

**Brighton Hove And Sussex
Sixth Form College
205 Dyke Road
BH2025/02901
2nd September 2026**

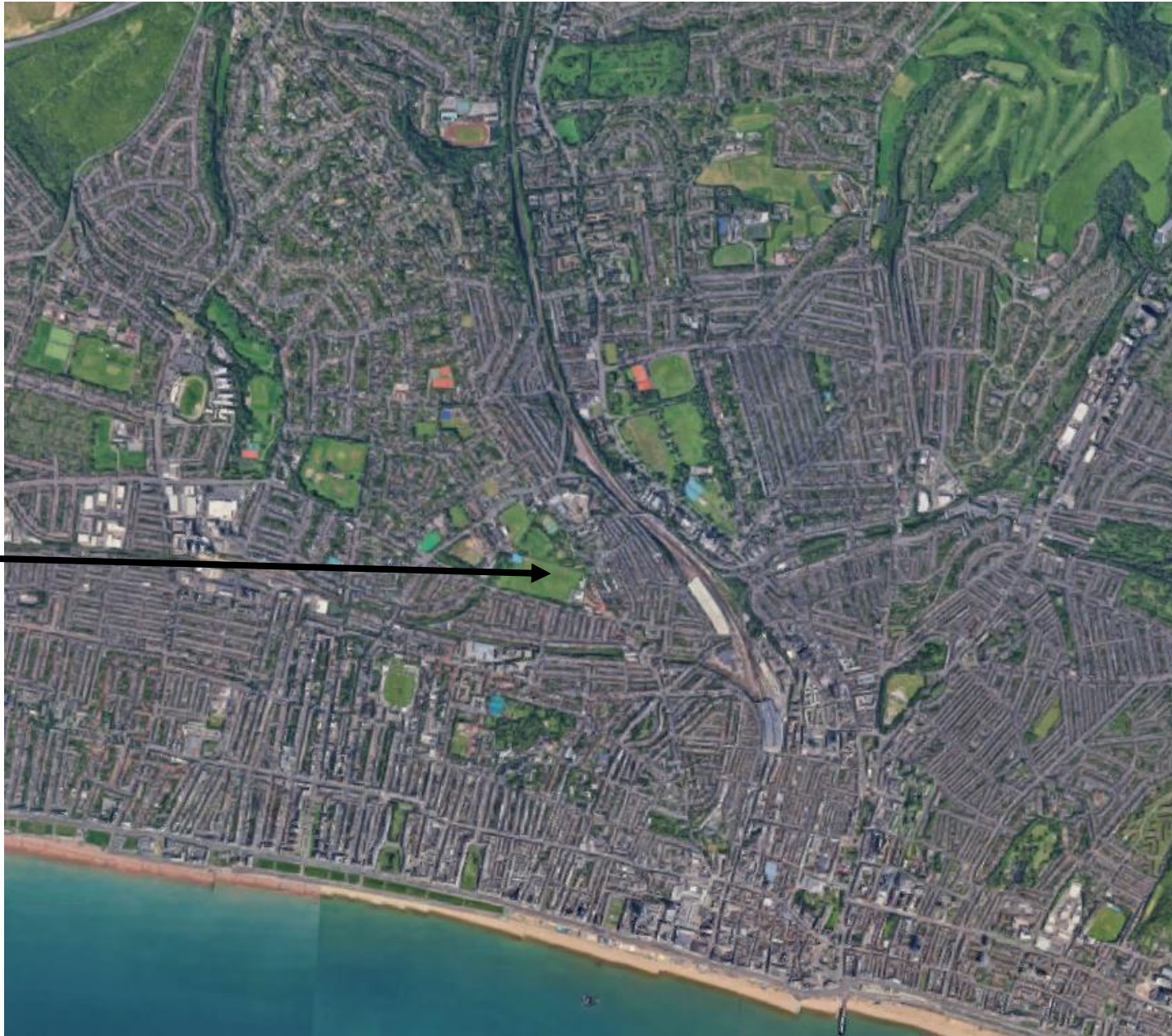


**Brighton & Hove
City Council**

Application Description

- Installation of an Artificial Grass Pitch (AGP) and Multi-Use Games Area (MUGA) with associated works including lighting, access ramps, hard surfacing and a storage container.

Map of Application Site

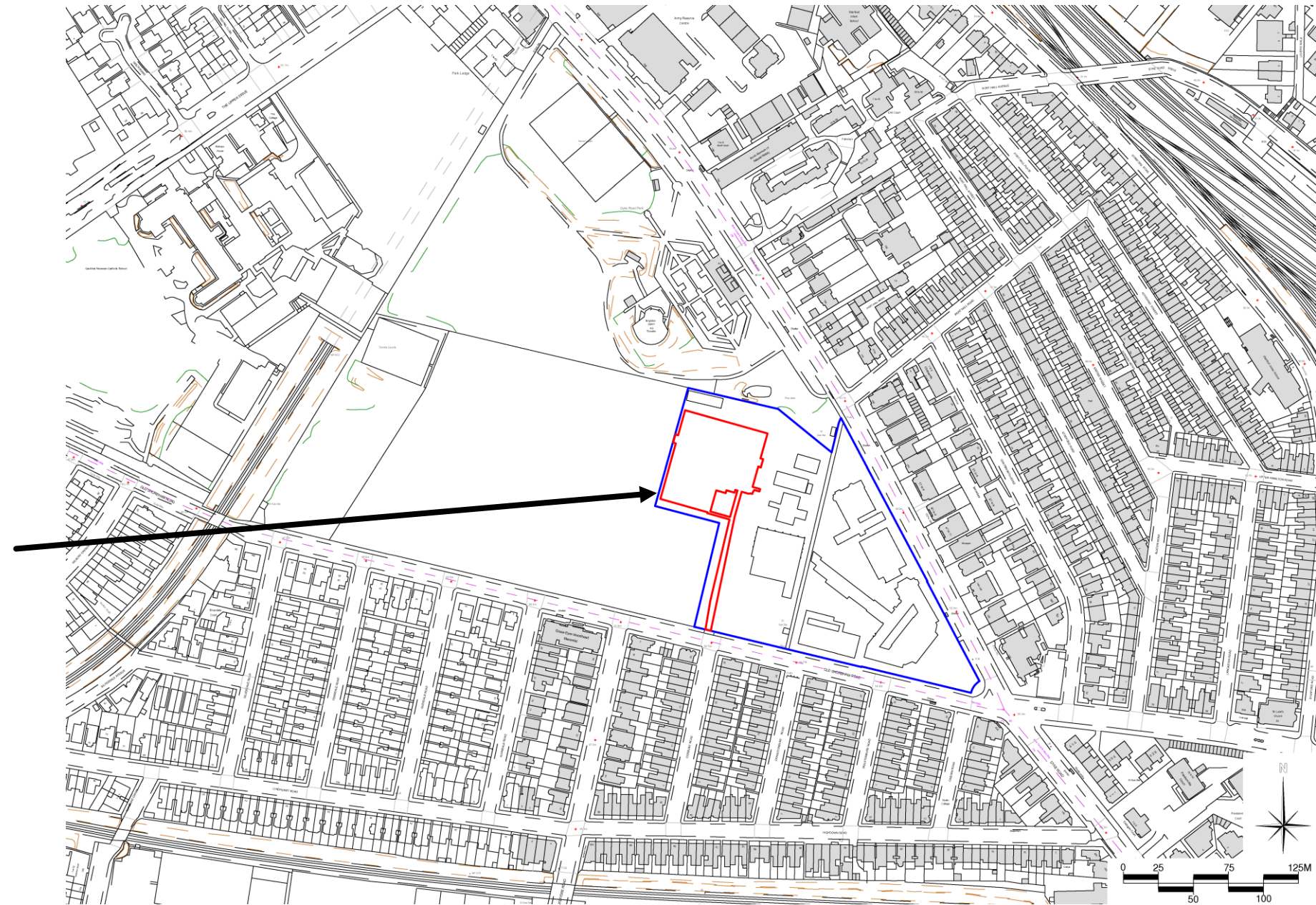


71
site

Location Plan

72

site



Aerial Photo of Site

BOAT

site



3D Aerial Photo of Site



site

Photos – facing east towards College



Photos – facing southwest away from College



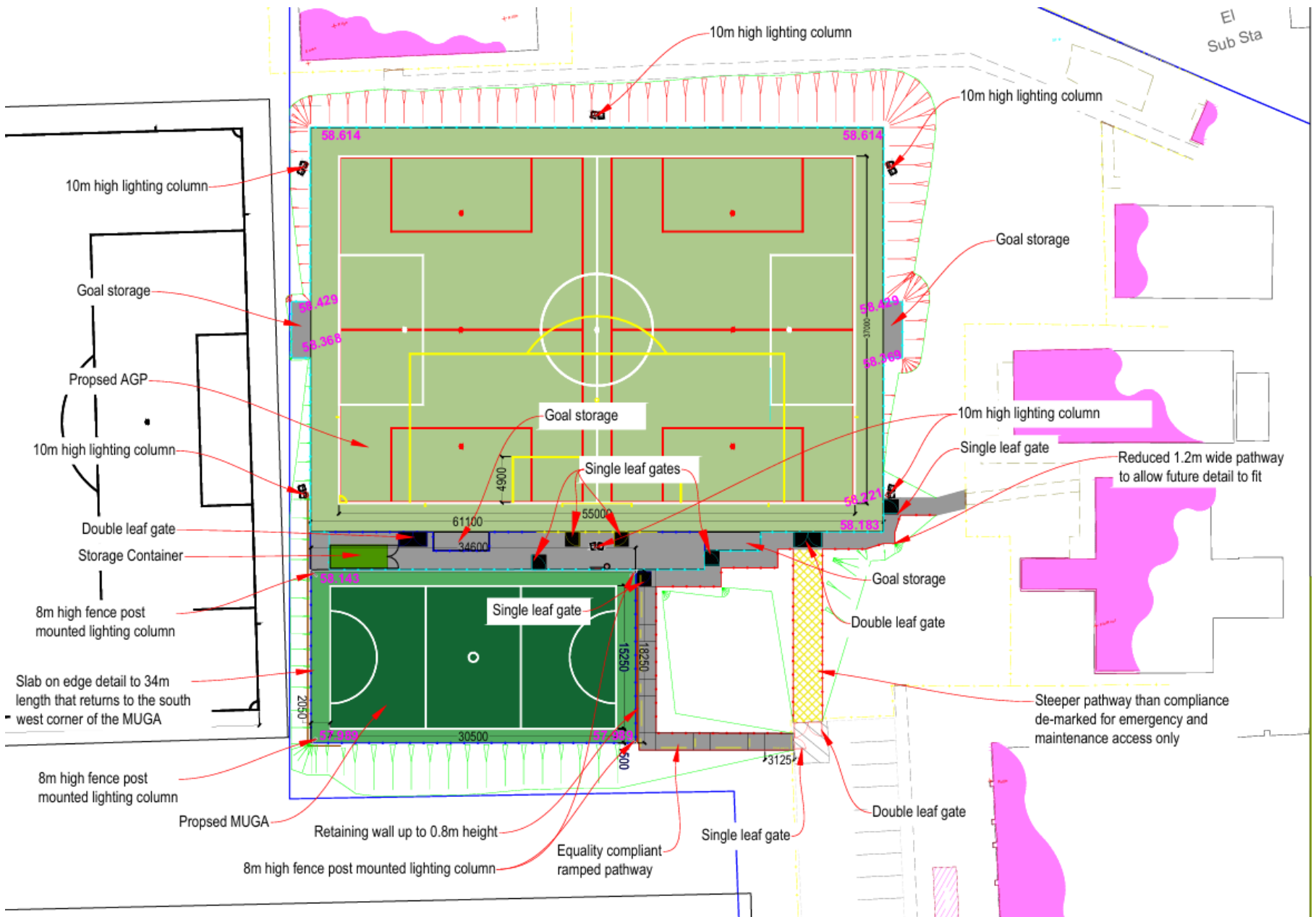
Photos – facing north



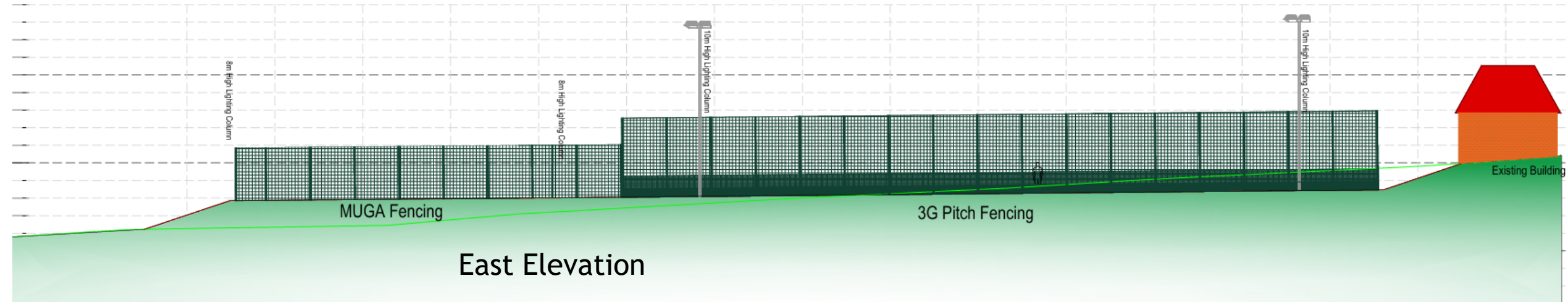
Block Plan



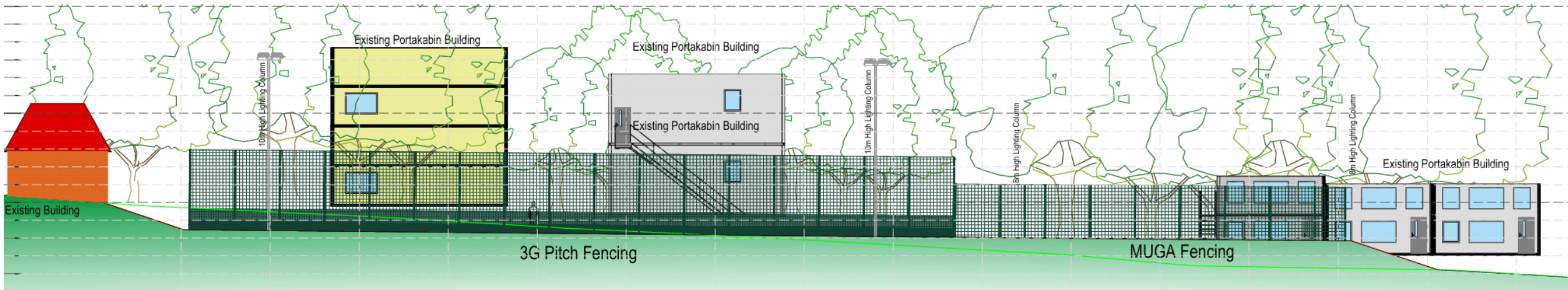
Proposed Site Plan



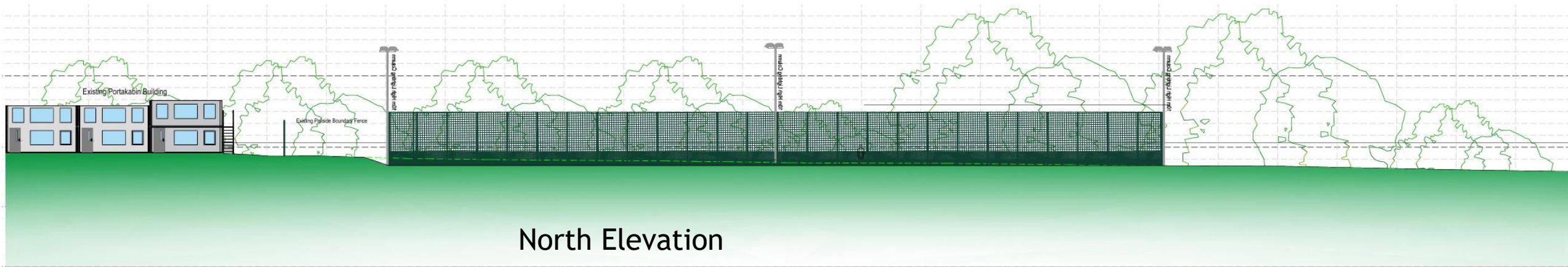
Proposed East & West Elevations



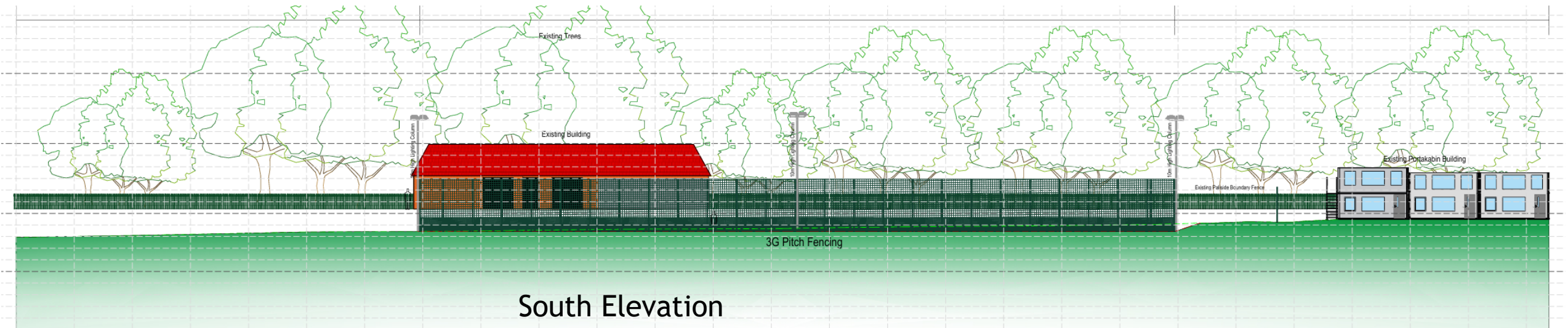
80



Proposed North & South Elevations



81



Representations (headline summary 1/2)

One thousand, three hundred and sixty-two (1,362) objections:

► Impact on the adjacent Brighton Open Air Theatre (BOAT):

- interfering with/disrupting performances
- noise assessment does not consider BOAT
- jeopardises future of cultural venue

► Artificial pitch surface material

- sustainability, environmental, health concerns
- expensive to install and maintain

► Impact on neighbours/users of the fields and park

► Overdevelopment, loss of green space

► Additional traffic and demand for car parking

Representations (headline summary 2/2)

Seventy-eight (78) supports:

- ▶ Improved sports for the college and local community
- ▶ Noise should be expected in the middle of a city
- ▶ BOAT are already next to a sports field
- ▶ Improved participation in sport for women and girls

Eight (8) neither objecting nor supporting

Key Considerations

- ▶ The principle of the development
- ▶ Sports and health
- ▶ Impact on nearby/neighbouring uses
- ▶ Design and appearance
- ▶ Transport, parking
- ▶ Biodiversity/ecology

Conclusion and Planning Balance

- ▶ Site established as playing fields
- ▶ Artificial surface and floodlights provide significant sporting benefits
- ▶ Wider community benefits, subject to securing a Community Use Agreement by condition
- ▶ Impact on playing field provision is acceptable, with no objection from Sport England
- ▶ BOAT recognised as a sensitive neighbouring use, however the amended hours of use mitigates impact
- ▶ Environmental/ecological/sustainability negatives of rubber crumb surface acknowledged
- ▶ Design and appearance and impact on Open Space is considered acceptable
- ▶ Good separation distance to neighbours (other than BOAT)
- ▶ Transport impacts can be managed through conditions

Overall balance: recommended for approval, subject to conditions