

Varndean School, Balfour Road

BH2026/00745

5th August 2026

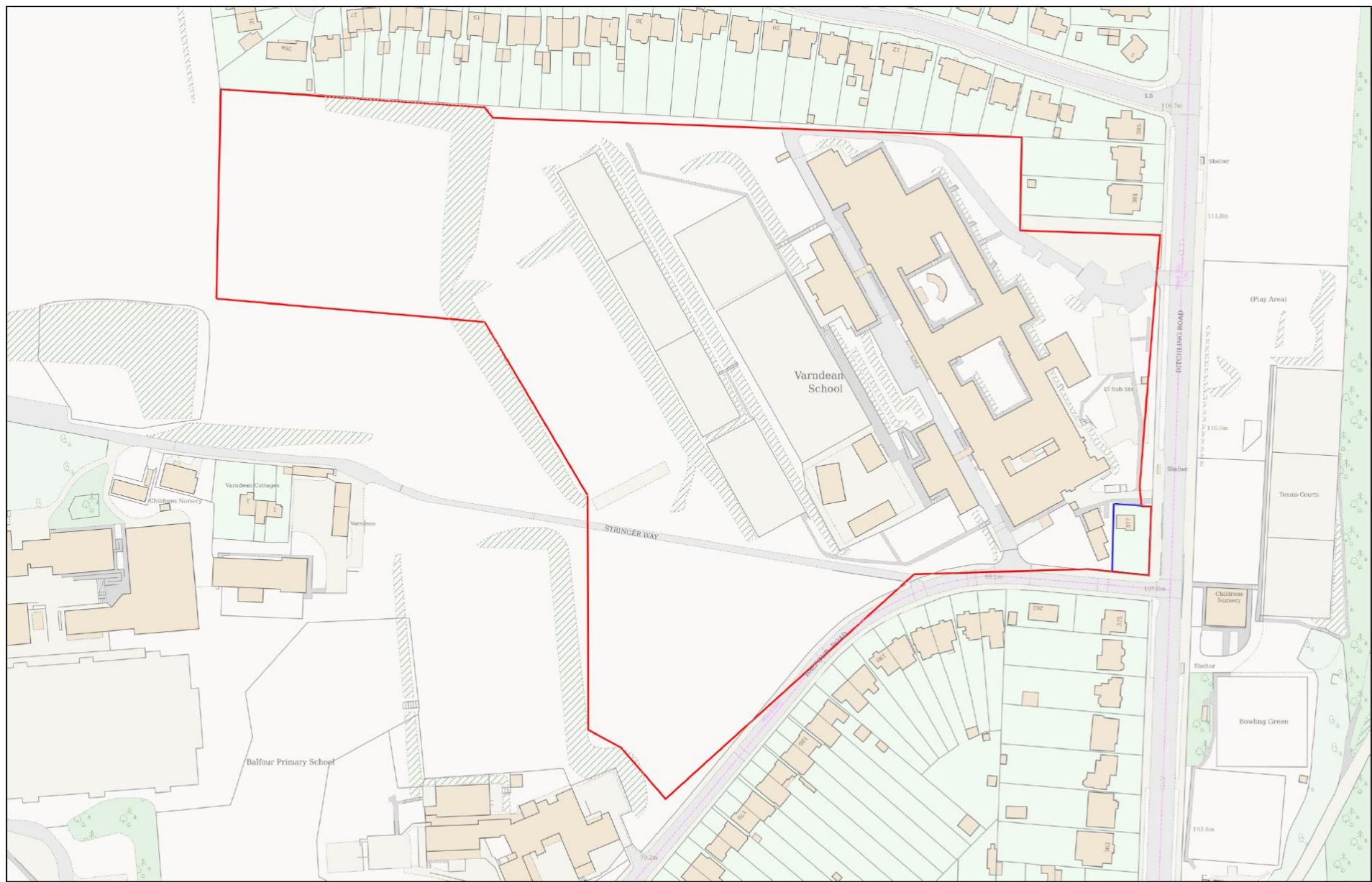


Brighton & Hove
City Council

Application Description

Installation of approximately 500 meters of 3 metre high mesh fencing around school grass fields, incorporating 3no single leaf gates and 2no double leaf gates.

Location Plan



Aerial Photo of Site



Brighton & Hove
City Council

3D Aerial Photo of Site



Street Photo of Site looking west along Balfour Road



Stringer Way from Balfour Road



Rear of Varndean School from Stringer Way (the line of the longer grass shows a similar position to proposed fencing)



Looking West along Stringer Way

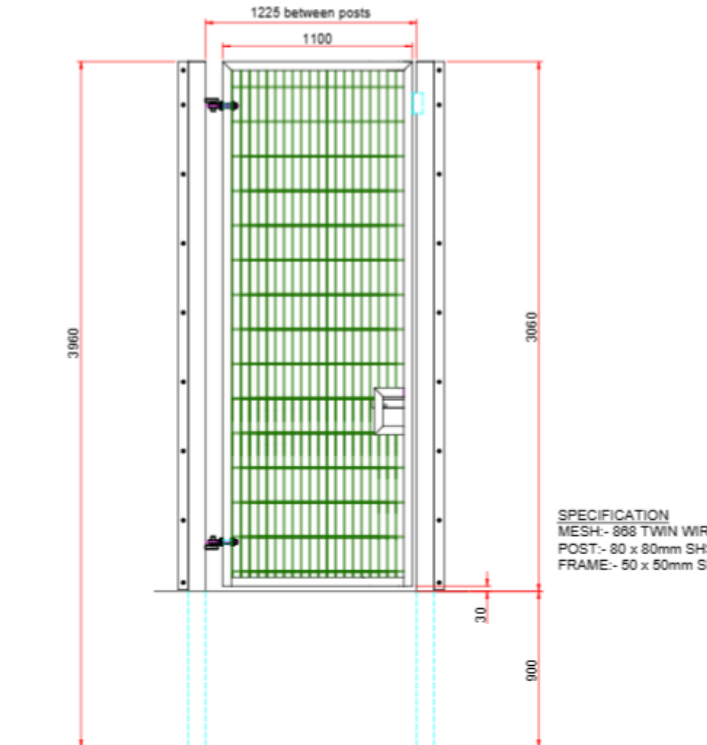


Proposed Plan (showing fence line)

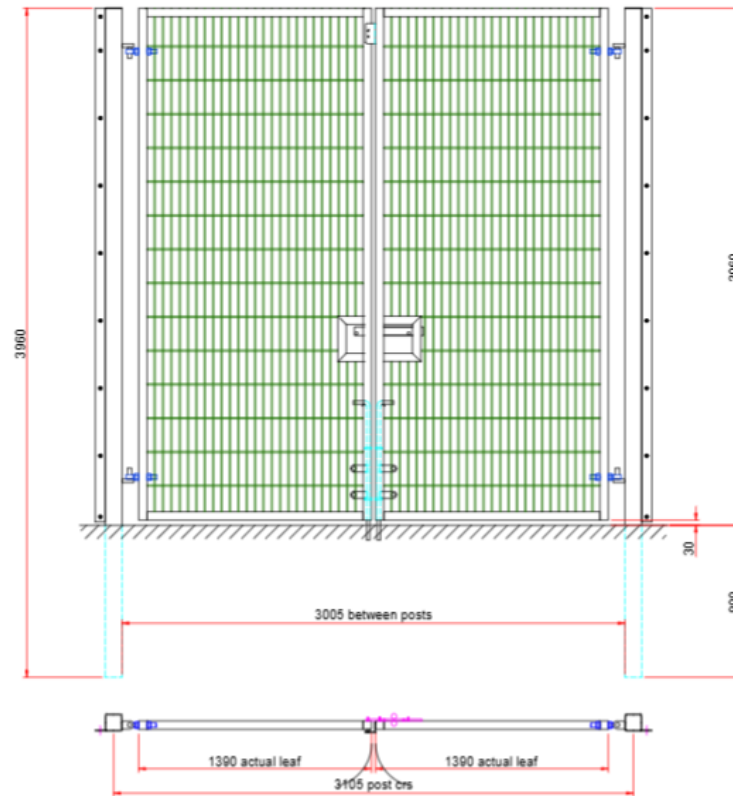


Proposed Fence Design

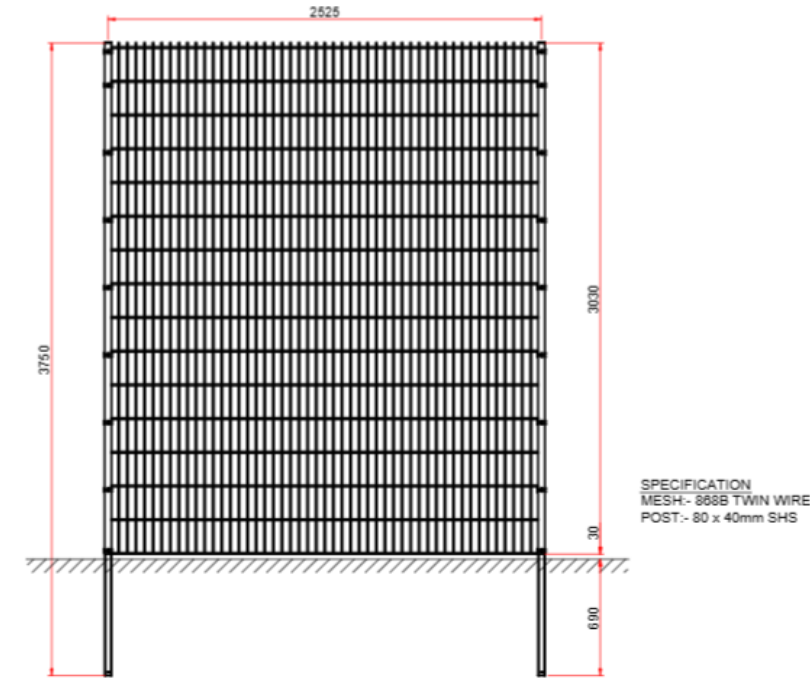
Example Single Gate



Example Double Gate



Example Fence Panel
- MUGA MESH GREEN
FENCE 3.3m in height



Representations

- **Thirty Six (36)** objections have been received for the following reasons:
 - Loss of green space and access
 - Public health
 - Design and height of fencing
 - Impact on trees nature and biodiversity
 - Land ownership
- **Five (5)** letters of support have been received for the following reason:
 - Safeguarding and pupil safety

Key Considerations

- ▶ Design and Appearance
- ▶ Impact on Open Space
- ▶ Impact on Trees
- ▶ Impact on Biodiversity
- ▶ Impact on neighbouring Amenity

Conclusion and Planning Balance

- ▶ The design and appearance of the fencing is considered appropriate for its use and function, and would not significantly detract from the character and appearance of the site.
- ▶ The development would not result in a significant loss of open space, and the use of the land would remain as school playing fields.
- ▶ No trees, hedgerows or other habitats of ecological would be removed or harmed as a result of the works.
- ▶ No adverse impacts on neighbouring amenity would occur.
- ▶ Overall, the proposal is considered acceptable subject to conditions.
- ▶ Recommendation: **APPROVAL**