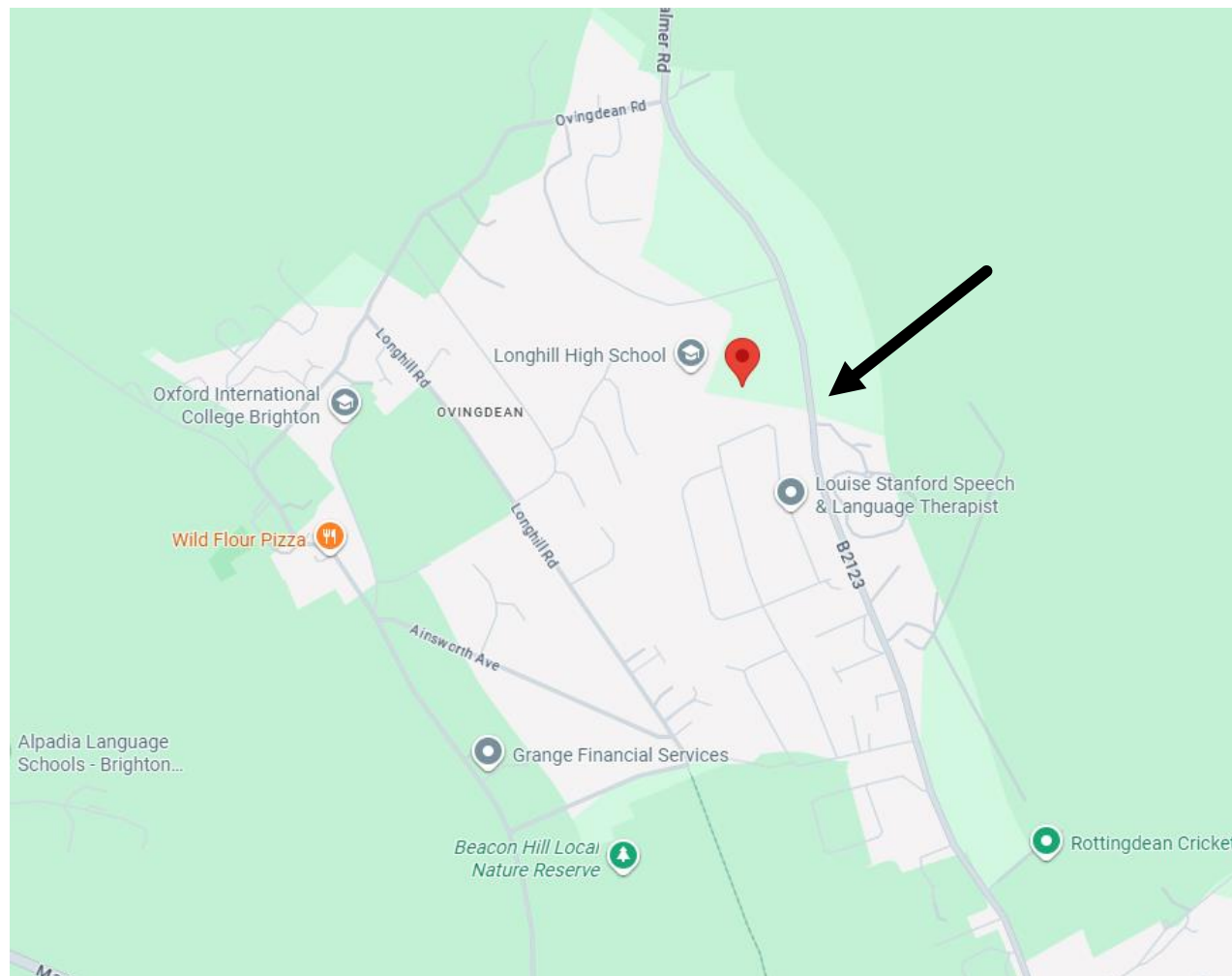


**Brighton & Hove  
City Council**

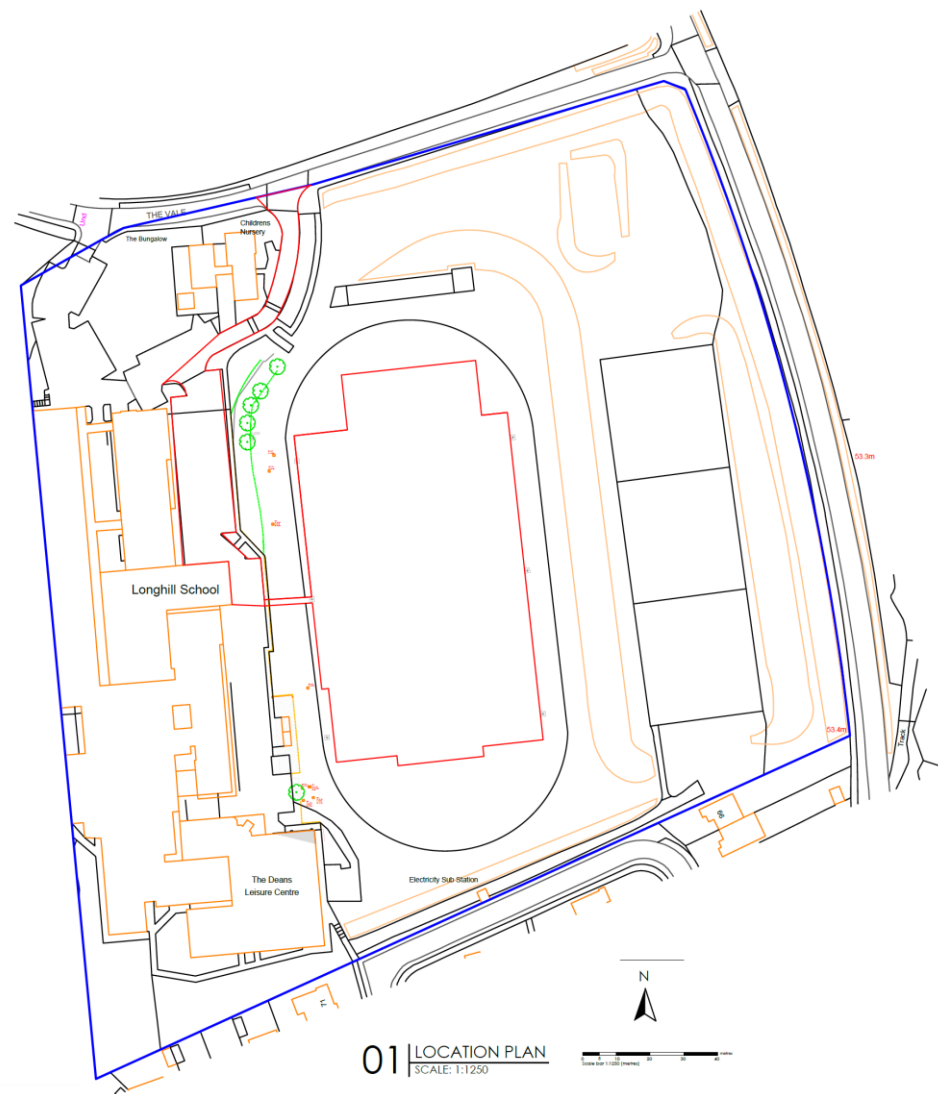
# Application Description

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

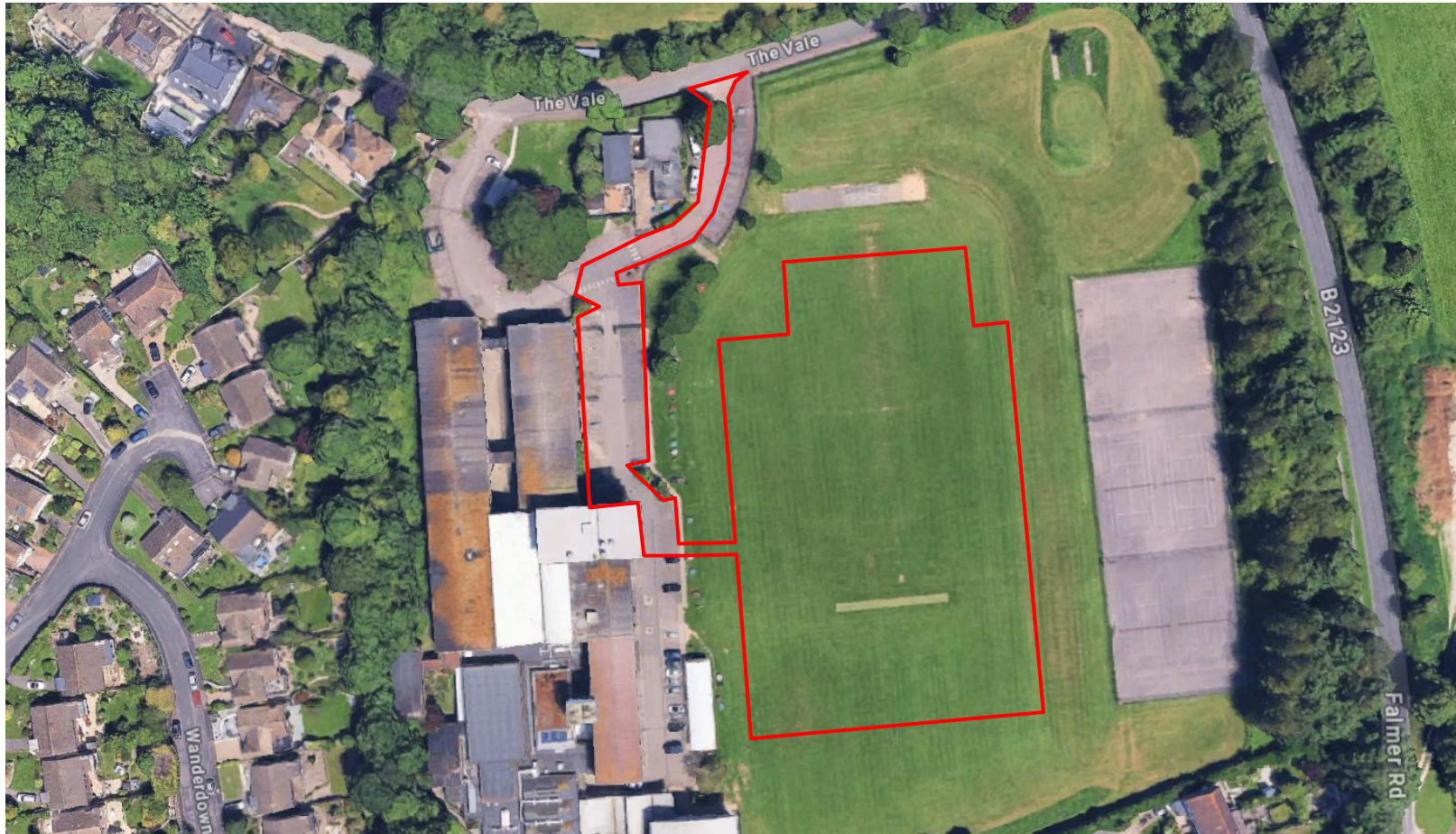
# Map of Application Site



# Location Plan



# Aerial Photo of Site

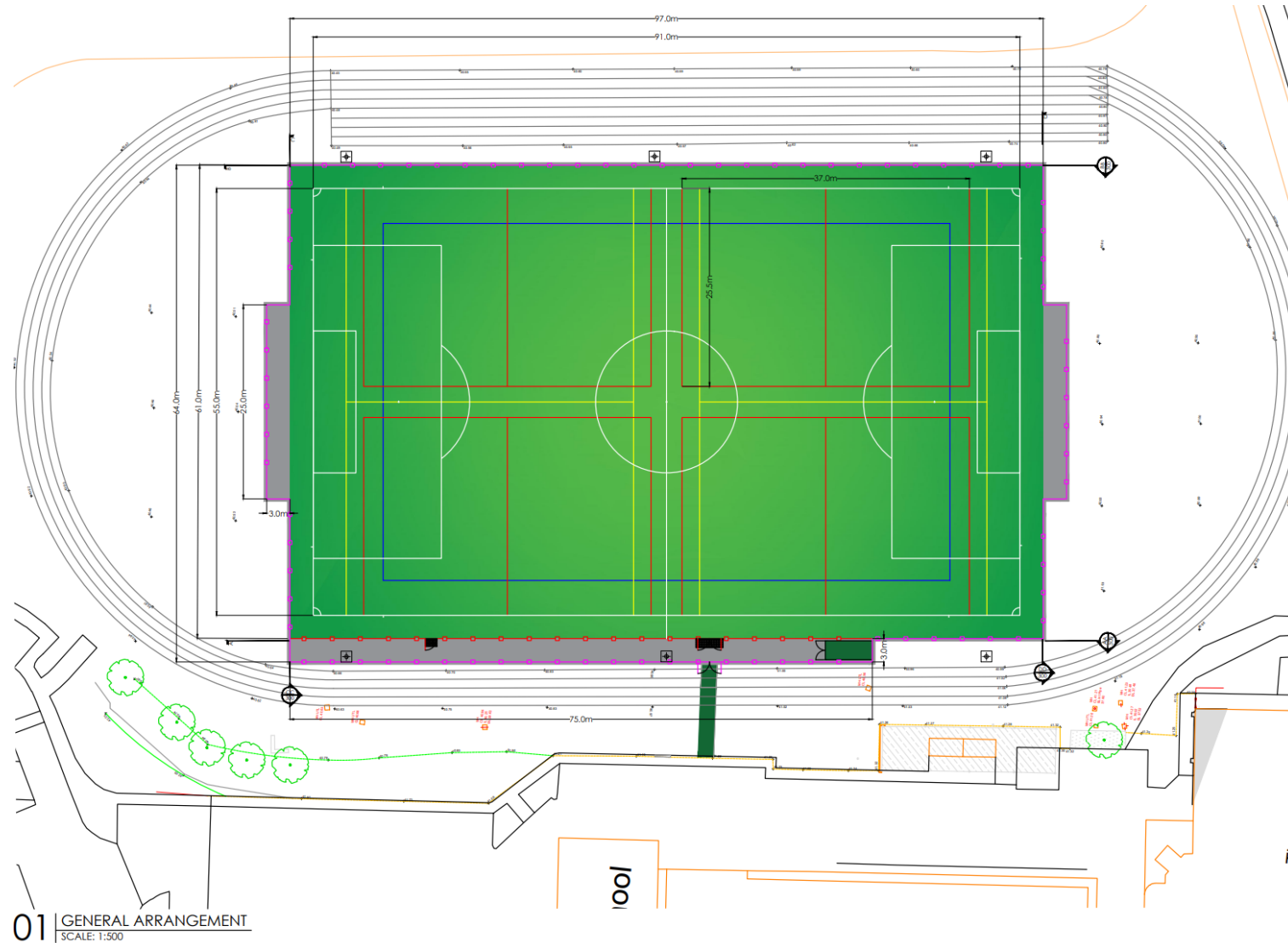




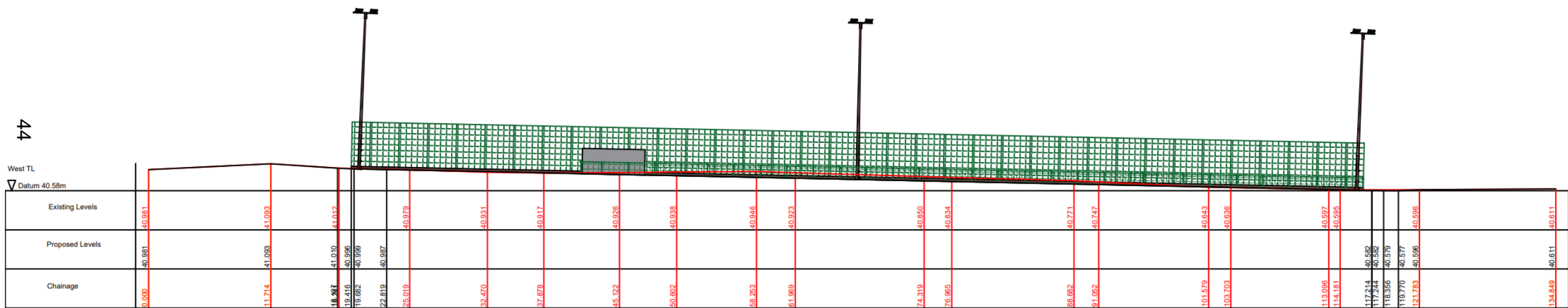
# 3D Aerial Photo of Site



# Proposed General Arrangement



# Proposed Sample Elevation

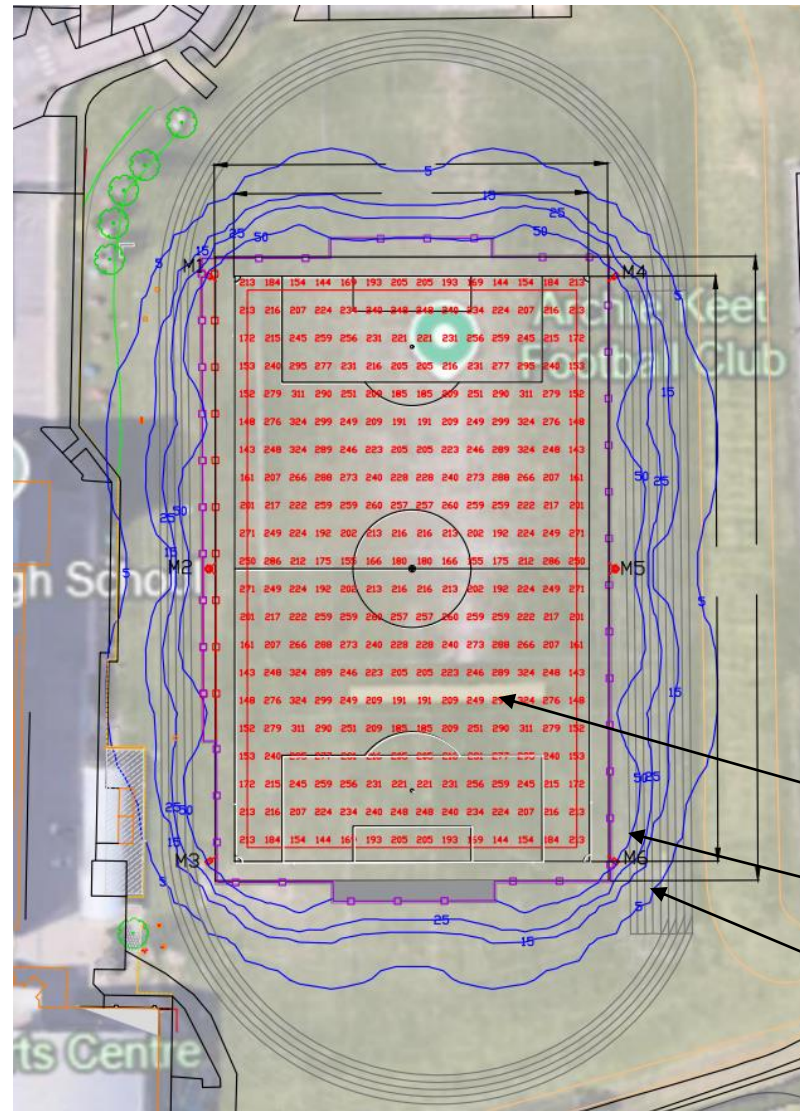


WEST TOUCHLINE LONGITUDINAL SECTION

SCALE: 1:500



# Floodlighting Contour Map

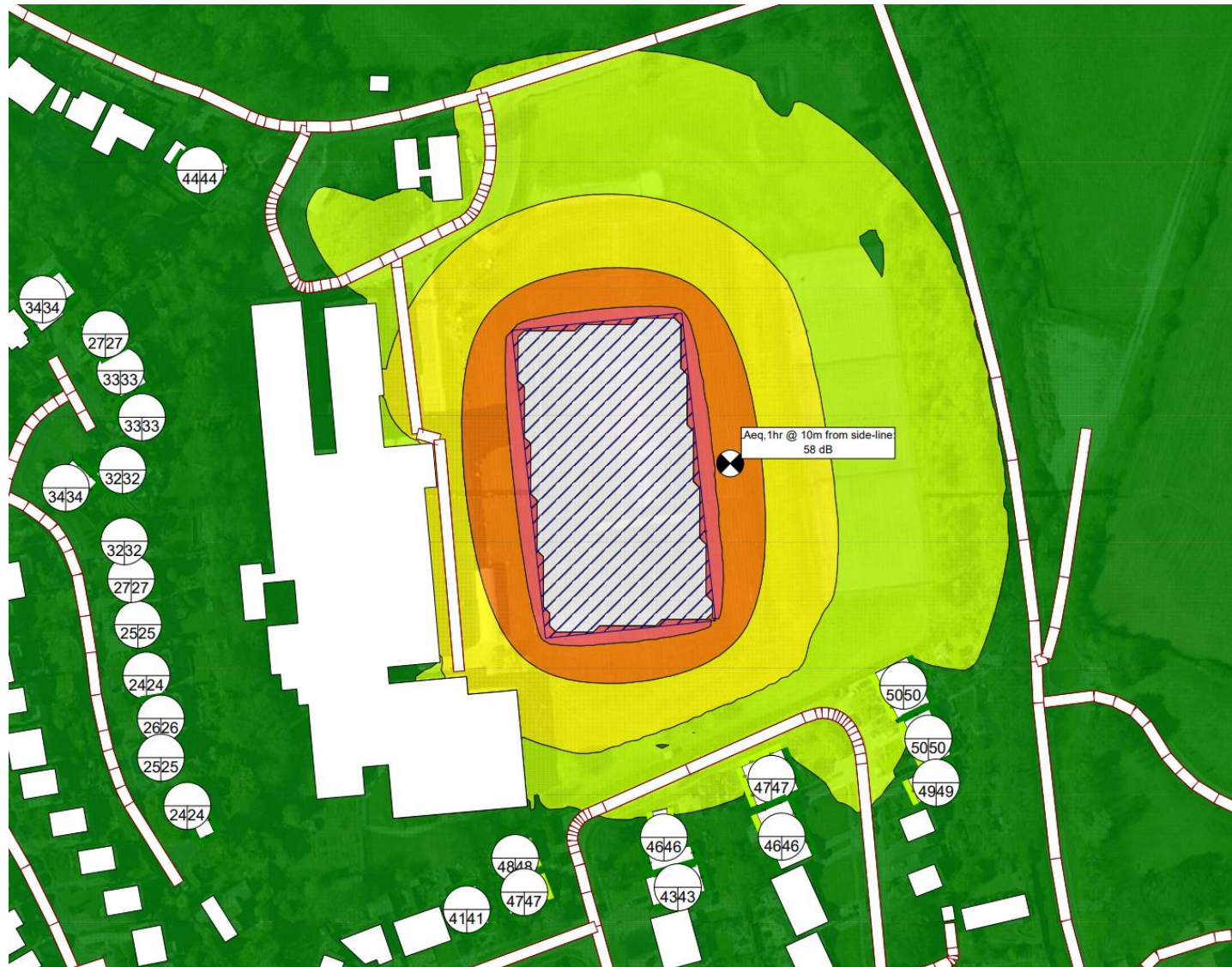


~150 - ~300 lux on pitch

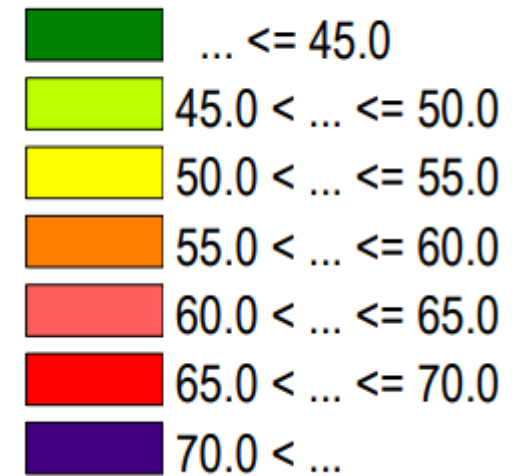
50 lux contour

5 lux contour

# Noise Contour Map



L<sub>Aeq</sub>,1hr dB



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# 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

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# 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.**