

<u>No:</u>	BH2023/02027	<u>Ward:</u>	Queen's Park
<u>App Type:</u>	Full Planning		
<u>Address:</u>	Brighton Youth Centre, 64 Edward Street Brighton, BN2 0JR		
<u>Proposal:</u>	Redevelopment of Youth Centre to provide shared exhibition, performance and workshop spaces, along with a skate park, climbing wall and sports hall.		
<u>Officer:</u>	Robin Hodgetts, tel: 01273 292366	<u>Valid Date:</u>	17.07.2023
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	16.10.2023
<u>Listed Building Grade:</u>		<u>EOT:</u>	14.02.2024
<u>Agent:</u>	CMK Planning, 11 Jew Street, Brighton, BN11UT		
<u>Applicant:</u>	Brighton Youth Centre, 64 Edward Street, Brighton, BN2 0JR		

1. RECOMMENDATION

- 1.1. That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** planning permission subject to the following Conditions and Informatives:

Conditions:

1. 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
Location and block plan	EX_001		17 July 2023
Proposed Drawing	PR_016		17 July 2023
Proposed Drawing	PR_017		17 July 2023
Proposed Drawing	PR_018		17 July 2023
Proposed Drawing	PR_019		17 July 2023
Proposed Drawing	PR_020		17 July 2023
Proposed Drawing	PR_021		17 July 2023
Proposed Drawing	PR_022		17 July 2023
Proposed Drawing	PR_023		17 July 2023
Proposed Drawing	PR_024		17 July 2023
Proposed Drawing	PR_025		17 July 2023
Proposed Drawing	PR_026		17 July 2023
Proposed Drawing	PR_027		17 July 2023
Proposed Drawing	PR_028		17 July 2023
Proposed Drawing	PR_029		17 July 2023
Proposed Drawing	PR_030		17 July 2023
Proposed Drawing	PR_031		17 July 2023
Proposed Drawing	PR_032		17 July 2023
Proposed Drawing	PR_33		17 July 2023

Report/Statement		Design & Access	17 July 2023
------------------	--	-----------------------	--------------

2. 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.

3. Notwithstanding any details shown on the approved plans, no development other than demolition above ground floor slab level shall take place until details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority, including (where applicable):
 - a) Samples/details of all brick, render and tiling (including details of the colour of render/paintwork to be used)
 - b) samples of all cladding to be used, including details of their treatment to protect against weathering
 - c) samples/details of all hard surfacing materials
 - d) samples/details of the proposed window, door and balcony treatments
 - e) samples/details of all other materials to be used externally
 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 DM18,DM21 and DM26 of Brighton & Hove City Plan Part 2 and CP12 & CP15 of the Brighton & Hove City Plan Part One.

4. No development other than demolition shall take place until details of bird bricks and bee bricks including number, type and location, and details of a minimum of 75% of plant species used in landscape planting being of recognised wildlife value, has been submitted to and approved in writing by the local planning authority. The approved details should thereafter be implemented in full, with the bricks integrated into the fabric of the building where possible, and retained thereafter.
Reason: To provide a net gain for biodiversity as required by Section 40 of the Natural Environment and Rural Communities Act 2006, paragraphs 174 and 180 of the National Planning Policy Framework, Policy CP10 of the Brighton & Hove City Council City Plan Part One and Policy DM37 of the City Plan Part Two.

5. The development hereby permitted shall not be occupied until a scheme for the storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and provided in full in accordance with the approved details prior to first occupation of the development and the refuse and recycling storage facilities shall thereafter be retained for use at all times.
Reason: To ensure the provision of satisfactory facilities for the storage of refuse and to comply with Policies DM18 and DM21 of Brighton & Hove City Plan Part 2, policy CP8 of the Brighton & Hove City Plan Part One and Policy WMP3e of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan Waste and Minerals Plan.

6. Prior to occupation of the development hereby permitted, a scheme for landscaping which enhances nature conservation interest shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be implemented in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. The scheme shall accord with the standard described in Annex 6 of SPD 11 and shall include the following:
 - a. details of all hard and soft surfacing to include the type, position, design, dimensions and materials and any sustainable drainage system used;
 - b. a schedule detailing sizes and numbers/densities of all proposed trees/plants including food-bearing plants, and details of tree pit design, use of guards or other protective measures and confirmation of location, species and sizes, nursery stock type, supplier and defect period;
 - c. details of all boundary treatments to include type, position, design, dimensions and materials;

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.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to provide ecological and sustainability benefits, to comply with policies DM22 and DM37 of Brighton & Hove City Plan Part 2, and CP8, CP10, CP12 and CP13 of the Brighton & Hove City Plan Part One.

7. The development hereby permitted shall not be occupied until details of secure cycle parking facilities for the occupants of, and visitors to, the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the development 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 DM33 of Brighton & Hove City Plan Part 2, and SPD14: Parking Standards.

8. The development hereby permitted shall not be used/occupied until a Delivery & Service Management Plan, which includes details of the types of vehicles, how deliveries servicing and refuse collection will take place and the frequency of those vehicle movements has been submitted to and approved in writing by the Local Planning Authority. All deliveries servicing and refuse collection shall thereafter be carried out in accordance with the approved plan.

Reason: In order to ensure that the safe operation of the development and to protection of the amenities of nearby residents, in accordance with policies DM20, DM33, and DM40 of Brighton & Hove City Plan Part 2.

9. Within three months of the date of first occupation a Travel Plan for the development has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall thereafter be fully implemented in accordance with the approved details.

Reason: To ensure the promotion of safe, active and sustainable forms of travel and comply with policies DM35 of Brighton & Hove City Plan Part 2, and CP9 of the Brighton & Hove City Plan Part One.

10. Within 6 months of first occupation of the non-residential development hereby permitted a BREEAM Building Research Establishment issued Post Construction Review Certificate confirming that the non-residential development built has achieved a minimum BREEAM New Construction rating of 'Excellent' shall be 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 CP8 of the Brighton & Hove City Plan Part One.

11. Prior to first occupation of the development hereby approved, details of the photovoltaic array referred to in the *Design and Access Statement* (ref. Alter, received on 17 July 2023) shall be submitted to and approved in writing by the Local Planning Authority. The photovoltaic array shall be installed in accordance with the approved details and maintained thereafter .

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and has an acceptable appearance and to comply with policies CP8 and CP12 of the Brighton & Hove City Plan Part One.

12. The development hereby permitted shall not be first occupied until:

- i) details of external lighting, which shall include details of; levels of luminance, hours of use, predictions of both horizontal illuminance across the site and vertical illuminance affecting immediately adjacent receptors, hours of operation and details of maintenance have been submitted to and approved in writing by the Local Planning Authority.
- ii) the predicted illuminance levels have been tested by a competent person to ensure that the illuminance levels agreed in part i) are achieved. Where these levels have not been met, a report shall demonstrate what measures have been taken to reduce the levels to those agreed in part i).

The external lighting shall be installed, operated and maintained in accordance with the approved details and thereafter retained.

Reason: To safeguard the amenities of the occupiers of adjoining properties and to comply with policies DM20 and DM40 of Brighton & Hove City Plan Part 2.

13. No development, including demolition, 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:

- (i) The phases of the Proposed Development including the forecasted completion date(s)
- (ii) 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)
- (iii) A scheme of how the contractors will minimise disturbance to neighbours regarding issues such as noise and dust management vibration site traffic and deliveries to and from the site

- (iv) Details of hours of construction including all associated vehicular movements
- (v) Details of the construction compound
- (vi) A plan showing construction traffic routes

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

Reason: As this matter is fundamental to the protection of amenity, highway safety and managing waste throughout development works and to comply with policies DM20, DM33 and DM40 of Brighton & Hove City Plan Part 2, policy CP8 of the Brighton & Hove City Plan Part One, and WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan 2013 and Supplementary Planning Document 03 Construction and Demolition Waste.

- 14. No development, including demolition and excavation, shall commence until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

Reason: To maximise the sustainable management of waste and to minimise the need for landfill capacity and to comply with policy WMP3d of the East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan.

- 15. The development hereby permitted shall not be commenced (other than demolition works) until a detailed design and associated management and maintenance plan of surface water drainage for the site using sustainable drainage methods as per the recommendations of the Sustainable Drainage Report and Flood Risk Assessment received on 5th October 2023 has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to comply with policies DM42 and DM43 of City Plan Part and CP11 of the Brighton & Hove City Plan Part One.

- 16. The windows above ground floor level in the eastern elevation of the development hereby permitted shall not be glazed otherwise than with obscured glass and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with Policies DM20 of Brighton & Hove City Plan Part 2.

- 17. The development hereby permitted shall not be occupied until the redundant vehicle crossover on the western boundary of the site has been converted back to a footway by raising the existing kerb and footway.

Reason: In the interests of highway safety and to comply with policies DM33 of Brighton & Hove City Plan Part 2, CP9 of the Brighton & Hove City Plan Part One.

Informatives:

- 1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One 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. Swift Bricks Swift bricks can be placed on any elevation, but must avoid areas that are exposed to extended periods of direct sunlight or prevailing weather conditions, with shade casting eaves and gable ends being optimum locations. They should be installed in groups of at least three, approximately 1m apart, at a height no lower than 4m (ideally 5m or above), and preferably with a 5m clearance between the host building and other buildings, trees or obstructions. Where possible avoid siting them above windows, doors and near to ledges/perches where predators could gain access. Always use models that are compatible with UK brick/block sizes and consider the potential for moisture incursion and cold spots in the building design. Swift bricks should be used unless these are not practical due to the nature of construction, in which case an alternative design using externally mounted swift boxes should be provided.
3. Bee Bricks Where possible, bee bricks should be placed in a south facing wall in a sunny location at least 1 metre above ground level.
4. The applicant is advised to contact the Council's Streetworks Team (permit.admin@brighton-hove.gov.uk 01273 290729) for necessary highway approval from the Highway Authority prior to any works commencing on the adopted highway to satisfy the requirements of the condition.
5. The applicant is advised that Part L – Conservation of Fuel and Power of the Building Regulations 2022 now requires non-residential development to have achieved a 27% improvement on the carbon emissions against Part L 2013.
6. The applicant is advised that details of the BREEAM assessment tools and a list of approved assessors can be obtained from the BREEAM websites (www.breeam.org).
7. The applicant is advised that under Part 1 of the Wildlife and Countryside Act 1981 disturbance to nesting wild birds, their nests and eggs is a criminal offence. The nesting season is normally taken as being from 1st March – 30th September so trees and scrub on the site should be assumed to contain nesting birds between these dates, unless a recent survey has been undertaken by a competent ecologist to show that it is absolutely certain that nesting birds are not present. The developer should take appropriate steps to ensure nesting birds, their nests and eggs are not disturbed and are protected until such time as they have left the nest. Planning permission for a development does not provide a defence against prosecution under this Act.
8. The applicant is advised of the possible presence of bats on the development site. All species of bat are protected by law. It is a criminal offence to kill bats, to intentionally or recklessly disturb bats, damage or destroy a bat roosting place and intentionally or recklessly obstruct access to a bat roost. If bats are seen during construction, work should stop immediately and Natural England should be contacted on 0300 060 0300.

9. Where asbestos is found/suspected on site, it will fall under the Control of Asbestos Regulations 2012, overseen by the Health and Safety Executive. Further information can be found here: <https://www.hse.gov.uk/asbestos/>
10. The applicant is advised to consult with the sewerage undertaker to agree a drainage strategy including the proposed means of foul water disposal and sustainable drainage, and an implementation timetable. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (tel 0330 303 0119), or www.southernwater.co.uk

2. SITE LOCATION

- 2.1. The application relates to an existing large, two to four storey brick building that was built in the 1950s and is currently in use as a Youth Centre providing gym facilities, a skate park and rooms for youth services within the city.
- 2.2. The building has its main frontage on Edward Street to the south with access and parking provided along Grosvenor Street to the west. Grosvenor Street also provides access to Tyson Place, a block of high-rise flats to the north of the site. The Brighton National Spiritualist Church is located immediately to the west on Edward Street and is a locally listed Heritage Asset. The northern boundary of East Cliff Conservation Area is located on the opposite side of Edward Street to the south.
- 2.3. There is a significant land level change across the site with Edward Street rising from the west to the east and Grosvenor Street rising from the south to the north. The area to the north, east and west is predominantly residential with diverse mix of residential and commercial uses to the south side of Edward Street.
- 2.4. The existing building has little architectural or historical value. The main access is provided along Grosvenor Street to the west where the building is two stories high. This then rises with the main four storey building to the rear of this.

3. RELEVANT HISTORY

- 3.1. There is no relevant planning application history relating to the site, but there have been two recent pre-application enquiries relating to its redevelopment:
- 3.2. PRE2022/00188: Redevelopment of youth centre. Response provided 10 March 2023. The amended design of this submission is much closer to the final application although some concerns remained regarding neighbour impact and scale.
- 3.3. PRE2021/00027: Redevelopment of Youth Centre. Response provided 03 June 2021. The principle of the use was agreed to be established but concerns were raised about the overall scale and design of this iteration.

4. APPLICATION DESCRIPTION

- 4.1. The application seeks permission for the demolition of the existing youth centre building and the erection of a five-storey building providing 2259sqm community use floorspace. The floorspace would be 356sqm more than the existing building and would continue to provide youth services to the city.
- 4.2. The existing two to five storey building would be demolished and replaced with a new, five storey, modern building with a modern appearance including concrete, aluminium and metal panelling. The main entrance would sit on the corner of Eastern Road and Grosvenor Street.
- 4.3. No change of use is proposed. The existing building, which has provided youth services to the city since the 1950s, is no longer fit for purpose and the proposed new building would provide improved youth services to the city including an improved skate park and gym space, theatre facilities with a stage, private rooms for mental health facilities along with a general community space for the use of young people.
- 4.4. The design of the proposed building has developed through the pre-application process including concerns over the proximity to and impact on residential neighbours along with design details relating to fenestration to the exterior. These impacts have been mitigated by pulling the second to fifth floors back from the eastern elevation to reduce the impact on the adjacent block of flats, and introducing a community garden to the north of the site, separating the building from the carpark to the north. Additionally, more visual interest has been added to street facing elevations in the form of textured fenestration.

5. REPRESENTATIONS

- 5.1. **Four (4)** representations have been received objecting to the application raising the following issues:
 - Additional traffic and impact on parking in the area
 - Loss of onsite parking
 - Construction noise
 - Overdevelopment of the area
 - Impact on East Cliff conservation area
 - Overshadowing and loss of sunlight/daylight of neighbours due to height
 - Impact of external lighting on neighbours
 - Increased noise from the use of the site
 - Not clear would maximise use of site given it is in a tall building area with excellent public transport links.
- 5.2. **Two (2)** representations has been received in support of the application and **one (1)** supporting but raising points (included above). The issues raised in support are:
 - Building aged and in need of major renovation;

- Will give Brighton Youth Centre, its staff and people of Brighton and Hove a space that will be inspiring and a hub of self discovery, learning, support and fun.

6. CONSULTATIONS

External

- 6.1. **Conservation Advisory Group:** no objection but note that they felt there had been a missed opportunity for a better design; and that the Design and Access Statement 'comprised mainly pretentious nonsense which was not helpful to those attempting the impact of this scheme'.
- 6.2. **County Archaeologist:** No objection
- 6.3. **Ecology:** No objection subject to conditions relating to bird and bee bricks. Note in informal comments that while a biodiversity net gain assessment was not carried out, the application was judged as delivering well in excess of the required 10% biodiversity net gain, by virtue of the site's urban nature and limited areas of ground level planters, and the proposed enhancements. The planting would provide around 15m² of planting, a circa 200% increase in planter area.
- 6.4. **Southern Water:** No objection subject to sufficient drainage details being submitted
- 6.5. **Sussex Police:** Neither support nor object.

Internal

- 6.6. **Economic Development:** No comment.
- 6.7. **Heritage:** No objection but request further information to justify the modern materials used in the construction of the new building
- 6.8. **Planning Policy:** No objection to the application as it would support the goals of Policy CP17 of City Plan Part One, Policy DM9 of City Plan Part Two and the Edward Street Development Area as identified in Policy DA5.
- 6.9. **Sports Facilities:** No objection.
The proposal provides additional much needed good quality indoor activity spaces for the city - specifically young people. Overall, the scheme delivers new spaces compatible with the existing site use that will be available all year during the daytime, evenings, weekends and school holidays which will help provide increased access and opportunity for young people in the local community to good quality sport and leisure facilities.
- 6.10. **Sustainable Drainage:** Require further information relating to drainage systems before being able to recommend for approval. [verbal update to be provided].
- 6.11. **Sustainability:** No objection subject to conditions.

The energy proposals for this development are acceptable. There is no objection to approving this development, with the following recommended conditions:

- A post-construction certificate demonstrating that BREEAM 'Excellent' rating has been achieved.
- Further information, drawings or report showing the actual layout of the heating and renewable energy installations.

6.12. **Transport:** We required the following information to support this application prior determination:

- The provision of disabled parking. The proposed amount of 0 (zero) disabled car parking spaces is considered insufficient by the requirements of Parking Standards SPD14 which requires a minimum of three (3) spaces, and this is contrary to Brighton and Hove City Council policy DM33. The applicant is proposing the removal of the existing car parking areas. Therefore, there is no space available on site following the proposed amendments for such provision, and there are considered to be limited opportunities on street. BHCC Policy does not allow for disabled parking bays to be designated on the public highway for non-residential use. Previously there were parking spaces where this may have taken place or where it could have been provided.
- Deliveries and Services and Refuse and Recycling. This is requested prior to determination as there is insufficient information on where servicing shall occur satisfactorily. The proposal to remove both car parking areas and increase the footprint of the building will restrict the operational use of the surrounding streets/private car parking area in the vicinity of site. The applicant suggests a delivery bay on street however, this cannot be guaranteed and would involve public consultation. No details of how refuse and recycling can conveniently occur at the rear of the site.
- Trip Assessment. Further information including baseline peak hour trip rates to determine future growth in number prior to determination. This should be an assessment on the main two-way trips during the peak hours (8-9am, 4-5 and 5-6pm) that would reflect the growth in attendance numbers proportionally with the growth in floorspace.

6.13. If the LPA still minded to grant planning consent for this application, the following conditions must be secured;

- Cycle Parking Scheme,
- DEMP/CEMP,
- Full Travel Plan

6.14. Also, the applicant is required to contact Brighton & Hove City Council's 'S278' team and secure the proposed highway work via a S278/106 agreement.

6.15. **Urban Design:** No objection subject to conditions relating to materials.

7. MATERIAL CONSIDERATIONS

7.1. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals

in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report

- 7.2. The development plan is:
- Brighton & Hove City Plan Part One (adopted March 2016)
 - Brighton & Hove City Plan Part Two (adopted October 2022)
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
 - Shoreham Harbour Joint Area Action Plan (adopted October 2019).

8. **POLICIES**

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One:

SS1	Presumption in Favour of Sustainable Development
DA5	Eastern Road and Edward Street Area
SA6	Sustainable Neighbourhoods
CP7	Infrastructure and developer contributions
CP8	Sustainable buildings
CP9	Sustainable transport
CP10	Biodiversity
CP11	Flood risk
CP12	Urban design
CP13	Public streets and spaces
CP15	Heritage
CP17	Sports Provision

Brighton & Hove City Plan Part Two:

DM9	Community Facilities
DM18	High quality design and places
DM20	Protection of Amenity
DM22	Landscape Design and Trees
DM26	Conservation Areas
DM29	The Setting of Heritage Assets
DM33	Safe, sustainable and active travel
DM36	Parking and servicing
DM37	Green Infrastructure and Nature Conservation
DM40	Protection of the Environment and Health - Pollution and Nuisance
DM42	Protecting the Water Environment
DM43	Sustainable Drainage
DM44	Energy Efficiency and Renewables
DM45	Community Energy

Supplementary Planning Documents:

SPD03	Construction & Demolition Waste
SPD11	Nature Conservation & Development

SPD14	Parking Standards
SPD16	Sustainable Drainage
SPD17	Urban Design Framework

9. CONSIDERATIONS & ASSESSMENT

- 9.1. The main considerations in the determination of this application relate to the principle of the development; the design and appearance of the proposed new building, its impact on adjacent heritage assets and its impact on neighbours and highway capacity.

Principle of the Development

- 9.2. As there is no proposed change of use for the site and only a relatively small increase in floorspace (356sqm), the principle of the development is acceptable subject to the matters detailed below.
- 9.3. The site falls within the Eastern Road Development Area as identified by Policy DA5. The proposed new facility would house a wider range of facilities, including sports pitch, music and events space, dance studio, computer/digital room, youth club and art rooms, counselling and clinical rooms as well as a replacement skatepark.
- 9.4. The proposed use is therefore, in policy terms, acceptable in principle subject to other planning considerations outlined below. The Council's Planning Policy team has no objections to the scheme.

Design and Appearance and Impact on Heritage Assets:

- 9.5. The existing building is of no architectural or historic merit and a more visually interesting replacement would be welcomed.
- 9.6. The footprint, scale and height of the proposed building are considered to be appropriate to the townscape and to the setting of the nearby heritage assets, namely the Locally Listed church and conservation area opposite. The building would be 1.5m taller than the maximum height of the existing Youth Centre, but would be consolidated to have a consistent roof height, and a straight building line along the frontage. This is considered to improve the appearance of the site by providing more visual interest on the street corner and providing a more coherent frontage. This is considered to correspond well to the varied scale of the surrounding area which includes four-storey flats to the east, high rise flats to the north and a variety of different designs and heights on the northern side of Edward Street.
- 9.7. The proposal has evolved significantly since the first pre-application advice was given with the developer responding well to the feedback given in those reports. The main improvements were:
1. Pulling back the floors above ground floor from the eastern side of the proposed building to reduce the impact on neighbours to the east.
 2. Improved fenestration detailing to all elevations to provide more visual interest.

3. Increasing the size of the communal garden to the north of the site to improve the provision of outdoor space, reduce impact on neighbours to the north, and provide increased biodiversity.
- 9.8. The proposed building would be five storeys in height but with a slightly smaller footprint than the existing building. It would be of a modern, angular design with metal and concrete materials. The ground floor would be concrete render with metal cladding above. Fenestration would provide visual interest and texture through the use of varied window shapes and sizes being introduced across the facades at different levels, including a variety of concave and convex to enhance the visual interest.
- 9.9. It is noted that this would represent a considerable change from the existing building with the introduction of a modern, visually striking building into the streetscene. This is considered acceptable due to the varied existing buildings that currently lie on the north side of Edward Street, including the locally listed Spiritualist Church adjacent and the new development at Edwards Street Quarter to the west.
- 9.10. The site lies adjacent to a locally listed heritage asset to the west and opposite the East Cliff Conservation Area to the south and as such its impact on their setting must be considered. Both the Heritage Team and Conservation Advisory Group have been consulted and not raised any significant objection to the scheme, although former noted the modern materials may have some impact on the Conservation Area beyond Edward Street to the south.
- 9.11. A condition has been added securing details of the materials to be used to ensure that they are of high quality.
- 9.12. Further, it is noted that the scheme proposes the use of metal and concrete, which is considered to be in keeping with the materials featured in the somewhat brutalist Spiritualist Church adjacent. It would replace a somewhat dilapidated, dated building which is not considered to be of any visual or design merit, and from the Conservation Area to the south would be viewed against the backdrop of the much taller Tyson Place tower block.
- 9.13. In addition, when considering the impact on heritage features, paragraph 208 of the NPPF states:
“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”
- 9.14. In this case, for the reasons set out above the scheme is considered to result in less than substantial harm to the nearby heritage assets, while providing a significant public benefit through the provision of an upgraded Youth Centre, making far better use of the site.
- 9.15. Overall therefore it is considered that the proposed development would not significantly harm the setting of the nearby heritage assets and East Cliff

Conservation Area and comply with Polices CP15 Heritage, DM26 Conservation Areas and DM29 The Setting of Heritage Assets, as well as the NPPF

Impact on Amenity of Neighbouring Residents

- 9.16. Policy DM20 of the City Plan Part 2 states that planning permission for any development or change of use will not be granted where it would cause unacceptable loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.
- 9.17. There are blocks of residential flats that lie to the north and east of the site that could be impacted negatively and this must be considered.
- 9.18. Although the proposed building would be of a greater scale and approximately 1.5m taller than the existing building, this would be mitigated by being pulled back from the boundary above ground floor level on the eastern and northern boundaries by 4m and 6m respectively. This would reduce the impact on neighbours to the north and east in terms of loss of light and outlook. It is recognised that there could be some impact on the sunlight and daylight of residents of the lower floors of flats to the north but it would not be significant given the minimal increase in scale, the flats sitting at a higher level than the application site, and fact that there would still be at least 20 metres between the buildings. The blocks of flats to the east have blank elevations facing the site so there would be minimal loss of light or outlook.

Ecology and Biodiversity

- 9.19. The site is not designated for its nature conservation interest and is dominated by buildings and hard standing, with little vegetated space comprising low level planters. The existing building offers low potential for roosting bats or nesting birds. The site is unlikely to support protected species.
- 9.20. As a major application, Policy DM37 of CPP2 and BHCC's Interim Technical Advice Note on biodiversity net gain (BNG) requires the development to deliver a minimum of 10% BNG, expanding on the biodiversity enhancements required through CP10 of CPP1.
- 9.21. A landscaped community garden is proposed to the north of the site with details of this to be secured by condition. The County Ecologist has recommended the provision of swift boxes and bee bricks which would be secured by condition.
- 9.22. As noted in the response from the County Ecologists, the additional planting proposed would provide significantly more than the 10% biodiversity net gain required, given the minimal biodiversity on the site. Provided appropriate measures are implemented, the proposal can therefore be supported from an ecological perspective.

Transport

- 9.23. The proposed development is located in a Key Public Transport Corridor and within a Controlled Parking Zone. Through maximising built development on the site, it would reduce on-site parking for cars from five spaces on the site to zero

and introduce eighteen cycle parking spaces to both the north and south of the site.

- 9.24. There is not considered to be any significant change to the trips generated by the proposal as it remains in the same use and is a similar scale to the existing. Additionally the demographic likely to be using the building (young people) are less likely to use cars and more likely to use sustainable transport to access the services provided at the site. As such the lack of car parking is acceptable while the number of cycle parking spaces exceeds the minimum requirements of SPD14.
- 9.25. The lack of dedicated disabled parking for users of the site would be regrettable but does not represent a loss of spaces as there are currently none. On-street pay and display parking is available within 100m and resident bays for use by blue badge holders can be found in the carpark immediately to the north. While again, this is less than ideal, given the benefits of the scheme for the city and the existing .
- 9.26. Overall the proposal is considered acceptable in terms of its highways impact, subject to appropriate conditions relating to cycle parking, trip generation and delivery and servicing management.

Sustainability

- 9.27. Policy CP8 Sustainable Buildings requires that all developments incorporate sustainable design features to avoid expansion of the city's ecological footprint and mitigate against and adapt to climate change.
- 9.28. CP8 sets out minimum energy and water efficiency standards required to be met for all developments:
- BREEAM 'Excellent' certification for major non-residential developments
- 9.29. An energy statement was submitted with the application and the proposal would deliver a reduction in carbon emission of 49% which would exceed both building regulations and planning policy.
- 9.30. Air source heat pumps and underfloor heating would be used for temperature control and solar panels are proposed to the roof.
- 9.31. Subject to conditions, including a requirement to meet BREEAM 'Excellent' the proposals are considered acceptable in terms of their sustainability.

Sustainable Drainage

- 9.32. Additional information was submitted relating to flood risk and drainage strategy at the request of the Sustainable Drainage Team which confirms that the development site would be at low risk of flooding.
- 9.33. The report demonstrates a total restricted surface water discharge rate of 9.26 l/s for the 1 in 100-year (+45% CC) flood event which would be an 82.2% improvement on the existing situation. Further details of the Drainage Strategy can be secured via condition.

10. CONCLUSION

- 10.1. The proposal is considered acceptable in principle.
- 10.2. The proposed development would provide a significantly improved space for youth services within the city. Redevelopment of the existing building would not be practical due to its age and the erection of a purpose built new building would provide significant improvements on both the design and appearance of the building and its usability and accessibility.
- 10.3. The scale/height of the development is considered acceptable in the context of the streetscene and neighbouring buildings, and impact to nearby occupiers. Sufficient space could be achieved on site for landscaping. Its impact on adjacent heritage assets is noted but would not outweigh the benefits of the scheme overall.
- 10.4. The lack of any parking on site is regrettable but would be mitigated by the demographic of people using the building and excellent sustainable transport links.

11. COMMUNITY INFRASTRUCTURE LEVY

- 11.1. Under the Regulations of the Community Infrastructure Levy (CIL) 2010 (as amended), Brighton & Hove City Council adopted its CIL on 23 July 2020 and began charging on all CIL liable planning applications on and from the 5 October 2020. As no change of use is proposed and the site would remain in Community Use the development is not CIL liable.

12. EQUALITIES

- 12.1. The existing building is no longer fit for purpose from an accessibility point of view. The gym is the only element in the existing building that is fully accessible, and stairs are required to access all floors. The new building would provide significantly improved accessibility through a better layout, wider corridors and a lift allowing disabled access to all floors of the proposed building. The lack of accessible parking on site is regrettable but would not outweigh the benefits of the scheme in the overall planning balance.