

Land Adjacent To Westfield Rise, Saltdean BH2025/00293

2nd September 2026

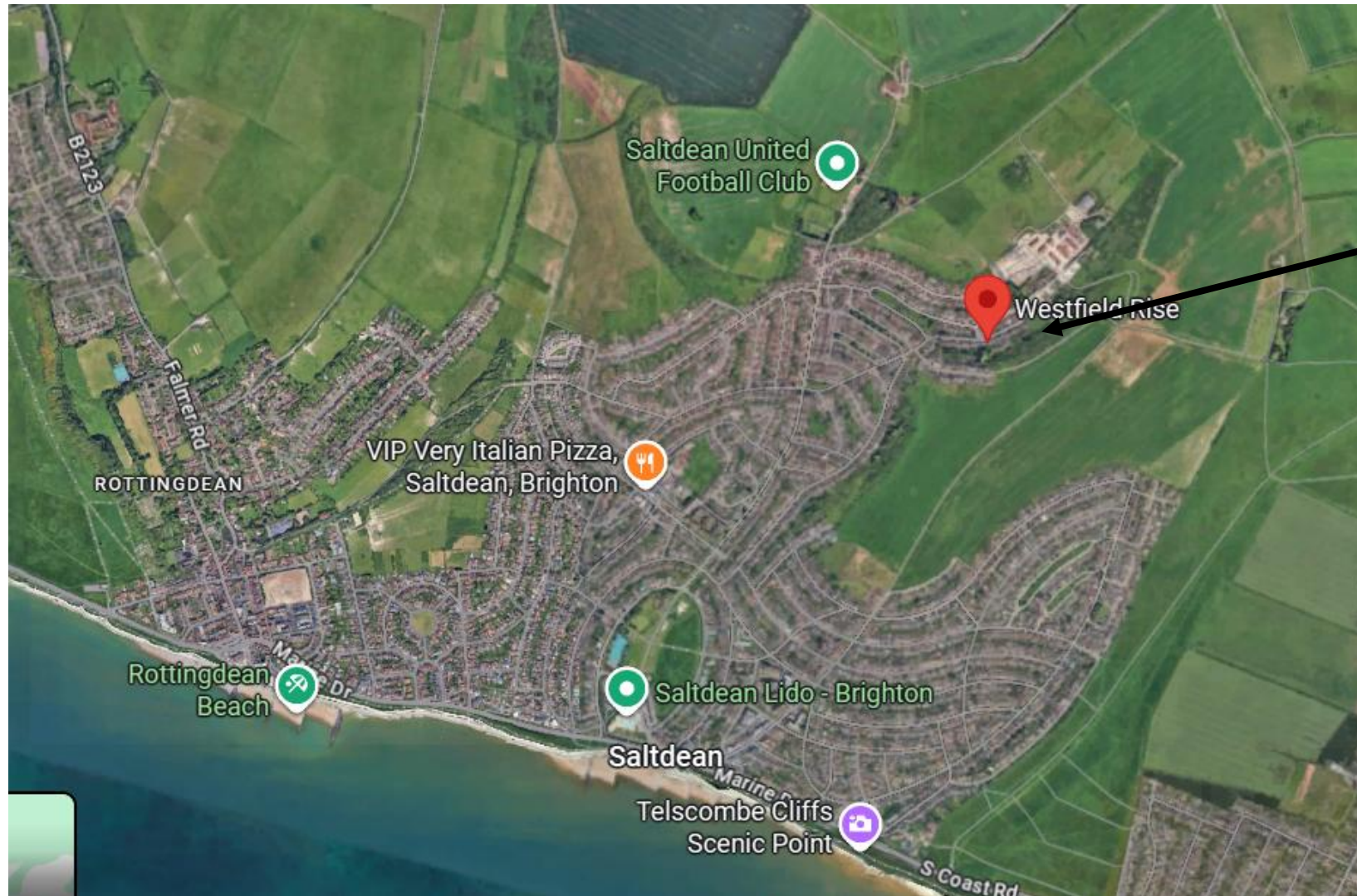


Brighton & Hove
City Council

Application Description

- ▶ Outline application for erection of 9 no. houses with all matters reserved apart from access

Map of Application Site



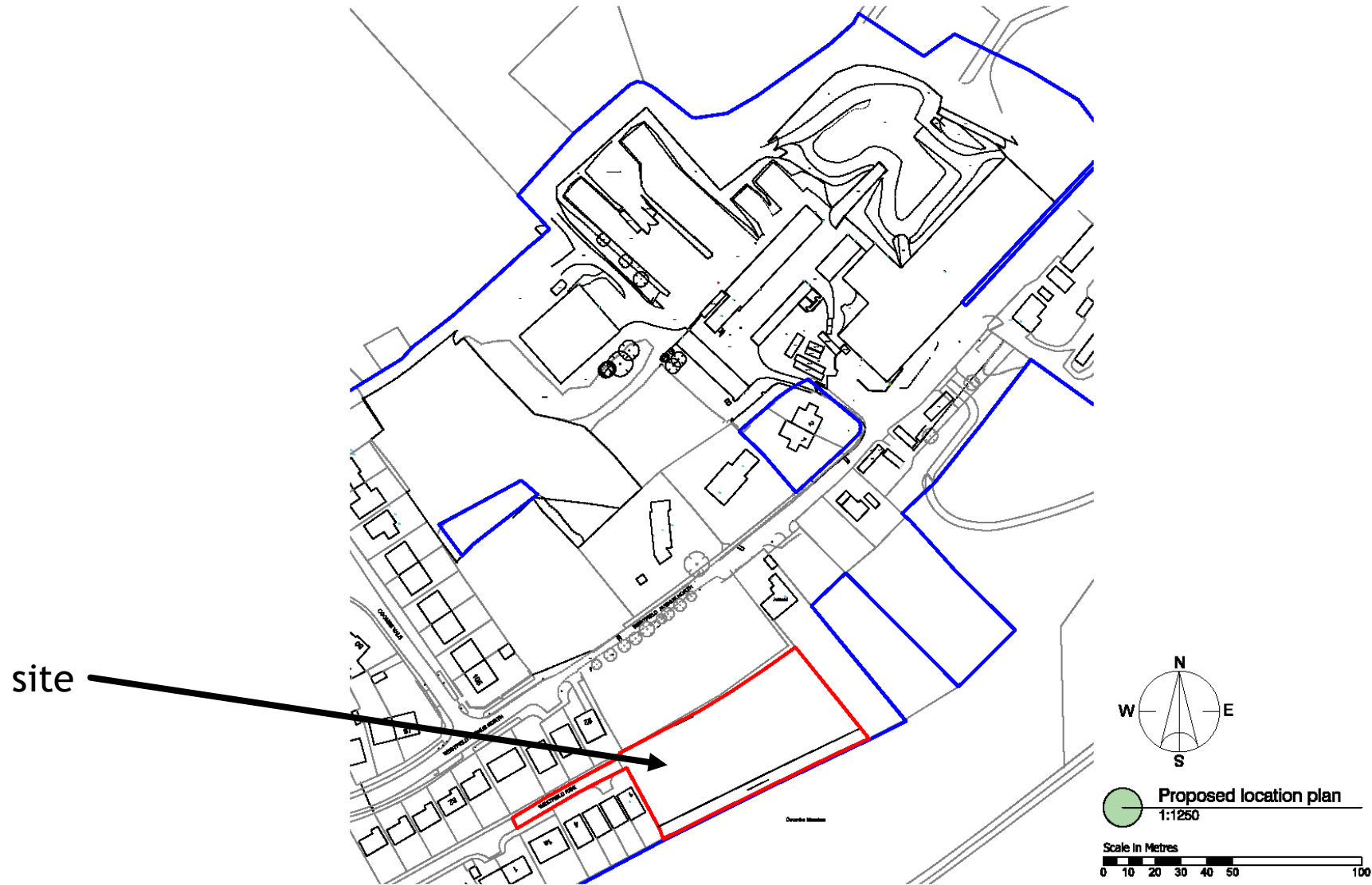
site

Aerial View of Site and Wider Area



site

Proposed Location Plan



3D Aerial Photo of Site

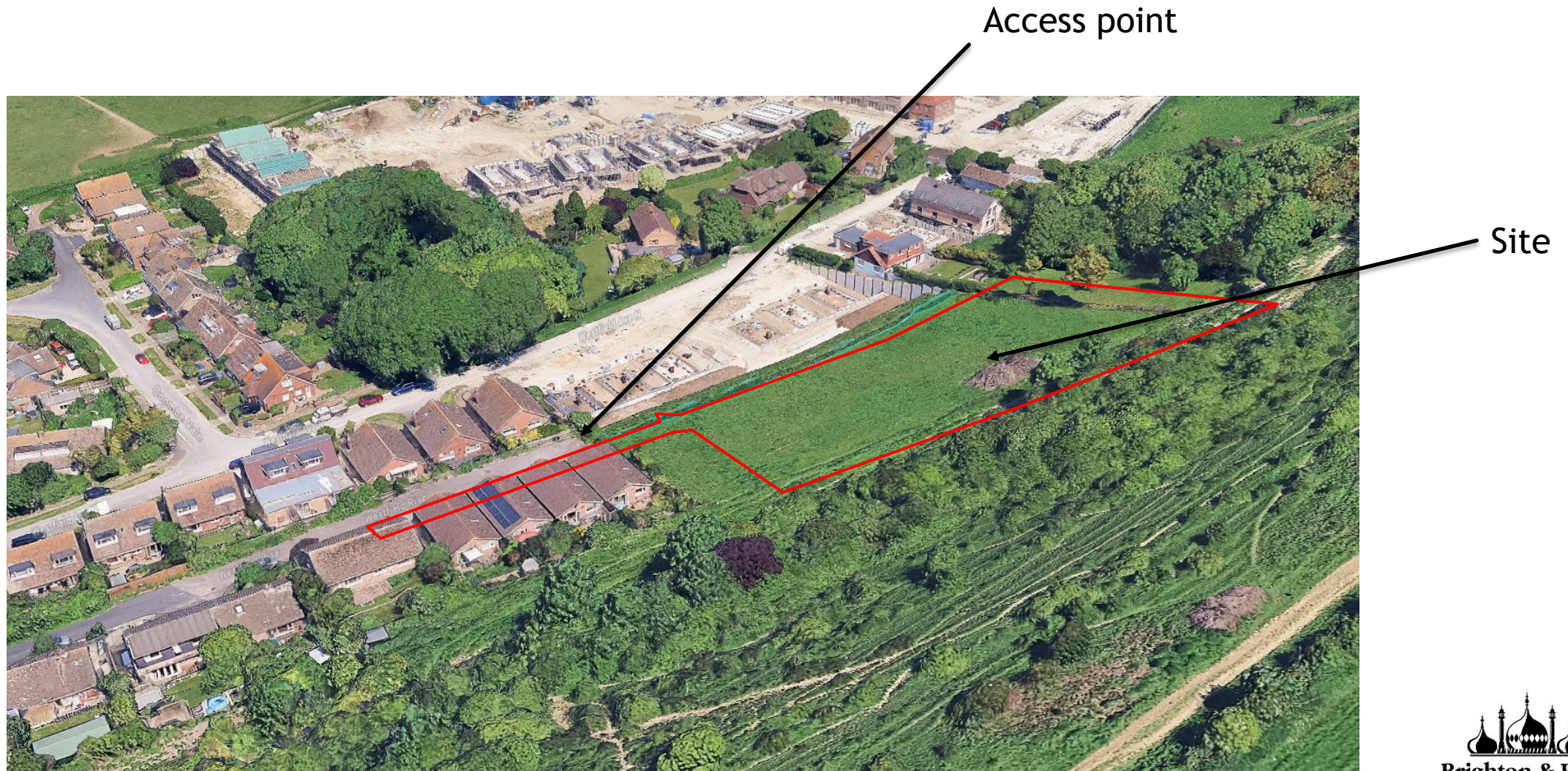


Photo of Site (looking south)



Site

Photo of Site from Coombe Meadow/Westfield Rise



Site

Access point

Proposed Block Plan



Indicative Proposed Site Plan



Number of units

- ▶ The application proposes 9 units.
- ▶ Indicative floor plans show that these would all be 3 bed units with a study.

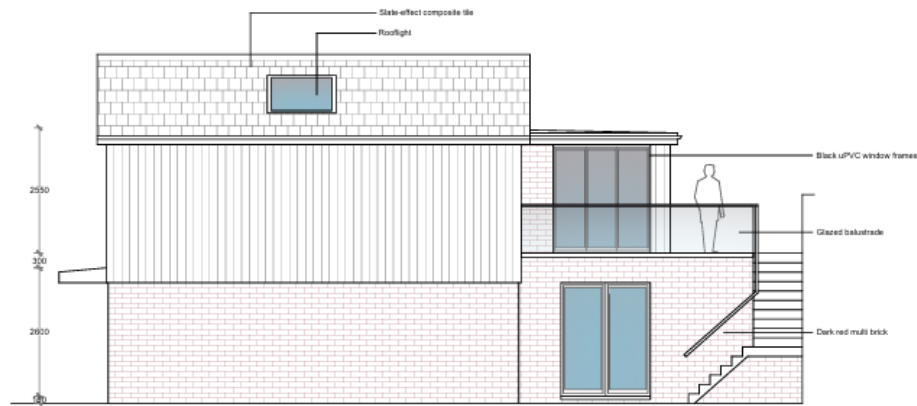
Proposed Indicative Elevations



FRONT ELEVATION

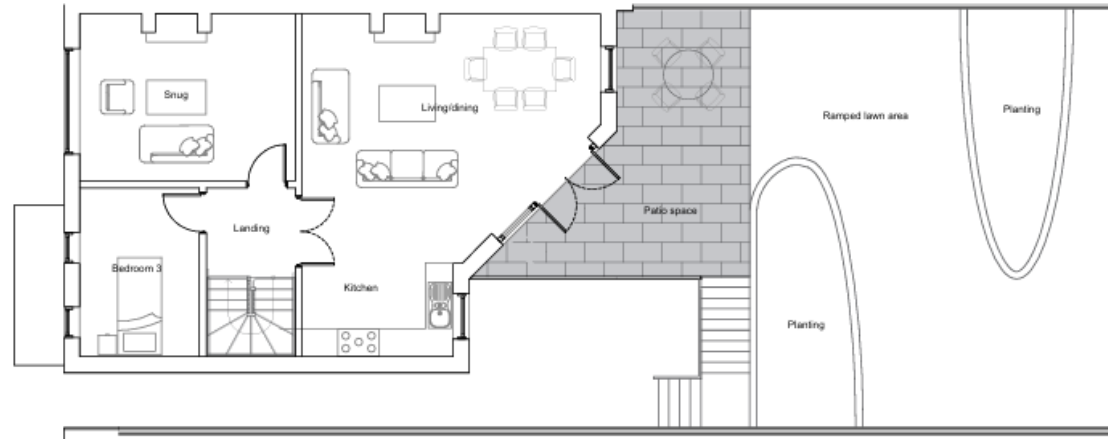


REAR ELEVATION

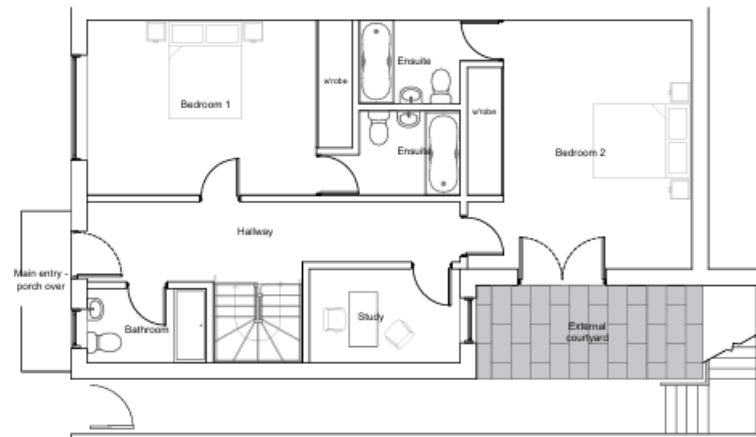


SIDE ELEVATION

Proposed Indicative Floorplan



FIRST FLOOR PLAN
GIA - 65.2m²



GROUND FLOOR PLAN
GIA - 78.5m²

Proposed Indicative Visual



Access point

Representations

- **Twenty five (25)** representations have been received objecting to the application on the following grounds:
 - ▶ Transport and Access
 - Coombe Meadow is an unadopted road
 - Access is dangerous, narrow, steep with a blind bend/ access road is unsuitable
 - Heavy construction vehicles
 - Existing highway safety concerns would be made worse
 - Loss of car parking on the road
 - Westfield Avenue North should be used for access
 - Adoption of Coombe Meadow was previously rejected by the council as it was not built to adequate standards
 - Would cause highway obstruction to emergency vehicle and refuse vehicles
 - Neighbouring bus stops should be improved

Representations (cont)

► Designs Concerns

- Design, visual and landscape impacts including impact on South Downs National Park
- Huge amount of excavation required
- Overdevelopment of the site

► Community Concerns

- Damage to road surface through construction
- Local infrastructure and services cannot cope
- Disruption of water and power supply
- Local traffic impacts and air pollution

► Residential Amenity

- Restriction of view
- Overshadowing
- Noise and disturbance
- Visually imposing and elevated over other properties

Representations

► Environmental Impacts

- Biodiversity impacts, and cumulative impact of the Coombe Farm development
- Light pollution and impact on the South Downs National Park
- Flooding
- Land slippage and surface run off issues
- Impact on nature conservation
- Pollution, dust, noise, and traffic through construction

► Procedural issues with the planning application

- Inaccuracies in the Design and Access statement
- Greed and lack of consideration by developers
- Concerns over consultation and clarity of the address of the site

Key Considerations

- ▶ Principle of development - contribution to Housing Supply within the city
- ▶ Access
- ▶ All other matters are reserved but consideration is also given to affordable housing, design, appearance, landscape and visual impact (whilst acknowledging that design appearance and landscaping is a reserved matter), standard of accommodation, impact on neighbouring amenity, ecology, sustainability and drainage.

S106 table

- ▶ Contribution to Affordable Housing (£110,936)
- ▶ Requirement to produce an Updated Viability Review upon the occupation of six of the proposed dwellings.
- ▶ Contribution to monitoring obligations in relation to Biodiversity Net Gain (£6,643.68)

Conclusion and Planning Balance

- ▶ The principle of development is considered to be acceptable as the site is allocated within the City Plan Part Two as an Urban Fringe Housing allocation.
- ▶ There are no objections to the proposed access to the site and it is not considered that 9 houses would add a significant amount of additional trips to the wider highway network. The proposed car parking is in accordance with SPD14: Parking Standards.
- ▶ Whilst a full policy compliant affordable housing contribution will not be provided, the reduced contribution has been agreed by the DVS as the maximum viable amount that can be provided.
- ▶ The indicative plans demonstrate that all other aspects of the development, which would be fully assessed on submission of a reserved matters application, could be delivered in accordance with the development plan, subject to further detail.

Overall balance: MINDED TO GRANT subject to a S106 agreement and conditions.