



**Brighton & Hove
City Council**

PLANNING COMMITTEE LIST

COUNCILLOR REPRESENTATION

Cllr. Samer Bagaeen

BH2025/02901 – Brighton Hove And Sussex Sixth Form College, 205 Dyke Road

24th August 2026:

Planning Representation in Support of the Proposed Football Pitch

I support the application for improved football facilities at BHASVIC. I recognise concerns about visual impact, biodiversity, lighting, artificial surfacing and Brighton Open Air Theatre (BOAT). These are legitimate considerations, but must be balanced against the sporting, educational, health and community benefits.

CP17 - Sports Provision, supports new and improved sports facilities responding to identified need. The Playing Pitch Strategy identifies demand for additional football capacity, including artificial pitches, and greater community use of education sites. CP18 - Healthy City, also supports opportunities for sport and healthier lifestyles. An all-weather pitch would provide more reliable, intensive year-round use of an existing educational site.

Visual impacts from fencing and floodlights should be assessed against the site's sporting function and can be mitigated through design, planting, siting and appropriate conditions.

Under CP10 and DM37, biodiversity impacts must be assessed, minimised and mitigated. Concerns regarding starlings and green infrastructure are important, but do not create an absolute presumption against development. Habitat enhancement, planting and ecological management can be secured by condition.

Similarly, DM40 provides a framework for addressing lighting and nuisance. Directional lighting, shielding, appropriate colour temperature, limits on light spill and controlled operating hours can protect neighbouring amenity and biodiversity.

Concerns regarding artificial surfacing, microplastics, drainage and eventual disposal should be addressed through appropriate materials, environmental standards and conditions.

BOAT is a much-valued cultural facility whose operation must be protected. However, sporting and cultural uses should not be assumed to be incompatible. Acoustic evidence and conditions controlling hours, lighting and noise can ensure both uses coexist.

Additional comments:

BOAT is an important and much-valued cultural facility, and its continued operation should be protected. The concerns raised about noise, lighting and the wider experience of performances are therefore entirely legitimate planning considerations.

At the same time, the assessment should be based on the likely effects of the proposal rather than on an assumption that sporting and cultural uses are necessarily incompatible. If the evidence demonstrates that the proposed pitch



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can operate without causing unacceptable harm to BOAT, that should carry significant weight. Where concerns remain, they can also be addressed through appropriate controls on hours of use, lighting, amplified sound and other operational matters.

The council has previously had to balance similar considerations in relation to sports facilities in Dyke Road Park, the tennis club, citing our own sports policies. The important principle for the BHASVIC application is that visual impact, lighting, noise, biodiversity and community benefit should be considered together as part of the overall planning balance.

The council also has a clear policy case for supporting improved sports provision where an identified need exists. The national planning policy framework supports the protection and enhancement of biodiversity, culture, and the provision of accessible sporting facilities. These objectives, as well as BOAT's concerns do not have to be treated as mutually exclusive. The task before the planning committee is to ensure that impacts are properly assessed, mitigated where necessary and weighed against the wider benefits of the proposal.

For me, the key considerations are therefore the identified need for additional sporting capacity, the efficient use of an existing education site, and whether the potential impacts can be satisfactorily managed.

There is an opportunity to accommodate two valuable community assets successfully: BOAT as an established cultural venue and improved sporting facilities serving students and potentially the wider community. The objective should be to secure the right safeguards so that one can develop without undermining the other. I would reiterate, sporting and cultural uses must not be seen as necessarily incompatible and the council's policy position supports that.