

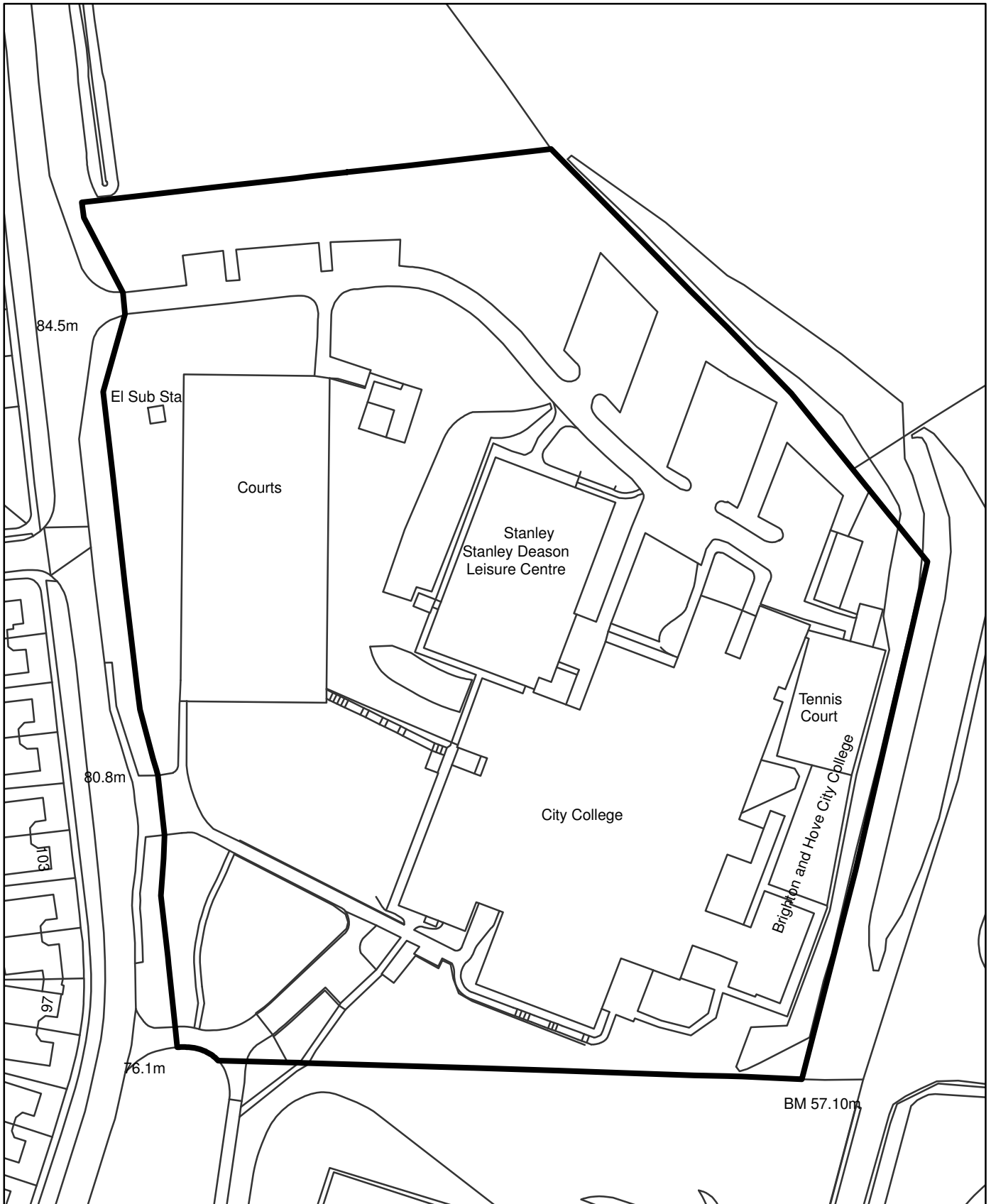
ITEM B

**City College Campus, Wilson Avenue,
Brighton**

**BH2014/00459
Full planning**

04 JUNE 2014

BH2014/00459 City College Campus, Wilson Avenue, Brighton.



**Brighton & Hove
City Council**

N



Scale: 1:1,250

<u>No:</u>	BH2014/00459	<u>Ward:</u>	EAST BRIGHTON
<u>App Type:</u>	Full Planning		
<u>Address:</u>	City College Wilson Avenue Brighton		
<u>Proposal:</u>	Demolition of the eastern two storey section of the existing building and erection of a three storey building to accommodate a new Construction Skills Centre. Erection of a two storey entrance extension to the south west corner of the building. Change of use of the tennis courts to a car park and a multi-use games area, other on-site parking and servicing amendments and hard and soft landscaping. Refurbishment of remaining existing buildings including replacement aluminium windows and profiled metal roofs.		
<u>Officer:</u>	Kathryn Boggiano Tel 292138	<u>Valid Date:</u>	17 March2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	16 June 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Harwood Savin Ltd, 23 Baynton Road, Woking, GU22 8JT		
<u>Applicant:</u>	City College Brighton & Hove, C Henderson, Pelham Street, Brighton BH1 4FA		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The site comprises the campus for Brighton & Hove City College East and the Stanley Deason Leisure Centre. The site was previously two schools (Stanley Deason & Marina High) and then a college (East Brighton College of Media Arts COMART). This use of the site ceased in 2005. Brighton & Hove City College took over the campus at the end of December 2005.
- 2.2 The site slopes down steeply from Wilson Avenue to the open land to the east with a difference of up to 19 metres in land levels running direct west to east. The land also slopes upwards from south to north. The main vehicular access is from Wilson Avenue at the northern end of the site. There are three main car parks to the north of the on-site access road, the use of which are currently shared between the College and the Leisure Centre. The car park in the north eastern corner of the site is mainly for the Motor Vehicle Workshop of the College. There is a secondary vehicular access at the south side of the College which provides access to three disabled spaces.
- 2.3 A former tennis court area is present on the west part of the site which is currently used as an overflow parking area. A caretaker's bungalow is present to the north east of the former tennis courts.

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- 2.4 The Leisure Centre was constructed in the 1980s and is to the north west of the College Buildings. There is an interlinking corridor between both buildings.
- 2.5 The College Buildings are between one and three storeys in height although due to the difference in ground levels across the site there are 6 different levels throughout the buildings (site levels 0 to 5). Level 0 is the lowest and comprises the ground floor of the former Maths Block to the east of the site. Level 5 is the highest and incorporates the first floor of the teaching block to the west of the entrance lobby.
- 2.6 There are a wide variety of different buildings on site which form the College campus. The most recent building is the double height motor vehicle workshop building which is on the eastern most part of the site which was constructed in 2011. The Media Block which is two storey adjoins the former school buildings to the south. This was constructed approximately 10 years ago. The rest of the buildings form part of the former school buildings.
- 2.7 The site does not have a designation within the Local Plan, however it is directly adjacent to the countryside designation. A small section of the boundary on the north eastern corner of the site is adjacent to the Sheepcote Valley Site of Nature Conservation Importance (SNCI). The boundary of the South Downs National Park is located some 240 metres away and is to the east of the site to the other side of Sheepcote Caravan Park. There is open access land to the north and east of the site. To the east of the Caravan Park the land slopes upwards steeply to the public footpath which is present on top of the ridge.
- 2.8 Immediately to the south of the site are the artificial pitches operated by Stanley Deason which have floodlighting. To south of these are Whitehawk Football Club's pitch, the sports pitches and pavilion belonging to Brighton College and East Brighton Park and pavilion. Residential properties are present on the west side of Wilson Avenue, the majority of which are small scale bungalows.

3 RELEVANT HISTORY

Wilson Avenue Campus

BH2011/00140: Non material amendment to BH2010/02443 for the re-orientation of the building footprint in a westerly direction by 700mm. Approved 28/02/2011.

BH2010/02443: Construction of a single storey motor vehicle workshop and a linking canopy between new build and existing building. Construction of a new ramp and staircase to permit disabled access. Approved 26/10/2010.

BH2008/03160: Erection of a two storey educational building for motor vehicle courses. Approved 14/04/2009.

BH2002/02483/FP: Extension to north elevation of Stanley Deason Leisure Centre. Approved 29/10/2002.

BH2001/02077/FP: Two storey extension to south side of college to provide media suite together with parking area for 4 vehicles and new access. Single storey extension to sports centre to provide separate public changing facilities. Approved 07/01/2002.

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BH2000/02426/OA: Outline application to form new arts and media accommodation of 1700 sq. metres and demolition of 250 sq. metres of existing accommodation. Approved 15/11/2000.

93/0096/CC/FP: Extensions to south-west and north-east of existing school building. Re-siting of boathouse, extension of garaging and alterations to main building. Approved 16/03/1993.

83/1432: Provision of hard surfaced play area and additional car parking space for use ancillary to Stanley Deason High School and Sports Centre. Approved 03/03/1984.

81/1131: Erection of sports hall, squash courts and licensed social facilities. Approved 04/12/1981.

Pelham Street Campus

BH2013/01600: Hybrid planning application comprising: Phase 1: Full planning application for erection of an 8 storey (ground plus 7) College building of 12,056 sqm and ancillary accommodation (use class D1), with associated access, infrastructure and, public realm improvements and landscaping. Phase 2a: Full planning application for demolition of Pelham Tower and erection of a 10 (ground plus 9) storey building of 12,647 sqm to provide 442 student residential units and ancillary accommodation (sui generis use class), with associated access, infrastructure, public realm improvements and landscaping. Phase 2b: Outline planning consent for the demolition of York, Trafalgar and Cheapside Buildings, and the erection of up to 125 residential units (use class C3) (access, layout and scale). Approved 11/04/2013.

4 THE APPLICATION

- 4.1 It is proposed to demolish the section of buildings which are located to the west of the former Maths Block and the new Motor Vehicles Workshop and to the south of the College gym and refectory. A three storey building is proposed in this location which would accommodate a Construction Skills Centre.
- 4.2 The proposed Construction Centre would accommodate the following:
- Ground floor (site level 1): Classroom, triple height display space, carpentry bench workshop, double height carpentry and maintenance workshop, double height store, double height machine room, external construction yard, level access link through to the former maths block.
 - First floor (site level 2): General lecture/meeting room, W.Cs, classroom, void over the carpentry and maintenance workshops, store and machine room. Views into the display space are available from this floor.
 - Second floor (site level 3): Student services, group room, WC.s and changing facilities, staff offices and facilities, IT area, painting and decorating and electrical and plumbing workshops including a demonstration area. Views into the display space are also available at this level. An external terrace area is proposed at this level in-between the proposed building and the existing refectory. Level access leading to the entrance lobby would be achieved at this level. There is also a lift which links all levels of the construction centre.
 - Roof: Roofspace plant room and photovoltaics.

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- 4.3 The proposed two storey extension would accommodate the following:
- Lower ground (site level 3): entrance link from existing entrance lobby to new entrance (stepped and lift access);
 - Ground floor (site level 4) double height entrance and lobby and reception;
 - First floor (site level 5) void over entrance/lobby, admin area and balcony.
- 4.4 A formalised car park (62 spaces) and multi-use games area (MUGA) are proposed on the site of the former tennis courts along with hard and soft landscaping throughout the wider site.
- 4.5 The refurbishment of the other former school buildings is also proposed (new roofs and windows). The Media Block, Motor Vehicle Workshop and Leisure Centre would remain unaffected by this proposal.

5 PUBLICITY & CONSULTATIONS

External

- 5.1 **Neighbours:** None received.
- 5.2 **East Sussex Fire & Rescue:** When considering active fire safety measures for all types of premises, including residential and domestic buildings recommend the installation of sprinkler systems. Information concerning guidance and standards for domestic and commercial sprinkler systems is available by reference to BS9251 & BS EN 12845.
- 5.3 **Environment Agency:** No comments to make regarding the proposal.
- 5.4 **County Ecologist:** No objection provided the agreed mitigation measures are implemented, the proposed development is unlikely to have a detrimental impact on biodiversity and can be supported from an ecological perspective. The site offers opportunities for biodiversity enhancements that will help the Council address its duties and responsibilities under the Natural Environment Rural Communities Act (NERC) and National Planning Policy Framework (NPPF).
- 5.5 **Designated Sites and Protected Species:** Surveys were carried out in accordance with best practice and are sufficient to allow an assessment of the potential impacts of the proposed development on biodiversity. The proposed development is unlikely to have a significant impact on any sites, statutory or otherwise, designated for their nature conservation value.
- 5.6 The site comprises buildings and hard standing, introduced shrub, amenity grassland and scattered trees and is of relatively low ecological value. The majority of trees on site are to be retained and should be protected in accordance with BS5837:2012 *Trees in relation to design, demolition and construction*.
- 5.7 **Bats:** The Central Section supports a small common pipistrelle bat roost. All species of bats are fully protected under the Wildlife and Countryside Act 1981, as amended, and the Conservation of Habitats and Species Regulations 2010, making them European Protected Species. The proposed development will result

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in the loss of the roost and therefore a mitigation licence will be required. The mitigation measures proposed in section 4.5.3 of the Extended Ecological Assessment report are considered appropriate to protect the favourable conservation status of the species.

- 5.8 Artificial light can negatively impact on bats through e.g. causing disturbance at the roost, affecting feeding behaviour, avoidance of lit areas and increasing the chances of bats being preyed upon. It is therefore recommended that time restrictions be placed upon the lighting of the proposed MUGA and that all lighting design should take account of national guidance (http://www.bats.org.uk/pages/bats_and_lighting.html).
- 5.9 Breeding birds: The site has the potential to support breeding birds. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. To avoid disturbance to nesting birds, any demolition of buildings or removal of scrub/trees that could provide nesting habitat should be carried out outside the breeding season (generally March to August). If this is not reasonably practicable within the timescales, a nesting bird check should be carried out prior to any demolition/clearance works by an appropriately trained, qualified and experienced ecologist, and if any nesting birds are found, advice should be sought on appropriate mitigation.
- 5.10 The proposal to install two house sparrow terrace boxes (para 4.7.3 of the Extended Ecological Assessment report) is supported.
- 5.10 Badgers: Badgers may use the site for foraging and commuting. Badgers are protected under the Protection of Badgers Act 1992. Best practice working methods should be employed to ensure protection of badgers during construction.
- 5.11 Other species: The site is unlikely to support any other protected species and therefore no further mitigation is required. If protected species are encountered during demolition/construction, work should stop and advice should be sought from an ecologist on how to proceed.
- 5.12 Mitigation Measures/Enhancement Opportunities: In addition to the mitigation measures discussed above, the site offers opportunities for enhancement that will help the Council address its duties and responsibilities under the NPPF and the NERC Act. Opportunities include the use of species of known value to wildlife within the landscaping which should be native and of local provenance wherever possible.
- 5.13 The Landscape Design Strategy and Outline Planting Specification is largely acceptable and should help enhance the biodiversity value of the site. In the list of native tree planting (section 3.1 of the above document) native common alder (*Alnus glutinosa*) should be substituted for the proposed Italian alder.
- 5.14 It is strongly recommended that the opportunity is taken to incorporate green roofs into the design. This will help reduce flooding and heat island effects,

mitigate climate change impacts, aid wildlife connectivity throughout the site, and mitigate the impacts of the scheme on biodiversity. Green roofs should incorporate a chalk wildflower mix appropriate to the surrounding environment.

5.15 Natural England:

Statutory nature conservation sites: Based upon the information provided, Natural England advises the Council that the proposal is unlikely to affect any statutorily protected sites.

5.16 Protected landscapes: Having reviewed the application Natural England does not wish to comment on this development proposal. The development however, relates to the South Down National Park. Therefore advise the Council to seek the advice of the National Park Authority as their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the designation.

5.17 Protected species: National England has not assessed this application and associated documents for impacts on protected species. Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

South Downs National Park Authority:

5.18 The application site lies adjacent to the South Downs National Park and has the potential to have an impact upon the setting of the National Park. Therefore, a Landscape and Visual Impact Assessment should be undertaken to assess the potential for impact and appropriate controls placed on external lighting and materials to ensure that any impact is minimised.

South Downs Society:

5.19 Whilst this application is not within or does not have a common boundary with the National Park, it does hold a very important prominent position within the hillside. It is highly visible and attracts extensive views from the surrounding countryside and in particular the national park to the east. This includes open views from the popular bridleway extending from the racecourse to Black Rock and the abutting open access land. Given this, it is disappointing that there appears little or no reference in the application to the potential impact of the proposals on the views from the National Park. We would therefore expect the Council to satisfy itself that the application is complete in its present form and that the visual impact of the proposals will not be of the detriment of the nearby National Park, an area which attracts the highest level of protection.

Southern Gas Networks:

5.20 A Low/Medium/Intermediate Pressure gas main is in proximity to the application site. There should be no mechanical excavations taking place above or within 0.5 metres of the low pressure and medium pressure system and no mechanical

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excavations within 3 metres of the intermediate pressure system. The exact location of mains should be determined using hand dug trial holes.

Southern Water:

- 5.21 The exact position of the public water main must be determined on site by the applicant before the layout of the proposed development is finalised. All existing infrastructure including protective coatings and cathodic protection should be protected during the course of construction works. No excavation, mounding or tree planting should be carried out within 3 metres of the public water main without consent from Southern Water.
- 5.22 There are previously designated private foul sewers crossing the site which are now considered to be public sewers. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.
- 5.23 Southern Water requires a formal application for a connection to the public foul sewer to be made by the developer and recommend that an informative to this effect is attached to the decision notice.
- 5.24 Initial investigations show that there are no public surface water sewers in the vicinity to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to the public foul sewer. The Council's Building Control or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development.
- 5.25 Recommend that a condition is attached to require that the means of foul and surface water disposal are agreed.

Sussex Police:

- 5.26 Due to the dual nature of the site (leisure use next door to a college), in order to accomplish a secure environment for both the premises access control will be paramount. Due to the nature of the landscape in which the development rests, demarcation of the area with fences will be very difficult and could give the impression of fortress mentality. However, the proposed secure line across the development will have the desired effect of controlling access into specific areas. Access control will then be able to control visitors to each building.
- 5.27 The parking adjacent to the proposed MUGA should be designated for specific users and access via the gates entry should be controlled. Recommend that cycle security within the car park adjacent to the MUGA should be an open shelter design, providing clear arcs of surveillance over them from the car park.
- 5.28 Lighting in and around communal areas, entrances and parking controls should confirm to BS5489-13.
- 5.29 **UK Power Networks:** No objection.

Internal:

Environmental Health:

- 5.30 No objection. There is likely to be noise generated by plant, vehicle movements and people using the multi-use games area. Light pollution (especially for the houses opposite) may result from the outdoor areas if the design does not remove the risk. Recommend conditions to restrict the hours of use of the MUGA to no later than 8pm on weekdays and 6pm on weekends and to require details of the external lighting to be agreed.
- 5.31 Air quality is good at this location and the Air Quality Management Area (AQMA) is some distance away. For effective dispersion of emissions away from the building the CHP flue should terminate at least 1.5 m above the top of the tallest building.

Planning Policy:

- 5.32 *Comments made on 24 April 2014:* The reduction in outdoor sports ancillary to the educational use of the site can be accepted.
- 5.33 *Comments made on 8 April 2014:* The site lies within the built up area of the city. Improvements to the educational facilities, which serves the city and surrounding area, are welcomed and supported subject to normal development control considerations (eg amenity, design, transport etc). The improvements in respect of sustainability and wheelchair accessibility are also supported.
- 5.34 However the loss of a significant part of the outdoor sports facilities to parking and the restriction of use of the remaining area to the students of the college raises policy concerns. Whilst the application indicates the sports area has not, in recent years, been in effective sports use and thus the retention and improvement of part of the area could more effectively meet the current needs of the premises, it is considered further information is necessary to ascertain if this appropriately accords with policy (including regard to CP17.8). It would assist if the applicant could confirm what requirements are placed upon the college to provide sports and recreation facilities, whether the use of this sports area has had links with the Stanley Deason Leisure Centre and why dual use with the Leisure Centre is not appropriate. The views of the Sustainable Transport Team in respect of the need for the parking may also be relevant to the consideration of the sports area.

Sports Facilities Manager:

- 5.35 *Comments made on 20 May 2014:* The proposed surface for the MUGA (Polymeric Type 4) has a slightly lower slip resistance than Type 3 which is generally required for netball but will be fine for football, basketball and general recreational use. The proposed surface is acceptable for its anticipated usage.
- 5.36 *Comments made on 12 May 2014:* Support. Sports Development have consulted with Freedom Leisure (the operator of Stanley Deason Leisure Centre) and they are supportive of this planning application. The Sports Development Team make the following comments:

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- The rationale of making a clearer definition of areas is sound and the site being 'dual-use' would benefit from this. The idea of channelling students to the southern entrance would help improve security and provides a useful divide between public sports facility and educational establishment.
- Any planning consent would need to ensure the new MUGA is used by college students only and is not made available for public hire.
- It would be beneficial to consider new clear signage to indicate designated parking areas for students, teachers and leisure centre users.
- Believe that the existing entrance road to the proposed new car park/MUGA should be widened to allow cars to pass in and out of the car park.
- The installation of a MUGA is welcomed and will provide more opportunities for students to keep physically active.

Sustainability:

- 5.37 Approval is recommended. The Energy Statement commits to achieving BREEAM 'excellent'. The scheme performs well against sustainability policy for energy; proposing a site wide decentralised energy plant consisting of a gas combined heat and power plant (CHP) and efficient gas boilers which would deliver heat across the site; reducing operational emissions from existing buildings; delivering renewables in the form of PV; and delivering energy performance improvements to existing buildings through a suite of retrofit measures. The supporting documents indicate that some of these measures may be affected if full funding for the refurbishment is not received.
- 5.38 These proposals address the energy policies covering energy efficiency, passive design, and use of renewables within Local Plan Policy SU2, SU16 and SPD08.
- 5.39 Other aspects of sustainability policy have been addressed less well, but the achievement of BREEAM 'excellent' will ensure that materials specification, waste management, water efficiency, ecology, pollution and other sustainability factors will be addressed. Whilst it is disappointing that this information has not been provided, the application of a condition securing BREEAM 'excellent' will ensure the scheme addresses relevant areas of local policy to a reasonable degree.
- 5.40 A feasibility study for rainwater recycling has not been submitted but the Design & Access Statement refers to a rainwater collection system though this is not substantiated elsewhere. The case officer could request further information via condition to secure a feasibility study and/or evidence of installation.
- 5.41 The energy strategy includes a site wide decentralised energy approach with a new energy centre including gas CHP, plus a 50kWp photovoltaic array on the Construction Trades Centre roof. Passive design and energy efficiency measures are incorporated into plans and include improvements to existing buildings as well as high quality new build. These include: improvements to the insulation in the walls, roofs and floors; improvements to air tightness; solar control glazing and brise soleil to minimise solar gain and reduce glare; natural ventilation approaches including a combination of single sided and cross-flow ventilation, with stack ventilation to the rear of the building; exhaust gas flue heat recovery; a lighting strategy including daylight dimming; absence detection; LED

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lighting for classrooms and officers; 'anti-corrosive' LEDs for workshop environments; and north facing roof 'lights' to provide natural daylighting.

5.42 Aspects of policy that have not been addressed: submission of a feasibility study of rainwater harvesting and greywater recycling; use sustainable materials; facilities for composting and recycling.

5.43 Suggested conditions:

- BREEAM Education 'excellent' with 60% in energy and water sections.
- Feasibility Study and/or Evidence of installation of Rainwater harvesting system, post construction.
- Considerate Constructors scheme.

Sustainable Transport:

5.44 *Comments made on 14 May 2011: No objection.*

Recommend conditions to secure the following:

- Provision of disabled parking;
- Provision of cycle parking;
- Provision of motorcycle parking;
- Submission of a Travel Plan;
- On site signage;
- Submission of a Construction Environmental Management Plan (CEMP);
- Requirement of the use of the MUGA to be for College students/staff only.

5.45 Signage: The car park could benefit from signage to clearly show where the car parking is located. At night it can be difficult to see the car parking at times. Often visitors drive to the bottom car park then have to drive back up as this car park is usually busy. Signage may help address this issue. Would not want to see the signage split between uses though to designate parking areas for students, teachers and leisure centre users. The peak parking demand for the different land uses occurs at different times of the day it makes sense that all of the parking caters for both uses to make best use of the available spaces.

5.46 It may be beneficial to have some pedestrian signage from the car parks to the main entrance of both the leisure centre and college; as discussed this could be secured via condition.

5.47 Proposed Vehicular Access MUGA/Car Park: The proposed access is 3.5 metres wide, widening to 4.1m within the car park. The Manual for Streets states that a carriageway width of 4.1m allows two vehicles to pass. Do not consider it essential for two way movements nor that this raises any safety issues, given that there is clear visibility along the section of carriageway of 3.5m wide. However, given the number of parking spaces and the likely use it may be beneficial to provide an access that facilitates two way vehicle movements. This would mean increasing the width from 3.5m to a minimum of 4.1m.

5.48 Disabled Car Parking: SPG04 states that the minimum standard for disabled parking for a D1 educational use is 2 disabled spaces plus 1 additional space per 2500m². Therefore for this site (8233m²) the total minimum disabled car parking

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standard is 5 spaces. The disabled car parking for the leisure centre is retained and this is acceptable.

- 5.49 Pedestrian Routes: Part of the pedestrian route from the new car park should be resurfaced to provide a suitable route for all to the college main entrance. Ideally the existing pedestrian route adjacent to the northern most car parks should be extended to provide pedestrian access to and from the western most car park. This would then provide a continuous footway from all car parking spaces to both the leisure centre and college entrance.

Comments made on 30 April 2014:

- 5.50 Car Parking Provision: SPG04 states that the maximum car parking standard for a D1 educational establishment outside of a CPZ is 1 space per teaching staff member plus 1 car space per 3 other staff members, plus 2 spaces for visitors. Currently there are 86 spaces including 5 disabled spaces. While proposed there are 148 spaces. This level of car parking is in line with the maximum car parking standards in SPG04 and is therefore deemed acceptable.

- 5.51 Motorcycle Parking: The applicant has set aside one car parking space to accommodate motorcycles in the eastern most car parking area. This arrangement is deemed acceptable by the Highway Authority.

Comments made on 22 April 2014:

- 5.52 Clarity sought regarding the following matters:

- Clarification on the proposed number of disabled car parking spaces;
- Clarification on the existing and proposed number of car parking spaces;
- Need for motorcycle parking. The parking survey highlighted regular use of motorbikes but the applicant has not provided specific motor cycle parking. The applicant should consider the provision of specific motor cycle parking as part of this application.

- 5.53 Pedestrians: The main pedestrian access from the site is from Wilson Avenue. This is located between the two vehicular access points. There are footpaths within the site from the car park, cycle parking area and the bus drop off area near Wilson Avenue to the main college entrance. This provides a segregated and convenient pedestrian access to the site which is supported.

- 5.54 Cycle Parking: SPG04 states that a minimum of 1 cycle parking space is required per 250m² or part thereof of educational establishments. For this development of 8233m² of college building the minimum cycle parking standard is 33 cycle parking spaces in total.

- 5.55 In order to be in line with Policy TR14 of the Brighton & Hove Local Plan 2005 cycle parking must be secure, convenient, well lit, well signed and wherever practical, sheltered. The Highway Authority's preference is for the use of Sheffield type stands spaced in line with the guidance contained within the Manual for Streets.

- 5.56 The applicant indicates that they intend to provide 50 cycle parking spaces in total within the proposed car park (currently tennis courts). The applicant is also

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providing short stay cycle parking closer to the building which is welcomed. There is the provision of 4 Sheffield Stands (8 spaces) outside the college entrance. The proposed cycle parking is acceptable.

- 5.57 The existing stands (5 Sheffield stands) located by the leisure centre entrance are to be retained. It is noted that these stands are extremely tall which makes it difficult to secure a bikes frame and both wheels to the stand. Therefore the Highway Authority would recommend that these existing stands are lowered and that the top of the stand (height of the stand) is 750mm above ground level. This would make the existing stands more useable and ensure the bikes locked to these stands are secure.
- 5.58 Servicing: While not stated within the TS it is assumed that deliveries associated with the college building will continue to serve the proposed building as currently occurs. There is adequate space on-site for all deliveries to load/un-load from within the site. The Highway Authority has no objections to loading and unloading taking place within the site.
- 5.59 Vehicular Access: The main vehicular access to the site is from Wilson Avenue, close to the northern boundary of the site. There is an additional vehicular access in the southern part of the site also accessed from Wilson Avenue. The majority of the car parking spaces are accessed from the northern access point while the southern access provides access to three disabled car parking spaces. The applicant is retaining these access points and there are no objections to this arrangement.
- 5.60 Construction Car Parking & CEMP: The construction works are envisaged to last 2 years, during this time temporary teaching accommodation could be provided in the overspill car park area/tennis courts. This will effectively reduce the number of car parking spaces on-site to 85 spaces (including 5 disabled). In order to understand whether there was likely to be any over spill car parking from the development the applicant commissioned a parking survey to be undertaken in January 2014 over a 5 day period. During the survey period the peak parking demand was for 104 cars and 12 motor bikes. During the construction phase it could be likely that relatively small numbers of vehicles may seek to park on-street if the car park is full. The applicant has undertaken an on-street parking survey which demonstrates there is capacity in the local area to accommodate some level of overspill car parking during construction. The impact of overspill car parking can be further mitigated by the implementation of travel plan measures as part of the CEMP.
- 5.61 Due to the scale of the development there is a need for a Construction & Environmental Management Plan to be produced. This should be secured via condition. The loss of existing overspill car parking should be mitigated by the Construction Management Plan promoting the use of sustainable forms of travel to both construction workers and college staff during construction.
- 5.62 Trip Generation & Section 106 Requirements: There is not forecast to be a significant increase in trip generation as a result of these proposals. The

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proposals are for a reduction in D1 floor space. The existing D1 floor space totals 8,559m² and 8,233m² is proposed.

- 5.63 The application does not involve any increase in student numbers above existing levels. Currently, there are approximately 4,000 students registered at the site, together with 194 staff. There may be some reorganisation of the curriculum and where students are located. However, this itself is not considered to lead to any increase in student numbers attending the Wilson Avenue campus and therefore an increased transport impact.
- 5.64 The proposed MUGA would be for the sole use of the college and it would not be for public use. As the application has been assessed on this basis it is recommended that a condition is included on any permission restricting the use of the MUGA to college use only.
- 5.65 In light of the above, the Highway Authority would not look for a S106 contribution towards necessary transport infrastructure.
- 5.66 Travel Plan: As detailed as part of the Pelham Street planning application (BH2013/01600) the Highway Authority would wish to see an overarching Travel Plan which applies to the College as a whole, with separate sections specifically relating to individual measures for each site (Pelham Street and Wilson Avenue). The need to produce a Travel Plan can be secured via condition.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to

which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.

- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR2	Public transport accessibility and parking
TR4	Travel Plans
TR7	Safe development
TR14	Cycle access and parking
TR18	Parking for people with a mobility related disability
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU5	Surface water and foul sewage disposal infrastructure
SU9	Pollution and nuisance control
SU10	Noise nuisance
SU13	Minimisation and re-use of construction industry waste
SU14	Waste management
SU15	Infrastructure
SU16	Production of renewable energy
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD7	Crime prevention through environmental design
QD14	Extensions and alterations
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features
QD18	Species protection
QD25	External lighting
QD26	Floodlighting
QD27	Protection of Amenity
SR17	Smaller scale sporting and recreational facilities
SR20	Protection of public and private outdoor recreational space
NC4	Sites of Nature Conservation Importance (SNCIs) and Regionally Important Geological Sites (RIGs)
NC6	Development in the countryside/downland
NC8	Setting of the South Downs National Park

Supplementary Planning Guidance:

SPGBH4	Parking Standards
SPGBH15	Tall Buildings

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Interim Guidance on Developer Contributions

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD06	Trees & Development Sites
SPD08	Sustainable Building Design
SPD11	Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
CP8	Sustainable Buildings
CP9	Sustainable Transport
CP10	Biodiversity

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to:

- Principle of the development;
- Design and impact on the setting of the National Park;
- Transport impacts;
- Amenity impacts;
- Impact on nature conservation; and
- Sustainability.

Background:

- 8.2 In 2011 the College Corporation approved a masterplan for the College to rationalise the College Estate to 20,000m² which was split between two campuses, 12,000 m² at the Pelham Street campus and 8,200m² at the Wilson Avenue campus. This allowed for an increase of 2,000 m² over the space of 18,000 m² which is recommended by the Skills Funding Council for a college of this size.
- 8.3 Planning permission has been granted (BH2013/01600) for the redevelopment of the Pelham Street campus which includes a new educational building (12,000 m²).
- 8.4 When the recent planning application for the Pelham Street campus was under consideration (BH2013/01600), the College had predicted that it was their aim to increase their student numbers across all sites over the next 10 years from a total of 10,550 at (part time and full time) in 2013/14 to 12,470 by 2023. This would equate to approximately 1,000 additional students at the Wilson Avenue campus over the next 10 years. This projected increase in students is independent of the proposed development. The proposal itself is not considered to significantly increase student numbers at the Wilson Avenue campus. Although the number of students attending the Wilson Avenue campus is currently in the region of 4,000 students, the College and the submitted TA have found that only approximately half this number are on site at any one time. A large number of students are studying part time or are apprentices.

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- 8.5 The following courses would be provided within the proposed building at Pelham Street; arts, media, journalism, travel and tourism, retail, catering, business, accountancy, IT, science and maths, hair and beauty and English for Speakers of Other Languages (ESOL).
- 8.6 The following courses would be provided at Wilson Avenue; motor engineering, construction, sport, public services, health and care and performing arts.
- 8.7 Construction skills specifically include plumbing, electrical, brickwork, plastering, maintenance, painting and decorating. Future courses are envisaged to include sustainable technologies. The proposal would allow all construction courses to be run at the same campus in the same building.
- 8.8 The construction trades are currently taught in a mixture of different former classrooms at varying levels across the buildings which were built in the 1970s. Some of the classrooms are small and do not provide modern teaching space for vocational construction courses which should reflect 'real-life' construction sites. As part of the new construction centre double height large workshops are proposed along with a triple height display space where the construction of a two storey house can be replicated.
- 8.9 Due to the age and poor condition of the existing buildings on this part of the site there are also maintenance issues. Level access from the buildings on the west side of the site, through the set of buildings which are due to be demolished and though to the former Maths block on the east side of the site, is difficult.
- 8.10 The funding of the proposed Construction Skills Centre is not related to the Pelham Street development. The College has been successful in obtaining a Further Education 'Enhanced Renewal Grant' (ERG). The secured ERG grant would fund the construction of the Construction Skills Centre and the two storey entrance extension. However, a grant for the refurbishment of the remaining former school buildings has not yet been awarded.

Principle of the Development:

- 8.11 The site has been in education use since the school was established on the site in the 1970s. Brighton & Hove City College took over the campus at the end of December 2005. The floor area of the section of the building to be demolished is approximately 3190m². The floor area of the new building is approximately 2870 m². A new external yard specifically for the construction trades would be created (290m²) along with a new external seating area.
- 8.12 The educational use of this site is well established. The demolition and new build is not creating a net increase of additional floorpace over and above what is currently provided on site. However, the proposal would provide a modern, purpose built Construction Skills Centre. The proposed accommodation is considered to be a much improved facility and would significantly improve the learning and teaching environment for the construction vocational courses on offer at this College.

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- 8.13 The landscaping improvements and the rationalisation of the site to better separate the Leisure Centre entrance from the College entrance and motor vehicular repair building and car park, would improve security and would provide a useful divide between the public sports facility and the educational establishment.
- 8.14 The principle of the redevelopment of part of the site for continued educational use is considered to be acceptable subject to the other material planning considerations which are discussed in more detail below.
- 8.15 It is also proposed to change the use of part of the hardsurfaced tennis courts to car parking. However, a small MUGA would be installed on part of the tennis courts which would be used for five-a-side football, basketball and general sports and recreational training and play. The MUGA would be for the exclusive use for students and staff of the College only and would not be made available for wider public use.
- 8.16 The hardsurfaced area has not been used as tennis courts since the College took over the campus (2005). It has been used in recent years as an overflow parking area and as an informal 'kick around' area for students. The transport considerations are detailed later on in this report.
- 8.17 Policy SR20 of the Local Plan seeks to protect public and private recreational space. Criterion c of the policy does permit a loss where the sports facilities can best be retained and enhanced through the redevelopment of a small part of the site. Given the length of time since the area was last used as tennis courts, and as the proposed MUGA would improve the sports facilities currently on offer at the campus, it is considered that the loss of the former tennis court area is acceptable in principle and complies with policy SR20. A condition is recommended to require that the MUGA is constructed within 3 months of the Construction Skills Centre first being brought into use.

Design and Impact on the Setting of the National Park

- 8.18 The proposed materials for the Construction Skills Centre are brick for the lower floors, with profiled metal cladding (light grey) at the upper floors and a profiled metal roof (dark grey). There are also areas of white coloured render on the west and south facing elevations. Small areas of composite timber cladding are also proposed on the south, west and north facing elevations. A zinc clad feature window surround is proposed to the north facing elevation. Aluminium window frames are proposed (grey). Small areas of brise soleil are proposed to the east and south facing elevations.
- 8.19 The proposed materials for the two storey entrance extension are large areas of glazing with aluminium frames and render. A feature zinc window/door surround is proposed to the west facing elevation which contains the main entrance doors. A large canopy roof (metal profiled) is proposed. Coloured brise soleil is proposed to the south elevation.
- 8.20 The proposed Construction Skills Centre is not visible from the street scene but would be visible from parts of the National Park to the east. The proposed

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entrance extension is not highly visible from the National Park but would be visible in part from the Wilson Avenue street scene.

- 8.21 The north facing elevation of the Construction Skills Centre would be the elevation which is most visible from within the campus itself. This elevation incorporates a number of design features such as a canopy and a large zinc clad window feature surround within the rendered wall, which add interest to the elevation.
- 8.22 There are a wide variety of different buildings on site including the former school buildings, the 1980s Leisure Centre, the Media Block which was added approximately 10 years ago and the Vehicle Repair Workshop which was added approximately three years ago. The former school buildings consist of mainly brick walls with some smaller areas of timber cladding and concrete tiled roofs. The Leisure Centre is brick with a metal profiled roof (dark brown). The Media Block has a light grey metal roof. The colour of the brickwork ranges on site from buff coloured to dark brown. The materials of the Motor Vehicle Workshop are light metal cladding for the elevations and a metal profiled roof.
- 8.23 It is also proposed to refurbish the rest of the remaining College buildings (apart from the Media Block and the Motor Vehicle Workshop). As part of the refurbishment it is proposed to replace the existing concrete tiled roofs with a metal profiled roof and to replace the windows and rooflights with aluminium frames. The materials of the Leisure Centre would remain unaffected.
- 8.24 The boundary of the South Downs National Park is located some 240 metres away and is to the east of the site to the other side of Sheepcote Caravan Park. There is open access land to the north and east of the site. To the east of the Caravan Park the land slopes steeply upwards to the public footpath which is present on top of the ridge.
- 8.25 The campus can be viewed from areas of the National Park from the east, mainly from the open access land to the east and the public footpath. The campus is viewed in the immediate context of the Leisure Centre's artificial pitches and floodlighting, Whitehawk Football Club, the caravan park and the residential properties to the east of Wilson Avenue and the Race-course stand. The built up area of East Brighton is also highly visible in these views, particularly the Thomas Kemp Tower and the Bristol Estate.
- 8.26 At the north end of Sheepcote Valley adjacent to the car park accessed from Warren Road only the tops of the roofs of the College campus are visible and these are viewed against the much larger backdrop of Marine Gate (Roedale Road) and the gasworks.
- 8.27 The proposed Construction Centre would comprise slightly less bulk on the southern side of the campus when viewed from the National Park, as the footprint on the southern side would be sited approximately 5 metres further to the north than the existing building to be demolished. It would also comprise less bulk on the northern side as it would be sited approx 20 metres further to the south than the existing building to be demolished. However the proposed

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building would be approximately 1.6 metres taller than the ridge of the southern most building to be demolished and 2.8 metres taller than the northern section of the building to be demolished.

- 8.28 The existing buildings on site follow the natural topography of the site and increase in height from east to west. This situation would continue as part of the proposed scheme. The ridge of the tallest remaining College building to the west and the Leisure Centre would be approximately 8 metres higher than the ridge of the proposed Construction Skills Centre. Therefore the new Construction Skills Centre would be viewed sandwiched between the remaining buildings and would be significantly smaller in height than the buildings to the west which are on elevated ground. Therefore, it is not considered that the scale, height and massing of the proposed Construction Centre would result in harm to the setting of the National Park.
- 8.29 As previously mentioned there are a variety of different materials present on site. The metal cladding and metal profiled roof to the Construction Skills Centre would be visible in views from the National Park. However, it would be viewed against the backdrop of the metal roof of the Leisure Centre and the light grey metal roof of the Media Block. It is also envisaged that the existing roofs of the other College buildings would also be replaced with metal profiled roofs and this would enable more consistency in terms of the colour and materials to be achieved on site. It is therefore considered that the proposed materials are acceptable and would not harm the setting of the National Park.
- 8.30 The entrance extension would be visible in limited views from the National Park. Its roof would be slightly lower than the existing building it adjoins. It is not considered that this extension would harm the setting of the National Park.
- 8.31 It is noted that the National Park Authority have recommended that a Landscape and Visual Impact Assessment is carried out in order to assess the potential for impact on the setting of the National Park and that appropriate controls are placed on external lighting and materials to reduce any impact. It is considered that the requirement for a Landscape and Visual Impact Assessment (which would include the production of verified views), could be justified if the proposed extensions were significantly taller than any buildings on site. However, given the small scale of the proposed development, it is considered that the application contains sufficient information and that full assessment of the potential impact on the setting of the National Park has been undertaken in reaching the recommendation to Planning Committee. It is not considered that the proposed development would have any greater impact than the existing campus does on the setting of the National Park. The edge of the built up area of East Brighton is highly visible in views from this part of the National Park.
- 8.32 The two storey extension would be visible from the Wilson Avenue street scene, However, the ground floor would be lower than the pavement level and it would be approximately 60 metres away. The canopy and top floor of the extension would still be clearly visible from the pavement and it is at the top floor where signage is indicated. It is considered that the design including the canopy and

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the use of materials would create a much more prominent entrance without creating an addition which is incongruous.

- 8.33 A condition is recommended to secure elevational details of all of the proposed fences and gates. The existing mesh fence on the boundary of the site with Wilson Avenue is also in a poor state of the repair and it is now also proposed to replace this fence.

Transport impacts:

- 8.34 Policy TR1 of the Local Plan requires development proposals to provide for the demand for travel which they create and maximise the use of public transport, walking and cycling. Policy TR7 will permit developments that would not increase the danger to users of adjacent pavement, cycle routes and roads.
- 8.35 The main vehicular access is from Wilson Avenue at the northern end of the site. There is a secondary vehicular access at the south side of the College which provides access to three disabled spaces. Overspill parking is provided within the former tennis court area to the east of Wilson Avenue, which is also accessed via the northern access road.
- 8.36 There is a southbound bus stop adjacent to the main pedestrian access to the College. There is a pedestrian crossing on Wilson Avenue immediately to the north of it. The northbound bus stop is located between the northern access to the College and Danehill Road. There is a College mini-bus which operates between this campus and the Pelham Street campus which is free for students and staff.
- 8.37 Traffic generation: The proposal itself is not considered to give rise to a significant increase in student numbers and the floor area created as part of the proposed Construction Skills Centre would be slightly less than the area of the buildings to be demolished. Therefore, the proposal is not considered to generate a significant change in traffic generation.
- 8.38 Car parking: SPG04 'Parking Standards' states that the maximum car parking standard for a D1 educational establishment outside of a CPZ is 1 space per teaching staff member plus 1 car space per 3 other staff members, plus 2 spaces for visitors. SPG04 also requires a maximum of 1 car space per 10m² of facility plus 1 car space per 10 spectators' seats plus 1 car space per 3 staff for D2 Sport Centres.
- 8.39 There are currently 91 car parking spaces on site including 5 disabled spaces. In addition to this are the informal areas of parking on the site of the former tennis courts and adjacent to the motor vehicle repair building. The parking is shared with the Leisure Centre and it is free with no time restrictions. The shared use of the car parking between the College and the Leisure Centre works well as the College is busiest during the working week with the Leisure Centre's peak times being early morning and the evening during the working week and at weekends.

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- 8.40 There are currently four car parks which are accessed off the northern access road along with an area of parking which is located at 90 degrees to the northern access point on Wilson Avenue. The eastern most parking area is mainly used by the motor vehicle repair school although this is not secured off or gated from the rest of the site. A new yard specifically for brick laying is now proposed in this area. Parking for the motor vehicle repair school would be located at the next car park up (19 spaces). This would be segregated from the Leisure Centre entrance by new fencing and a locked gate. The three other existing car parking areas which comprise 18, 27 and 12 spaces would continue to operate as a shared use between the two uses on site.
- 8.40 The site of the former tennis courts has been used as an overspill parking area for a number of years. The TA includes a snapshot survey for one week in January when up to 23 cars were parked here on the busiest day.
- 8.41 Approximately 10 spaces would be lost from the eastern most parking area to accommodate the new brickwork yard. However, it is proposed to formalise the parking on the site of the former tennis courts and the proposals include a 62 space car park with a MUGA. An additional two disabled spaces are also proposed adjacent to the College's entrance.
- 8.42 150 car parking spaces are proposed which would include 7 disabled parking spaces. If the loss of the informal area of parking adjacent to the motor vehicle repair building is counted (space for up to 10 vehicles), there would be a net gain of 54 spaces on site. This level of car parking is below the maximum car parking standards in SPG04 'Parking Standards' for this campus and the Council's Sustainable Transport Team consider the level of parking to be appropriate.
- 8.43 Based on the standards within SPG4 the College should be providing a minimum of 5 disabled parking standards. There are three disabled spaces adjacent to the main entrance and it is proposed to increase this number to 5 spaces. This is considered to be acceptable.
- 8.44 Cycle parking: SPG04 'Parking Standards' requires a minimum of 1 cycle parking space is provided per 250m² or part thereof of educational establishments. Based on this the overall College use should provide 33 spaces. The applicant indicates that they intend to provide 50 cycle parking spaces in total within the proposed car park (former tennis courts). The applicant is also providing 8 short stay cycle parking closer SPG4 and is considered to be acceptable. A condition requiring the details of the cycle parking and shelters is recommended.

Amenity impacts:

- 8.45 The built form of the Construction Skills Centre and the new entrance extension would not have an impact on neighbouring amenity. The construction courses are already taking place on site and there is not considered to be any amenity impacts with regard to nuisance arising from these activities.

- 8.46 The use of the MUGA and the formalised car park area on the site of the former tennis courts, need to be assessed in terms of any potential impact on neighbouring amenity. The nearest residential properties on Wilson Avenue are set between 35 and 40 metres away from the MUGA and are 45 metres away from the car park. Both the MUGA and the car park are set at a lower ground level than Wilson Avenue, as are the residential properties on the opposite side.
- 8.47 The main College use of the MUGA and the car park would be during the day. A condition is proposed to limit the use from 8am to 8pm with 9am to 6pm on Saturdays and Sundays.
- 8.48 The car park could also be potentially used by visitors to the Leisure Centre which is currently open from 9am to 11pm Monday to Friday and 8am to 11pm at weekends. However, it is considered to be unlikely that it would be used by large numbers of cars, given the evening traffic counts and due to the availability of the other car parks which are nearer to the Leisure Centre entrance.
- 8.49 It is not clear from the application if lighting is proposed to the car park area or the MUGA. If any lighting is to be installed to the car park it is envisaged that this would be low level bollard style lighting. A condition is proposed to secure lighting details for both areas. It is considered that the lighting details can be adequately controlled by condition in order to prevent an adverse impact on neighbours with regard to light pollution. A condition requiring that the MUGA lighting is switched off when the MUGA is not in use is also recommended.

Impact on nature conservation/biodiversity:

- 8.50 All buildings on site were assessed as part of the Phase 1 Ecological Survey with regard to their suitability for bat ingress/egress and roosting. The older former school buildings were found to have medium or high potential for roosting bats. Therefore a Phase 2 Bat Survey has been carried out, and a small roost of three pipistrelle was recorded in the section of the building near to the link with the former Maths Block. Bats could therefore be affected by both the demolition of the buildings and the replacement of the existing roofs on the parts of the buildings which are to remain. A separate Natural England European Protected Species Mitigation (EPSM) licence is required prior to any demolition and redevelopment works commencing. Prior to any demolition works commencing at the site, the buildings subject to demolition will be inspected by a licensed bat worker to locate roosting bats. Any bats found during this inspection will, if necessary, be removed by hand and placed within bat boxes which have been previously erected on trees within the site.
- 8.51 The MUGA, car park and the external construction yard could be lit although no details have been submitted regarding the lighting. A condition is recommended for the details of the MUGA lighting to be agreed. Conditions are also recommended which would limit the hours of the external lighting from 8am to 8pm. The advice of the County Ecologist will be sought when the application is submitted for the MUGA lighting and this should ensure that it will be designed appropriately in order to reduce any potential impacts on the bat population.

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- 8.52 Three bat boxes are proposed within semi-mature trees which border the site and four new bat boxes will be incorporated into the new build. A condition is recommended to secure that the bat mitigation measures defined within the Ecological Report are carried out and also to secure the bat boxes proposed as part of the new build.
- 8.53 The Ecological Report also found that there is a low potential for breeding birds to nest in the introduced shrubs on site and it is recommended that any vegetation clearance works to these areas are completed outside of the main breeding period which extends from March to August inclusive. If the works are required during the breeding bird season, the Ecological Report recommends that appropriate measures are taken to inspect the vegetations for active nests, and that if an active nest is found an undisturbed exclusion zone will be established to allow the birds to complete the nesting cycle. It is also proposed to secure by condition that this mitigation is carried out. Two bird boxes (house sparrow terraces with 3 x nest space each) are proposed to be installed within the new build.
- 8.54 The Ecological Report found no evidence of badgers present on site. Whilst their use of the site for foraging could not be completely ruled out, it is considered to be unlikely. The Report does recommend that during the construction phase of the proposed development all excavations greater than 1 metre depth are either covered overnight or fitted with an earthen/timber ramp to allow badgers to egress safely should they fall into excavations. A condition to secure this is recommended.
- 8.55 With regard to the on site vegetation, the Ecological Report found that much of the shrubs are of low ecological value and non native species. The proposed landscape and planting schemes recommend that the new planting includes native species which should improve the biodiversity of the site. An updated planting scheme has been submitted by the applicant which includes the recommendations for native planting made by the Council's Arboriculturist and the County Ecologist. Existing trees will be protected during construction and landscaping works.
- 8.56 It is therefore considered that the proposed landscaping scheme will improve the biodiversity of the site and subject to the necessary mitigation measures for bats, badgers and nesting birds, the proposal is not considered to harm protected species. Ecological enhancements in the form of bird and bat boxes will be secured by condition.

Sustainability:

- 8.57 Policy SU2 states that planning permission will be granted for proposals which demonstrate a high standard of efficiency in the use of energy, water and materials. SPD 08 'Sustainable Buildings' requires that major new build development achieves BREEAM 'excellent' with 60% in energy and water sections. Policy SU2 seeks greywater recycling and/or rainwater harvesting to deliver lower mains water use and SPD08 recommends submission of a feasibility study for these systems.

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- 8.58 The new Construction Centre is a standalone building and the applicant has committed to achieving BREEAM excellent. A condition securing this with the minimum of 60% in the energy and water sections is therefore recommended.
- 8.59 A Combined Heat & Power Plant (CHP) is proposed. However, the applicant has indicated that if the funding is not available for the general refurbishment of the existing buildings, then this may not be implemented. The site is not within an Air Quality Management Area, therefore it not considered that the CHP would have a detrimental impact on local air quality.
- 8.60 Rainwater collection units are proposed below the new outdoor seating area at level 3. The rainwater would be used for greywater within the new development and for irrigation of landscaped areas. It is proposed to secure this by condition.
- 8.61 The refurbishment of the existing buildings and the replacement of the roofs and windows would have sustainability benefits in terms of enhanced insulation. It is recognised that this refurbishment may not occur if the funding is not secured or that it may occur sometime after the new Construction Skills Centre and entrance extension have been built. However, a rating of BREEAM Excellent for the new Construction Centre would still be secured via a condition and it is considered that the proposal complies with policy requirements with regard to sustainability.

Other Considerations:

- 8.62 There will be the need for temporary teaching accommodation whilst the development is under construction. It is unclear whether this could be provided at this site, on the former tennis court area or at the Preston Road campus. Temporary buildings needed during redevelopment works are sometimes classed as permitted development under the Town & Country Planning (General Permitted Development) Order 1995 (as amended). This application does not include any details of temporary accommodation.

9 CONCLUSION

- 9.1 The principle of the redevelopment of part of the site for continued education use in connection with the College is acceptable. Given the length of time since the hard play area was last used as tennis courts, and as a MUGA is proposed, it is considered that the change of use of part of the tennis court area to parking is acceptable. The new buildings would be of high quality design and would not compromise the setting of the South Downs National Park. The level of parking to be provided on site complies with local policy and scheme provides for the transport demand which it would generate. Subject to conditions the scheme is not considered to harm biodiversity or residential amenity. The sustainability credentials of the campus would be significantly improved as a result of the proposals. Therefore approval is recommended.

10 EQUALITIES

- 10.1 The scheme meets the minimum standards prescribed within SPG4 Parking Standards for disabled parking. The proposed Construction Skills Centre and

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entrance extension will aid level access provision throughout the side from site level 0 to site level 5.

11 PLANNING CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions.
- 2) The development hereby permitted shall be carried out in accordance with the approved drawings listed below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Plan Type	Reference	Version	Date Received
Site location plan	P002	D	17 March 2014
Site plan as proposed	P101	G	19 May 2014
Site plan as existing	P001	B	12 February 2014
Floor plans as existing – Level 0	P010	D	12 February 2014
Floor plans as existing – Level 1	P011	F	12 February 2014
Floor plans as existing – Level 1	P012	E	12 February 2014
Floor plans as existing – Level 3	P013	E	12 February 2014
Floor plans as existing – Level 4	P014	C	12 February 2014
Floor plans as existing	P015	C	12 February 2014
Floor plans as existing – Level 6	P016	B	12 February 2014
Floor plans as proposed – Level 0	P110	C	12 February 2014
Floor plans as proposed – Level 1	P111	G	12 February 2014
Floor plans as proposed – Level 2	P112	G	12 February 2014
Floor plans as proposed – Level 3	P113	J	19 May 2014
Floor plans as proposed – Level 4	P114	E	12 February 2014
Floor plans as proposed – Level 5	P115	D	12 February 2014
Floor plans as proposed – Level 6 – Roof plan	P116	C	16 May 2014

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Existing elevations – Site elevation	P040	B	12 February 2014
Existing sections 1 of 2	P020	B	12 February 2014
Existing sections 2 of 2	P021	B	12 February 2014
Sections as proposed – Sheet 1 of 2	P120	E	12 February 2014
Sections as proposed – Sheet 2 of 2	P121	B	12 February 2014
Proposed elevations – Site elevations	P140	E	19 May 2014
Proposed elevations – Construction Centre	P150	B	12 February 2014
Entrance sections as proposed	P125	E	12 February 2014
Northern entrance area	LLD594/0 4a	02	14 February 2014
Southern entrance area	LLD594/0 4b	02	14 February 2014
Hard and soft general arrangement drawing	LLD594/0 3	02	14 February 2014
Tree constraints plan	LLD594/0 1	01	14 February 2014
Tree retention & protection plan	LLD/594/0 2	01	14 February 2014
Landscape Design Strategy and Outline Plant Specification		03	20 May 2014`

- 3) The Multi Use Games Area hereby approved shall be fully installed and made available for use no later than three months after the first occupation of the Construction Skills Centre and shall be retained for permanent use thereafter. The surface of the Multi- Use Games Area shall be Polymeric Type 4 as defined by Sports England’s Guidance, ‘A Guide to the Design, Specification & Construction of Multi Use Games Areas including Multi-Sport Synthetic Turf Pitches – Part 1 General Guidance & Design Considerations, Dimensions and Layouts’.

Reason: In order to ensure that adequate sports provision is provided to compensate for the loss of the former tennis court area and to comply with policies SR17 and SR20 of the Brighton & Hove Local Plan.

- 4) The Multi Use Games Area hereby approved shall be solely used by staff and students of Brighton & Hove City College and shall not be hired or leased out to the general public. The MUGA shall only be used between the hours of 8.00 and 20.00 Monday to Friday and between the hours of 09.00 and 18.00 Saturdays, Sundays and Bank Holidays. The lighting to the MUGA shall be switched off when the MUGA is not in use and shall only be illuminated when the MUGA is in use during the times stated above.

Reason: To safeguard the amenities of the local transport network, local residents and local ecology and to comply with policies QD27, TR1 and TR19 of the Brighton & Hove Local Plan.

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- 5) The scheme shall be carried out entirely in accordance with the bat mitigation details contained within section 4.5.3 of the Extended Ecological Enhancement Assessment Final Document Rev.1 February 2014 which was received on the 12 February 2014.
Reason: To ensure that bats are protected during the demolition stages and to comply with policy QD18 of the Brighton & Hove Local Plan.
- 6) The scheme shall be carried out entirely in accordance with the nesting bird mitigation details contained within section 4.7.3 of the Extended Ecological Enhancement Assessment Final Document Rev.1 February 2014 which was received on the 12 February 2014.
Reason: To ensure that nesting birds are protected during the development and to comply with policy QD18 of the Brighton & Hove Local Plan.
- 7) The scheme shall be carried out entirely in accordance with the foraging badger mitigation details contained within section 4.4.3 of the Extended Ecological Enhancement Assessment Final Document Rev.1 February 2014 which was received on the 12 February 2014.
Reason: To ensure that foraging badgers are protected during the development and to comply with policy QD18 of the Brighton & Hove Local Plan.
- 8) The scheme shall be carried out fully in accordance with the details within the Waste Minimisation Statement which is contained within section 7 of the Harwood Savin Ltd Planning Statement February 2014 which was received on the 12 February 2014.
Reason: To ensure that the development would include the re-use of limited resources, to ensure that the amount of waste to landfill is reduced and to comply with policies WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and SU13 of the Brighton & Hove Local Plan and Supplementary Planning Document 03 Construction and Demolition Waste.
- 9) The landscaping and planting schemes shall be carried out fully in accordance with the details contained within plans referenced LLD594/01 Rev 01, LLD954/02 Rev 01 LLD594/03 Rev 03, LLD594/04b Rev 02, LLD594/04a Rev 02 submitted on the 14 February 2014 and the Landscape Design Strategy and Outline Plant Specification submitted on the 20 May 2014.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.
- 10) All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the Construction Skills Centre; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

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- 11) Unless otherwise agreed in writing with the Local Planning Authority, the height of the flue serving the Combined Heat and Power plant shall terminate a minimum height of 1.5 metres above the height of the tallest building present on the Wilson Avenue campus.
Reason: To ensure effective emission dispersion and to protect local air quality and to comply with policy SU9 of the Brighton & Hove Local Plan.
- 12) The new car parking area including the access widening hereby approved shall be laid out fully in accordance with the details shown on plan P101 G received on the 19 May 2014, prior to the Construction Skills Centre being first brought into use. Prior to the Construction Skills Centre being brought into use, a scheme for the external lighting of the car park shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such there after.
Reason: To ensure that the new parking area is laid out in accordance with the approved details and to safeguard the amenities of the occupiers of adjoining properties and ecology and to comply with policies WD18, QD27, TR1 and TR7 of the Brighton & Hove Local Plan.
- 13) The vehicle parking area shown on the approved plans (including the motorcycle parking areas) shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the staff, students and visitors to Brighton & Hove City College and the Stanley Deason Leisure centre. A minimum on-site car parking provision of 85 car parking spaces shall be provided throughout the construction of the development hereby approved unless otherwise agreed in writing with Local Planning Authority.
Reason: To ensure the adequate parking for the users of the site, to ensure the safety of persons and vehicles entering and leaving the site, to limit overspill car parking and to comply with Local Plan policies TR1, TR7 & TR19 of the Brighton & Hove Local Plan.

11.2 Pre-Commencement/Part Commencement Conditions:

- 14) No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:
- a) a scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
 - b) a scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site
 - c) details of hours of construction including all associated vehicular movements
 - d) details of the construction compound and any temporary teaching accommodation
 - e) a plan showing construction traffic routes
 - f) sustainable transport measures to promote alternatives to private car use throughout the construction phase.

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The construction shall be carried out in accordance with the approved CEMP.

Reason: In the interests of amenity and highway safety, to comply with policies QD27, SU10, SR18, SU9 and TR7 of the Brighton & Hove Local Plan.

- 15) No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Arboricultural Method Statement.

Reason: To ensure the adequate protection of the protected trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

- 16) No development of the Construction Skills Centre shall take place until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme for surface water drainage shall also include details of the rainwater recycling system to be installed. The scheme shall be implemented fully in accordance with the approved details.

Reason: To ensure the existing infrastructure can facilitate the development and to reduce the risk of flooding and to comply with policies SU3 and SU15 of the Brighton & Hove Local Plan.

- 17) No development of the Construction Skills Centre or entrance extension above ground floor level shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies QD1 and QD14 of the Brighton & Hove Local Plan.

- 18) No replacement roofs shall be installed until samples of the materials to be used in the external surfaces of the replacement roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policies NC8, QD1 and QD14 of the Brighton & Hove Local Plan.

- 19) Unless otherwise agreed in writing by the Local Planning Authority, no development of the Construction Skills Centre above ground floor level shall take place until a BRE issued Interim/Design Stage Certificate demonstrating that the development has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' for the Construction Skills Centre

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hereby approved has been submitted to, and approved in writing by, the Local Planning Authority.

A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

- 20) No development of the Construction Skills Centre above first floor level shall take place until details of a minimum of 4 bat boxes to be installed within the new buildings hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The bat boxes shall be installed fully in accordance with the approved details prior to the occupation of the Construction Skills Centre and shall be retained thereafter.

Reason: To ensure that roosting facilities for bats are provided for as part of the development and to comply with policy QD18 of the Brighton & Hove Local Plan.

- 21) No development of the Construction Skills Centre above first floor level shall take place until details of a minimum of a minimum of two house sparrow terrace boxes, to be installed within the new buildings hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The bird boxes shall be installed fully in accordance with the approved details prior to the occupation of the Construction Skills Centre and shall be retained thereafter.

Reason: To ensure that nesting facilities for birds are provided for as part of the development and to comply with policy QD18 of the Brighton & Hove Local Plan.

- 22) No development of the Construction Skills Centre above first floor level shall take place until details of the external lighting for the external yards (including the brick laying yard) have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To ensure that the impact on lighting on ecology is controlled and to comply with policies QD18 of the Brighton & Hove Local Plan.

- 23) No external lighting for the Multi Use games Area hereby approved shall be installed unless and until details of the proposed lighting including drawings showing the vertical and horizontal luminance projection, have been submitted to and approved in writing with the Local Planning Authority. The external lighting scheme serving the MUGA shall be installed fully in accordance with the approved details and unless otherwise agreed in writing with the Local Planning Authority shall be retained as such thereafter.

Reason: To safeguard the amenities of the occupiers of adjacent residential properties and to comply with policies QD25 and QD27 of the Brighton & Hove Local Plan.

11.3 Pre-Occupation Conditions:

- 24) Unless otherwise agreed in writing by the Local Planning Authority, Construction Skills Centre hereby approved shall not be occupied until a BREEAM Building Research Establishment issued Post Construction

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Review Certificate confirming that the Construction Skills Centre built has achieved a minimum BREEAM rating of 60% in energy and water sections of relevant BREEAM assessment within overall 'Excellent' has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

- 25) Prior to the entrance extension being first brought into use, the 5 disabled parking spaces near to the entrance to the College as shown on drawing P101 G received on 19 May 2014 have been fully laid out and made available for permanent use.

Reason: To ensure that the development provides parking for people with a mobility related disability and to comply with policy TR18 of the Brighton & Hove Local Plan.

- 26) Prior to the Construction Skills Centre above being first brought into use details of secure cycle parking facilities for the occupants of, and visitors to, the College Campus hereby approved have been submitted to and approved in writing by the Local Planning Authority. A minimum of 33 cycle parking spaces shall be provided. These facilities shall be fully implemented and made available for use prior to the occupation of the Construction Skills Centre hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

- 27) Notwithstanding the submitted plans, prior to the Construction Skills Centre above being first brought into use further details of secure motorcycle facilities for the occupants of, and visitors to, the College Campus have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the Construction Skills Centre hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

- 28) Notwithstanding the submitted plans, prior to the Construction Skills Centre above being first brought into use full details of all proposed gates, fencing and walls, have been submitted to and approved in writing by the Local Planning Authority. The details shall include elevational plans and shall also include details of the replacement fence on the western boundary of the site with Wilson Avenue. All proposed gates, fencing and walls shall be fully installed within the approved details prior to the Construction Skills Centre being first brought into use.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

11.3 Post Occupation Conditions

- 29) Within 3 months of occupation of the Construction Skills Centre hereby approved a Travel Plan (a document that sets out a package of measures

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and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, residents & suppliers)) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies TR1 and TR4 of the Brighton & Hove Local Plan.

11.4 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-

The principle of the redevelopment of part of the site for continued education use in connection with the College is acceptable. Given the length of time since the hard play area was last used as tennis courts, and as a MUGA is proposed, it is considered that the change of use of part of the tennis court area to parking is acceptable in principle. The new buildings would be of high quality design and would not compromise the setting of the South Downs National Park. The level of parking to be provided on site complies with local policy and scheme provides for the transport demand which it would generate. Subject to conditions the scheme is not considered to harm biodiversity or residential amenity. The sustainability credentials of the campus would be significantly improved as a result of the proposals.
3. **Travel Plan**

The Travel Plan required by condition 29 shall include such measures and commitments as are considered necessary to mitigate the expected travel impacts of the development and should include as a minimum the following initiatives and commitments:

 - (i) Promote and enable increased use walking, cycling, public transport use, car sharing, and car clubs as alternatives to sole car use
 - (ii) A commitment to reduce carbon emissions associated with business and commuter travel:
 - (iii) Increase awareness of and improve road safety and personal security:
 - (iv) Undertake dialogue and consultation with adjacent/neighbouring tenants/businesses:

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- (v) Identify targets focussed on reductions in the level of business and commuter car use:
- (vi) Identify a monitoring framework, which shall include a commitment to undertake an annual staff travel survey utilising iTrace Travel Plan monitoring software, for at least five years, or until such time as the targets identified in section (v) above are met, to enable the Travel Plan to be reviewed and updated as appropriate:
- (vii) Following the annual staff survey, an annual review will be submitted to the Local Planning Authority to update on progress towards meeting targets:
- (viii) Identify a nominated member of staff to act as Travel Plan Co-ordinator, and to become the individual contact for the Local Planning Authority relating to the Travel Plan.

4. Leisure Centre Cycle parking

The Local Planning Authority recommends that the existing cycle parking located close to the Stanley Leisure Centre entrance be lowered to ensure the height of the stands is approximately 750mm above ground level. This is to ensure that the stands are fit for purpose and provide suitable support for bikes and allow users to easily secure both the frame and both wheels of the bike to the stand.

5. External lighting

The applicant is advised that the details of external lighting required by conditions 12, 22 and 23 should comply with the recommendations of the Institution of Lighting Engineers (ILE) 'Guidance Notes for the Reduction of Light Pollution (1995)' for Zone E or similar guidance recognised by the council. The external lighting should also comply with the guidance contained within the Bat Conservation Trust's Document Bats and Lighting in the UK. A certificate of compliance signed by a competent person (such as a member of the Institution of Lighting Engineers) should be submitted with the details. Please contact the council's Pollution Team for further details. Their address is Environmental Health & Licensing, Bartholomew House, Bartholomew Square, Brighton, BN1 1JP (telephone 01273 294490 email: ehlpollution@brighton-hove.gov.uk website: www.brighton-hove.gov.uk).

6. Connection to the Public Sewer

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119 or www.southernwater.co.uk