

ITEM A

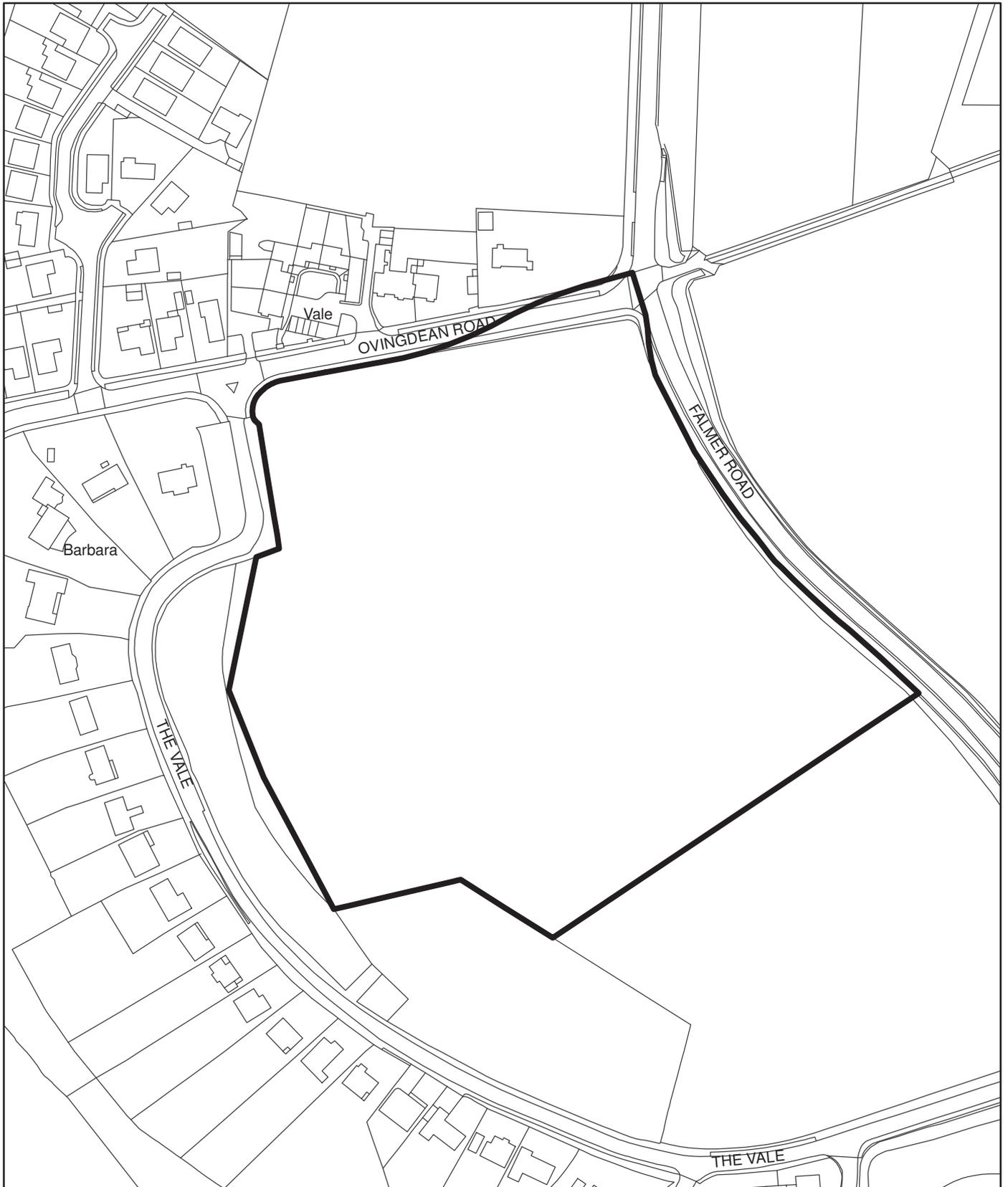
Land south of Ovingdean Road, Brighton

BH2014/02589

Outline application some matters reserved

28 JANUARY 2015

BH2014/02589 Land south of Ovingdean Road, Brighton



<u>No:</u>	BH2014/02589	<u>Ward:</u>	ROTTINGDEAN COASTAL
<u>App Type:</u>	Outline Application Some Matters Reserved		
<u>Address:</u>	Land South of Ovingdean Road Brighton		
<u>Proposal:</u>	Outline planning application with appearance reserved for the construction of 85no. one, two, three and four bedroom dwellings with associated garages, parking, estate roads, footways, pedestrian linkages, public open space and strategic landscaping. New vehicular access from Ovingdean Road and junction improvements. (Amended plans and description)		
<u>Officer:</u>	Liz Arnold Tel 291709	<u>Valid Date:</u>	13/08/2014
<u>Con Area:</u>	N/A	<u>Expiry Date:</u>	03 December 2014
<u>Listed Building Grade:</u>	N/A		
<u>Agent:</u>	Pegasus Planning Group Ltd, First Floor South Wing Equinox North Great Park Road Bristol BS32 4QL		
<u>Applicant:</u>	Lightwood Strategic, c/o Pegasus Planning Group Ltd First Floor South Wing Equinox North Great Park Road Bristol BS32 4QL		

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 **REFUSE** planning permission for the reason(s) set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to a parcel of land located on the southern side of Ovingdean Road, to the west of Falmer Road (B2123) and to the east of The Vale. The application site comprises approximately 3.72 hectares. Historic maps show that the site has always comprised open agricultural downland.
- 2.2 The boundary of the site is currently defined by a wire fence and posts to the east, west and north and by a hedgerow to the south. The site comprises a large field which has been divided into smaller paddocks for the grazing of horses. Stables and associated buildings are located in the south-western corner of the site.

- 2.3 Immediately to the north of the site are residential properties, with other horse paddocks/grazing land beyond, known as Ovingdean Road Horse Paddocks. The residential area of Woodingdean is located further to the north-west of the site, with agricultural fields located immediately to the east of the site, on the opposite side of Falmer Road. Residential properties are located to the west/south-west of the site on The Vale. Playing fields, associated with Longhill School/Deans Leisure Centre, are located directly to the south of the site, with the school/leisure centre building, additional school playing fields and Rottingdean village located further to the south.
- 2.4 An area of open grassland with trees is located along the western edge of the site and a densely wooded area located around the south-western corner of the site, both outside of the site boundary.
- 2.5 The site generally falls across the site from east to west, from between approximately 60m to 62m (AOD) adjacent to the Falmer Road (B2123) to approximately 45m (AOD) along the western edge of the site, adjacent to The Vale. To the east of the site and Falmer Road the land rises to an area known as The Bostle. The land to the west of the site and The Vale rises to a ridge (known as Longhill).
- 2.6 Boundaries of the South Downs National Park (SDNP) are located to the east of the site, on the opposite side of Falmer Road, and to the north of the residential properties located on the northern side of Ovingdean Road.
- 2.7 A boundary of the Ovingdean Conservation Area is located to the west of the site, on the western side of Longhill Road whilst boundaries of the Rottingdean Conservation Area are located to the south of the site, either side of The Rotyngs.
- 2.8 The nearest Listed Buildings are located to the south of the site on Falmer Road (New Barn Farm) in Rottingdean and to the west on Ovingdean Road in Ovingdean (part of Ovingdean Hall School and The Nook, Flints and The Cottage). Buildings located directly opposite the site, to the north of Ovingdean Road, which once formed part of Woodingdean Farm but have since been converted to housing, are currently considered as 'non-designated' heritage assets and have been nominated for inclusion on the Council's local list.
- 2.9 The application site is not covered by any designations, statutory or non-statutory, for nature conservation interest. However, Sites of Nature Conservation Importance (SNCIs) are located to the west (Wanderdown Road Open Space), north-east (Cowley Drive Paddocks) and north (Ovingdean Road Horse Paddocks) of the site but these areas do not immediately adjoin the site. Beacon Hill, which is a Local Nature Reserve, is located to the south of the site between Ovingdean and the coast, whilst Castle Hill, which is a National

Nature Reserve and a Site of Special Scientific Interest, is located to the north-east beyond Woodingdean.

2.10 The site currently comprises semi-improved grassland, scrub and ruderal vegetation, hedgerow with scattered trees and buildings.

2.11 The site is shown as forming part of The Vale character area of Ovingdean, in the Council's Urban Characterisation Study. The Vale is stated to have "very low density housing in a curved street pattern on the ridge of the valley slope, mainly in the form of bungalows, but surrounded by mature planting which gives it a rural feel".

3 RELEVANT HISTORY

No planning application history however a **petition** containing **1,544 signatures** has also been submitted that was considered at Full Council on the 8th May 2014, prior to the application being registered. The petition requested that the proposed development of The Vale Meadows be abandoned in its entirety.

4 THE APPLICATION

4.1 Permission is sought for an outline planning application for the construction of 85 dwellings, formed of detached, semi-detached and terraced houses/apartments, with associated garages, parking bays, estate roads, footways, pedestrian linkages, public open space and strategic landscaping. A new vehicular access from Ovingdean Road and junction improvements would also be provided. Matters for approval include layout, access, landscaping and scale. Matters reserved are appearance.

4.2 A landscaped buffer is proposed on the eastern most side of the site.

The proposal would comprise the following residential units;

- 1 bedroom apartments x 10 (all affordable),
- 2 bedroom apartments x 4 (all affordable),
- 2 bedroom house x 11 (all affordable),
- 3 bedroom house x 53 (including 9 affordable), and
- 4 bedroom house x 7.

4.3 8 of the proposed 40% affordable housing units would be age restricted flats. Such accommodation would only be available to people over 60 years of age and on a housing waiting list.

4.4 At time of submission the application sought permission for the construction of 100 dwellings comprising of semi and detached dwellings and apartments comprising of one, two, three, four and five bedroom units.

4.5 Since submission the application has been amended by way of;

- A reduction from 100 dwellings to 85,

- The omission of the proposed 5 bedroom houses,
- The creation of a wider open space buffer along the eastern boundary,
- The omission of one local area of play,
- The introduction of 1 no. terrace house type,
- Revisions to the proposed internal road layouts and junction arrangements, and
- The incorporation of translocation and receptor sites for the Red Star-thistle.

4.6 **Environmental Impact Assessment (EIA)**

The planning application is accompanied by an Environmental Statement (ES) under the Town and Country Planning (Environmental Impact Assessment) 2011 Regulations. A Regulation 22 notice was served on the applicants requesting an updated Environmental Assessment (EA) and the revised application and the revised ES were re-advertised following the submission of amended details on the 3rd December 2014.

- 4.7 It is indicated within the ES that the 'no development' option would be to leave the application site in its current use and physical state and therefore without development the land would "remain in equestrian use comprising horse grazing paddocks with stabling and associated stables, structures and vehicles. It is likely that these would remain on site in their current condition with trees and hedgerow maintained on a periodic basis".

5 **PUBLICITY & CONSULTATIONS**

External:

- 5.1 **Neighbours: 632 (Six Hundred and Thirty Two)** representations of objection have been received from the addresses which are contained in full within Appendix A of this report. The following grounds of objection are stated:

5.2 Design/Visual Amenities/Landscape Impacts

- Will ruin the beauty, character, heritage and historic, rural feel of the surrounding villages and Conservation Areas. The urban fringe needs protecting. Woodingdean, Ovingdean and Rottingdean are separate villages with their own character, communities and unique attributes; they will end up as one great urban sprawl to the disadvantage of everyone. Development pressures have already sadly eroded some of the character but the unique character still remains. The site is a green buffer zone between the 3 distinct villages. There is a well established understanding that settlements should retain their individuality, best achieved by maintaining appreciable rural land between them,
- Woodingdean, Ovingdean and Rottingdean are beautiful rural areas and the site is an area of natural beauty and natural open space which should be protected from any further buildings of any kind. There are several brown field areas which could be used for building

new house developments, should focus on developing what already exists. There has been insufficient study of Brownfield areas to recognise their full potential. Fully understand the need for more housing but know the Council wishes to limit the impact of new housing around the urban fringe as much as possible,

- The proposal, which is adjacent to the National Park (delineated with great care only a few years ago but wrongly excluding the site) is insensitive, would ruin views into/out of the National Park, towards the coast and surrounding open space. To build here would be a mockery of what the park is supposed to stand for. A legal 15 year promise was given to not build on the site when the land was taken out of the proposed boundaries of the South Downs National Park,
- The local nature reserves will not be the same,
- The housing type and size intended seems ill matched to the further housing provision needed in the area. There is a need for small (truly affordable) houses in east Brighton and the recent development on Falmer Road, compact and reliant on public transport, seems to recognise this. The development of 100 houses including 5 bedroom properties and evident reliance on garaging and parking of private vehicles is essentially conventional development of the kind which has too often elsewhere been detrimental to the environment and inappropriate in the area characterised by residual rural activity,
- Lack of imagination in building style, drawings submitted appear to show units in a conservative faux traditional style. Design of houses is out of character/keeping with semi-rural area,
- Should be built on Brownfield sites not Greenfield sites as required by Government Guidance and Legislation. For the sake of future generations and leisure activities the sustainability of open spaces must be maintained by focusing on the regeneration of brownfield sites before any 'easy' development of urban fringe is permitted,
- 100 new homes is an over-development. The layout, design, massing and size of the development is overbearing in its location. Is an unsuitable site due to its highly prominent position on the main Falmer Road. The amount of housing proposed would mean an increase of 20%. A far smaller number would be in keeping with the area. The development is too big, the density of housing too high and is completely at odds with all other dwellings in the village which are exclusively detached and low density,
- Will take away a vital resource of open green space. The very reason people move to the village is to enjoy this kind of environment, not to come and find it has been paved over,
- A lot of properties in area have larger than average gardens which set them apart from the rest of the City, the proposed houses will have tiny gardens,
- Ovingdean which is closest to the site, and comprises a Conservation Area, is a small agricultural hamlet, surrounded by open downland and farmland. Architecturally it is very distinctive with a number of historically significant flint dwellings, topped with clay tile roofs, traditional flint walls and picturesque rural lanes. Given the current

size of the village and its distinct rural character the suggested scale of the development would be both unsuitable and inappropriate,

- Will increase isolation of Saltdean, Peacehaven, Newhaven and Seaford from Brighton & Hove, areas which have already had services cut without such a development, and
- There are few farm buildings in a rural setting left to enjoy and be of use nowadays, should treasure and preserve those left.

5.3 Amenity

- Resulting air pollution, light pollution, smog and noise disturbance from additional dwellings and associated additional traffic movements. Increased risk to health as Nitrogen Dioxide concentrations at Rottingdean High Street and Woodingdean/Falmer Road already breach the legal limit,
- Loss of views,
- Loss of light/sunlight,
- Overshadowing,
- Overlooking and loss of privacy, including to front gardens of properties on The Vale which are used by many residents as main amenity spaces rather than the steep rear gardens,
- Construction noise, light and pollution,
- The proposal is for 100 homes however it must be realised that this could mean 400 additional people. The quality of life for a community that have chosen to live outside of the City centre will be eroded/destroyed, will lose identity and sense of community,
- Site would spoil an area used by many in the community for dog walking, riding, jogging, mountain biking etc,
- Increased safety issues for pedestrians including school children, road users and horse riders,
- The duration of construction would be long,
- The site is one of the recreational green spaces which are part of the charm of Brighton as a green City. Concreting over green spaces affects the amenity value of these green lungs which are essential for everyone,
- Should the development be allowed the developer should provide community benefits including an extension to Ovingdean Village Hall, a car park by Ovingdean Gap and part time traffic lights at the junction of Ovingdean Road and Falmer Road,
- Any more strain on local services will make life really difficult for disabled people and will compromise their quality of life by restricting their movements around Rottingdean,

5.4 Transport/Access

- The road system to the east of Brighton is limited to just 3 through roads, A27, A259 Marine Drive and the B2123 Falmer Road (a feeder road), which has become an unofficial bypass between the A27 and the coast road. Proposal will add to the traffic problems and the constant traffic congestion, especially at peak times/on football match days/race meeting days in the area, especially on the Falmer Road.

Rottingdean, Woodingdean and Ovingdean have become bottlenecks, especially if lorries/hearse are parked in parts of Rottingdean and are gridlocked with traffic backed up, including to the Racecourse, Universities/A27 and the Coast Road. Since the introduction of the bus lane on the main A259 coast road between Ovingdean and Rottingdean it is normal for traffic to totally clog the road from 3.30pm to 7pm or later,

- Lack of road infrastructure,
- One turning point between Ovingdean and Falmer Road would not be sufficient to cope with the increased volume of traffic during rush hours, where existing queues already extend from Falmer Road and along Warren Road back to the top of the Race Hill and up from the Woodingdean crossroads, often as far back as the Universities,
- Surrounding roads are dangerous at several points including the existing Ovingdean junction, Woodingdean crossroads and the Driveway where there are a significant number of accidents each year,
- Despite proposed garage and parking areas for the dwellings the area around the entrance to the development from Ovingdean Road will be obstructed by parked cars,
- Site location is such that access is going to cause major traffic problems getting onto and off Falmer Road and will cause heavy traffic in Ovingdean itself. It is already difficult to cross Falmer Road due to the heavy traffic flows. There is only one entrance to the proposed development, would cause a bottleneck on Ovingdean Road,
- The traffic data submitted is flawed/inaccurate/misleading and the surveys undertaken have not been done at peaks times. The gross errors in the Transport Assessment mean the stated impact on traffic queues and journey delays at Woodingdean and Rottingdean are very seriously understated. Traffic model is unfit for purpose. Has seriously overestimated the peak time capacity at critical junctions. The actual calculated impact of the proposed development assessment seems to have been taken place over periods of the year that would skew the average traffic flow figures or be unrepresentative of other times. Surveys do not include other transport movements to proposed dwelling such as deliveries, refuse collection, visitors etc. Disagree with Transport Assessment conclusion that there are no valid transport reasons to prevent the proposed residential development on the site. The proposed assessment of impact on local traffic is a gross under-representation of the true impact their development would have as each house unlikely only to have one car, more likely to have 2 or more. The focus of the submitted traffic assessment is on the site and little attention is paid to elsewhere in the area. The report does not acknowledge the opening of the American Express Football Stadium. Assessment did not deem it necessary to consider the junction with the A27. Heading south towards Ovingdean from A27 there is a serious risk of major accidents where queuing cars are stationary as the slip road fills up alongside Sussex University while traffic descends at 70mph from the cutting near Stanmer. Transportation

assessment alludes to traffic saturation at the junction of Rottingdean High Street and the A259 and also the Warren Road/Falmer Road traffic lights but concludes that the proposed development would have minimal impact,

- Residents would require a car to get anywhere. There is no wheelchair accessible bus service from Ovingdean village to Brighton,
- 191 parking spaces will not be sufficient to accommodate the parking needs created by the proposed development if every house has more than 1 car in addition to visitors. Parking will overflow into the surrounding streets,
- Implications to traffic during construction has not been adequately acknowledged or assessed in appropriate detail,
- A new access point onto Ovingdean Road would not be sensible in terms of position and slope. Proposed access road should be off Falmer Road and not Ovingdean Road. Winter access/exit will be problematic as there is a steep hill and with potentially 200 cars trying to exist in icy conditions will throw more pressure and cost on Council Highway gritting requirements. Lack of gritting will cause potential accidents. The villages can become almost inaccessible in times of bad weather,
- Could divert traffic through Ovingdean Village where the roads are not wide enough to support any heavy flow or offer two-way traffic flow. Ovingdean is already used as a rat run/cut through and lacks pavements, has no traffic calming and some blind spots which are taken at dangerous speeds by many vehicles,
- Bexhill Road/Cowley Drive already suffer heavy traffic use with drivers trying to avoid the Falmer Road junction with Warren Road,
- A pre-condition of any further development in the area must be to have adequate traffic calming in Ovingdean, which as a minimum, gives it parity with Rottingdean,
- Will add to traffic movement in close proximity to Longhill School,
- Some of the roads are due to be made 20 mph soon which indicates the Council's concerns of traffic accidents,
- More traffic and more cars will result in more accidents,
- If all the houses are built at once the construction traffic would add to the existing traffic problems in the area,
- The development must be seen in the context of other ongoing and less invasive development such as the proliferation of windfall sites across the Deans, which is also increasing traffic flow. Other sites including St Aubyns School site will undoubtedly be developed bringing more traffic to the villages,
- Public transport in the area is poor, expensive and does not operate late at night. The benefits quoted by the developer (e.g. Falmer Station and its car park) do not add up. There is only one regular bus service, but access into Brighton is on the northbound route via Woodingdean, a torturous journey. There is no bus route from Woodingdean, Ovingdean and Rottingdean to Falmer. The quickest route by road is south bound but the bus service (no. 2) terminates in Rottingdean. Buses out of town to Woodingdean are already so full

particularly at peak times. The developer does not seem to have consulted the bus company,

- Emergency vehicles will not have easy access and road will become blocked as no alternative route if there is an accident,
- Cycle routes are impractical for the majority of people because of the steep hills in every direction.
- If advanced stop lines for cyclists are installed this will encourage cyclists to filter inside of vehicles when drivers are focused on the junction ahead creating a significant danger,
- Site is not in walking distance to local shops so future residents would drive to local shops or more likely to a supermarket. Parking in some parts of the villages is already a problem. Parking at local shops is non-existent now, how are people going to cope with all the extra traffic and people,
- Further congestion will increase travelling times,
- Additional wear and tear on the road fabric,
- The A27 was allowed to carve through Falmer, must not allow development to further engulf and eradicate what is left of Rottingdean,
- The site is too far up Falmer Road to make walking a possibility either up to Woodingdean or down through Rottingdean to the coast road,
- Will be harmful to local businesses, as access will be rendered more difficult and time consuming,
- What thought has been given to pedestrian facilities for crossing Falmer Road to catch a bus to Rottingdean? Longhill students probably need a safer way of crossing the road to the bus stop,
- Atrocious road surfaces should be corrected with proper permanent repairs and not just stopgap patches as appears to happen at present,
- The proposed road works scheme to the junction at Falmer Road/Ovingdean Road means reverting back to an old scheme that was the cause of many accidents and was disbanded by the Council and the lanes had to be redesigned some 10 years ago, and
- Additional traffic using The Vale as a shortcut resulting in wear and tear of this private road.

5.5 Ecology/Biodiversity

- Bordering the South Downs National Park the proposed site is home to many species of birds, mammals, reptiles, insects and plants. Neighbouring green spaces along with the site are vital in linking habitats and ensuring wildlife populations remain connected. This in turn reduces the negative effects of inbreeding that often occur with isolated populations. The unique location of the field means it acts as a 'corridor' for wildlife and building on it will undoubtedly cause habitat fragmentation. The animals that rely on the site will not only lose their homes but the ability to move between areas to reach the resources they need to survive. Although proposal includes number of green areas, presumably designated for wildlife, they are disjointed and will not allow the wildlife to survive and flourish. Will have a negative

impact on the wildlife and natural environment of this area as will strip back fields and trees,

- Whilst animals can be killed on the roads, developing open space will reduce yet further areas where they can live,
- Council has recently been granted UNESCO Biosphere status, an initiative which should be reflected in any decision of the development,
- Increased light pollution will effect wildlife,
- The submitted biodiversity checklists submitted are inadequately detailed. There is minimal proposed compensation for loss of habitat, e.g. how many bat and bird boxes?,
- The City is part of the biodiversity project whereby areas of downland and nature reserves are lined by joining these fringes together, designed to encourage the re-colonization of deprived areas with downland and fauna,
- Would result in the loss of the Red Star Thistle from the site. The suggestion that there are other Red Star Thistle sites nearby misses the point, they are critically endangered, so there should be no warrant to remove habitat for these species,
- Although the biodiversity report indicates that there are no bats nesting in the area, it cites the importance of hedgerows within the development area as providing important sources of food for local bat populations. The removal of these features would create stress on the local bat populations and other wildlife,
- The field is lowland chalk grassland which understand is a habitat of principal importance for the conservation of biodiversity in England,
- The site is known as Meadow Vale, are meadowlands not protected under government legislation?,

5.6 Other Issues

- Existing services in area are inadequate. Proposal would add additional pressure for local services, which will not be able to cope, including doctors, buses, nurseries, dentist, hospitals, emergency services, rubbish collections, schools, shops, recreational facilities and electrical, gas, drainage and sewerage infrastructure. Services in area have already been cut. The expansion of existing/provision of additional services would be expanded at tax payers cost. Children will have to travel further from home for education,
- There is already a water shortage in the area; this is only going to exaggerate the problem. The area has already been designated by the Government as a water stressed area,
- Will lower existing property values in area, which will affect peoples' investments,
- The field is adjacent to an area of Groundwater Source Protection Zone. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. Building a large new housing estate will cause potential risk,

- Supporting documentation is flawed. Deficiencies undermine the validity of the conclusions presented,
- Should be acquired by the Council and preserved for posterity as a green passage to link the Beacon Hill Nature reserve with the South Downs Park, which is what it does at present. This would enhance and enrich the quality of the environment for local residents,
- Any granting of the application can never be reversed. Will open up more of the land on the fringes of the National Park to the developers if a precedent is set on this occasion,
- The argument stated by the developer regarding living and working in close proximity is fatuous in terms of actual employment opportunities in the Deans, which are extremely limited outside the Woodingdean Business Park. Where are the proposed occupiers expected to work? If future residents are working in London or elsewhere will put extra pressure on roads and trains,
- Increased risk of flooding/flash flooding and landslide including during the construction phase. Falmer Road and surrounding area already floods during heavy rain, this development will reduce the available green field absorption of rainwater which in turn fill the aquifers of which are depended upon in the area,
- Will reduce grazing area for horses. Owners of horses kept on site have not been informed or consulted about the application. Horses often exercise in this area, the development would interfere with this activity which has formed part of local life, and would deny local people from keeping and riding horses, which is a social benefit for the area. Must not lose tradition of downsland horse tending that exists symbiotically and beneficially on the chalk landscape,
- Should avoid the change of family housing into student accommodation, such as is rife in Bevendean, which is imperative if Council is really concerned about conserving affordable housing for local residents,
- Type of housing proposed would not meet the local need for affordable housing both for the elderly and young residents. Application does not give much hope for the Council to provide “Starter Homes”,
- New houses on Falmer Road are still on the market or were slow to sell (over 2 year period). Empty houses are at risk of squatting and vandalism, requiring more police in area. The enormous Grand Ocean development at Saltdean was not a success with units still unfilled some 6 or more years after completion. The houses to be built are not required in the local area, if they were then the 10 plus houses on the market in Ovingdean would have already been sold. Other developments in the area have been priced to high and did not met people’s needs,
- The submitted statistical justification policy information, which requires such development, is flawed and open to interpretation. It is about private wealth creation and does not address a genuine need for housing. Rather it invites more people to move into the area (from

- outside the county), swelling the population, increasing pressure on local infrastructure and denuding the natural environment,
- The urban fringe is a valuable asset to the City not only for those who live there but also for tourists, will result in loss of visitor revenue by changing character of area,
 - Lack of sustainability measures in proposal including rainwater harvesting, solar power, no green roofs or walls etc. The sustainability documents leaves much to be desired in terms of the energy efficiency of the proposed buildings,
 - Is not economically or socially sustainable,
 - Developer has the ulterior motive and only motive of making profit with little consideration for the social and economic impact on the area and its already established communities. The farmer wants to sell his land to make a profit. It is well known why developers prefer Greenfield sites as less planning and pre-construction costs are involved equalling greater profits. What price should be place on the environment?,
 - Council should reject any consideration of including the site, and indeed other previous Greenfield sites located in the City, into the new City Plan as suggested within the Urban Fringe Consultants report of July 2014. The recent report concluded that building on the upper, eastern slope of the site was not recommended as it would negatively impact on the South Downs National Park. The policy and resources committee has deferred their vote on whether or not to approve the Urban Fringe Re-assessment as there are serious concerns in the local community and within the committee itself which has agreed to consult local people and community groups and debate this more. The outcome of this will set a powerful precedent. In its current form the re-assessment identifies a cluster of sites in the Deans villages that if built on will create very densely planned housing. It therefore lays a firm foundation for developers to make many applications. For instance for site 42 the re-assessment suggest that an allocation of up to 45 houses might be considered. But this application is phase 1 of a 5 phase masterplan to build 315 houses in the close vicinity. Developers appear to wish to reject the findings in the Urban Fringe Assessment that area 42 is designated code 4, i.e. not suitable for housing,
 - The area of land some years ago was the scene of a considerable landslip/mud slide from the surrounding hill which ran across Falmer Road and into houses on the other side. This could happen again and the land is therefore unsuitable for buildings,
 - Residents pay a premium to live in Rottingdean and as such it is not affordable to the masses. This is the attraction of the area and to have a new estate built which would no doubt include social housing is a metaphorical slap in the face,
 - Given that the Council is allegedly a 'Green Council' in a 'green' city, then surely decreasing pollution would be a priority?
 - There are already over 1,000 1 and 2 bedroom properties for sale within 5m of Brighton City Centre. The cheapest of these is showing as £82,000 so more 'affordable' than anything proposed. There are

also over 1,000 3 and 4 bedroom houses in the same radius, 674 4 and 5 bedroom properties and 130 retirement properties. All currently on the market and ready to be purchased, something for everyone in both town and rural locations without sacrificing an existing greenfield site to more development,

- Localism Act, it has been shown by the number of local people who have signed a petition against the development that the development is unwanted. Planners should give account to the weight and strength of public opposition to the development,
- Previous planning decisions in the area have restricted development, including extensions to existing houses, for reasons of being of detriment to the character of the surrounding area and for environmental issues. It would make a mockery of previous decisions if this huge development were allowed to proceed,
- Proposal is contrary to policies of the Brighton & Hove Local Plan, the draft City Plan and the draft Urban Fringe Assessment,
- Exacerbation of 'ribbon' development between Brighton and Newhaven,
- Once marketing is under way and the project is carefully packaged it will attract purchasers many from out of the area in search of something, a rich agrarian history that no longer exists,
- Recent archaeological findings highlight the regions historical importance,
- For Brighton & Hove the demands of central government to substantially increase housing stock are particularly onerous because of the constrained nature of the City between the sea and the South Downs,
- The pressure for use of green urban fringe housing will not stop at Meadow Vale Fields, rather it is a test of the resolve of Brighton & Hove Council. Should the Council choose not to fight this case it will be taken as a sign of weakness by developers,
- The developers are attempting to take advantage of a window of opportunity that exists whilst the Brighton finalises the City Plan, they have rushed through the application in an attempt to get permissions needed in case the City Plan proposals go against their application,
- Poor community engagement by the developers, must raise a question over their commitment to meeting planning obligations should the application be approved,
- Developers are using the excuse of the housing shortage in Brighton as an attempt to justify development on land that has always previously been carefully preserved as valuable green space by previous council administrations,
- The recommendations by the housing association in the application should be researched to ensure that it is without bias,
- The National Planning Policy Framework afford protection to the countryside including green areas bordering more urban sites,
- The Rottingdean parish Council Neighbourhood Plan is being developed in consultation with the community and City Council, it opposes the development,

- The site should not have been taken out of the National Park, the map used was out of date and incorrectly showed the whole site as playing fields rather than predominantly wild green space. This is well known locally and there is currently a community campaign to correct this mistake before it is too late,
- There are major inaccuracies and omissions which misrepresent the availability of primary school places. The surplus figures are also incorrect. The way the amount of school age children generated by the development is presented is misleading,
- Planners have the potential to improve people's lives and build communities, not divide them, and respect the environment, not destroy it. There are plenty of examples in Garden Cities and in the Bedfordshire Zero Emissions housing estate,
- The local community has not been listened to following the public consultation. For example the Community Involvement Document compiled by Bellenden showed 85% of respondents did not support the proposals,
- Ovingdean, Woodingdean and Rottingdean all have a children's playground so there is not a shortage or a need for another Local Area of Play, so providing open play areas within development not a 'benefit' of the development as stated by the developer,
- The developers appear to be disagreeing with many reports/organisations and consultants, to suit their purpose,
- Local horse riding centre and driving schools need calm quiet traffic to practise their road use,
- Proposed development is far too dense for the plot and location. Proposal will mean a massive change in population density in the area,
- Ovingdean has had an increase in number of young people due to the language school and other people visiting the nature reserve in Beacon Hill thanks to the conservation work done there, resulting in more people in and out of the village,
- Will set a precedent,
- A planning application that involved building 3 bungalows on the site was refused in 1999 (BH1999/0131/OA). The reasons for refusal then are still valid now, bearing in mind this development is bigger,
- To describe the development as sustainable is hilarious. Will increase City's carbon footprint,
- Proposal contains no information as to how the proposed lighting scheme will look nor how it will effect the local area including local ecology,
- Most of the houses on the site are likely to be expensive. The proposal does not make a significant contribution to the housing need identified in the City as out of 100 homes only 40% are deemed affordable, if the need for affordable housing is "acute" in the Rottingdean Coastal Ward the development is no where near sufficient in terms of its contribution to addressing affordable housing.
- In sensitive location, it does no one good to object merely for the sake of it, but the development should be carefully designed to that it fits

with and enhances the site, this is perfectly possible, and if done properly can enhance the environment, not damage it,

- Understand need for additional housing however have learnt of all the new student accommodation which has been built and the prospective building at the Old Army Barracks is not contributing towards housing targets, which seems wholly unfair. Have already provided University students with accommodation near Brighton station, the Co-op in London Road and various other places and if we did not have the university, this accommodation would be homes for people. Why are they not taken into account?,
- Stress caused by overcrowding. South East is already over-populated,
- Development does nothing to help those in the first time buyer bracket, for which there is a shortage in the City, as price brackets of development would be prohibitive. The area does not need any further houses at high process developed,
- The field has a value in itself as landscape, natural habitat and horse care and it has significance as a green field which together with downland to the east provides a refreshing gap in the string of development through Woodingdean, Ovingdean
- Horses and anything to do with them, stabling, riding classes, horse racing, is part of the local character and heritage and it all contributes to the City's economy,
- There would not be enough for children to do, which will result in anti-social behaviour when they become bored,
- The denser the population the greater the level of crime. In view of the fact that police numbers are being reduced does not help,
- Developer cannot say in one part of a document that horse grazing offers "an opportunity for diversification" in the National Park but in another say it has "limited potential" in site 42, the argument cannot be both ways,
- Developments such as that proposed should not be viewed in isolation, they must be viewed in conjunction with developments that have already taken place and have already had significant impacts on local residents,
- It must be taken into account that there have been several additional building developments recently in the area, which have increased the housing stock in Rottingdean. Many of these developments have been on brownfield sites not greenfield sites, and
- The application is outline only with many aspects being indicative and should this go to a full planning application the impact of the development on the local area may well be significantly more damaging than indicated by the outline scheme,

5.7 **Petition with 220 signatures** which reads;

"We the undersigned, call on Brighton & Hove City Council to protect the villages of Ovingdean, Rottingdean and Woodingdean from inappropriate development. We believe that a large number of homes in the Meadow Vale area will not be in keeping with the current,

separate village feel and will place greater strain on local services, roads and village facilities”.

- 5.8 **1 (one)** letter of representation have been received from **15 Falmer Gardens** commenting that;
- Do not see it fair to sit in a nice house objecting to people having nice houses, and
 - Hope development will be of the highest possible environmental standard something that other towns can look at and see how it should be done.
- 5.9 **94 (ninety four)** letters of representations of support have been received from the addresses which are contained in full with Appendix A of this report. The following grounds of support are stated:
- Would provide much needed affordable housing and meets Council’s target of 40% affordable, which will significantly boost the affordable housing provision to the East of the City. Sets the precedent for future applications, demonstrating that 40% affordable housing is viable,
 - Scheme has been refined and amended since public exhibition, reducing the density and addressing some highway mater concerns,
 - The City has a massive homeless problem that needs to be addressed, as well as an extensive waiting list for Council properties. Current young, creative and vibrant City cannot be sustained with current housing situation and high housing prices. Proposal would help to provide some of the housing the area so desperately needs, otherwise will just fuel the preposterous situation that exists at the moment where the older generation are sitting pretty in houses purchased years ago and young families cannot afford a home of their own,
 - Scheme is well laid out and provides a balanced mix of housing,
 - Utilises an obvious area of land outside the National Park and immediately adjacent to existing residential development,
 - Disappointed by the apparent scale of the opposition to what appears to be a sensible development and an appropriate use of the land.
 - Have built almost nothing but apartments for decades and its about time we had some proper family-sized homes built in and around the City,
 - So long as the architectural style of the new dwellings is reflective of the environment, ecologically innovative and takes into consideration the overlooking of neighbouring properties, see no reason as to why the development should not proceed in the current economic climate where housing is desperately needed,
 - The land is more or less disused so makes obvious choice for redevelopment, as it is currently used for roaming horses these can easily be relocated,

- Young people would like the opportunity to buy a home in Brighton,
- People and homes must come before grazing horses,
- Not to grant is to actively reduce the economic competitiveness of Brighton, as young graduates are increasingly forced elsewhere due to a lack of affordable first time homes,
- Previous development in Kipling Avenue in Woodingdean, nearly 50 years ago, were objected to but were allowed and constructed and have been very successful and after the passage of time all live relatively peaceful co-existence,
- Happen to be fond of the area as it appears today and pass nearby on at least a daily basis but there has to be some give and take in order for families to find appropriate places to live without moving away from Brighton & Hove entirely,
- Seem to be a well-designed development, sensitive to its local environment and fitting a good number of homes onto a small site, the junction of the Ovingdean and Falmer Road seems a sensible site for development,
- Believe area is well suited to sympathetic and well planned expansion,
- The Urban Fringe site has been identified as a suitable development location within the City Plan evidence base and it is therefore vital the site is maximised to contribute towards the current and future housing issues within the City,
- Scheme is well thought out and includes a mix of different types of houses which reflect the character if the area and provides much needed affordable housing,
- Proposal is in accordance with planning policy, and
- Brownfield site in Brighton & Hove are a rare commodity as the City's 2011 Strategic Housing Land Availability Assessment found out. Anti-housing and anti-development sentiment is quite rife in Brighton & Hove, cannot remain silent against this vocal minority that resists urbanisation in the City's urban fringe.

5.10 Following re-consultation with the revised plans and documents received on 3rd December 2014, **97 (Ninety Seven)** further representations of objection to the revised proposal have been received from the addresses which are contained in full within appendix B of this report. The following grounds of objection are stated;

5.11 Design/Visual Amenities/Landscape Impacts

- Despite a reduction from 100 houses to 85, this huge number of dwellings would still have a massive detrimental impact on the area,
- This is a semi-rural location that has already been overdeveloped. When will the Council stop developing green spaces?,
- The development is not characteristic of the area,
- Historical English countryside of special beauty should be protected as English Heritage,

- Not fitting into rural area of outstanding healthy air quality due to the combination of sea and woodland,
- Will lead to suburban sprawl and loss of separate village identities, and
- Loss of views across the paddocks to the South Downs National Park and beyond.

5.12 Amenity

- Will add to polluting traffic that clogs up Rottingdean. The pollution is above EU limit and carries health risks. Are now aware of the serious danger of diesel. With extra traffic the pollution and risks to health can only get worse,
- A new road junction opposite residential properties would disturb neighbouring properties,
- Loss of light,
- Light pollution. Dark skies should be protected,
- Additional noise,
- Overlooking and loss of privacy,
- As The Vale is in a dip, neighbouring dwellings already lose enough natural day light however with buildings on the opposite field it would create another dip making The Vale lose the eastern daylight which is unacceptable, and
- Impact upon air quality and risk of health to local residents,

5.13 Transport/Access

- Proposed road is far too close to the junction to the Falmer Road to be feasible,
- Area not served by good public transport,
- Applicants transport assessment remains generally unchanged. The transport system in this part of the City is already operating well above what it can cope with. This is causing massive congestion daily and is dangerous. The applicants transport assessment is riddled with errors and ambiguity and seriously misrepresents the true picture of the impacts that the development will have. Furthermore because Falmer Road has become an unintended main traffic artery this is a city wide problem affecting anyone trying to travel around Brighton rather than just the local community of the Deans Villages,
- The Transport Assessment's summary of the analysis is extremely misleading and contains errors. Also concerned about the evidence in the statements. The City Plan modification includes "mitigation plans" for the overloaded A27 interchange,
- Traffic congestion would become unbearable and dangerous with very few sticking to 30mph limit. Ovingdean Road junction with Falmer Road is very busy during the rush hour, this development will add to this. Although proposed additional traffic lanes in Ovingdean Road/Falmer Road have been submitted this will do nothing to alleviate traffic congestion resulting south and north in Falmer Road and additional build up of traffic on the A259,

- The village of Ovingdean has already become a rat run for traffic escaping from the 'improvements' on A259 and additional housing as proposed will make the situation intolerable,
- Falmer Road appears to be at maximum capacity, an additional 85 homes cannot be supported,
- Ovingdean Road already has serious traffic issues during school drop off and pick up times. The proposed development would only make this situation worse and would further put at risk an already very dangerous area with high risks of road traffic accidents. Increase housing numbers and therefore traffic will put nursery and school children at high danger risk,
- There is inadequate safe road crossing facilities at the bus stop near to Longhill School already,
- The alternative access route through Ovingdean is simply too small to consider as viable and the width limits through the village plain dangerous,
- There should be no vehicular access onto Ovingdean Road,
- The coast road and Falmer Road is always congested and this is detrimental to the local environment,
- Increased journey times, and
- Access to residents in The Vale will become impossible,

5.14 Ecology/Biodiversity

- Loss of habitat which plays an important part in conservation and biodiversity of species,
- Area was only left out of the South Downs National Park because of a misunderstanding, this field must not be built on because it is species rich in plants and animals and is of high environmental value,
- There are beautiful old trees at the Meadow Vale site which should be protected. There are many mature trees on The Vale border of the site which cannot have any building near them, for building and safety reasons also these trees have preservation orders on them and therefore cannot be removed, and
- The existing site supports much wildlife,
- There are insufficient safeguards re environment conservation,

5.15 Other Issues

- Previous objections raised in respect of 100 houses are equally valid on the amended application for 85 houses, the reduction would not lessen the negative environmental and social impacts that the development would generate and that would affect local residents/communities,
- The revisions, including a reduction to the number of houses proposed, do not alleviate previous concerns over infrastructure (including roads, traffic, pedestrian pathways), local amenities, lack of facilities such as schools, nurseries, and doctors, green space, impact on local communities of the villages and democracy,
- Area is unsuitable for large increases in housing,

- Concerns regarding the provision of school places are reinforced by the e-mail from the Head of Education and concerned about precisely how the developers financial contribution, that is called for, will alleviate the situation,
- This area is a key and important area for historic and touristic reasons,
- The proposed development would be entirely detrimental to the villages of Ovingdean, Woodingdean and Rottingdean and to the wellbeing of the villages,
- Do not believe that the revised Environmental Impact Survey satisfactorily addresses the traffic, pollution, biodiversity, flooding, infrastructure, economic impacts and landscape, environmental impacts and biodiversity concerns raised by many residents,
- Development is wholly unsuitable for a green site. Whole semi-rural feel of the area would be spoilt forever,
- Already problems with flooding and sewer flooding as the existing foul drains cannot cope in times of heavy rainfall,
- The Council should be listening to local residents not the developers which are just wanting to make money out of local rural area,
- 85 houses is still too many,
- Any expansion in housing provision can only be considered alongside a plan for the Falmer Road, Woodingdean crossroads an Rottingdean bottlenecks,
- Plan goes against the environmental Biosphere plan for the area,
- Development is in a totally unsuitable plot of land,
- Note that the developers are offering to pay sums to local schools to accommodate the pupils that might be attending as a result of the development. Are these local school buildings able to accommodate extra pupils? Are the school heads aware that this is being proposed a part of the development?
- Increased risk of flooding and water run-off. The entrance to The Vale on Ovingdean Road is still flooding in wet weather, is there any guarantee that this will be addressed when the 85 homes are built?,
- Keen to see the development reduced down to a level that would only represent the other side of The Vale road itself being developed, ie the other side of this one sided road be finished off with a similar row of houses that alone would be acceptable,
- Cannot agree to building on greenfield sites when there are plenty of brownfield sites available, many unused, to build on first,
- There are landscaping and economic concerns,
- Object against the use of Meadow Vale fields for any housing, and
- It is essential for future generations to preserve villages for those who work hard and choose to live in the community.

5.16 **Botanical Society of Britain and Ireland:** Objects on the grounds that the development will directly effect and probably eradicate three species or rare and endangered vascular plants (Red Star Thistle, Cut-Leaved Selfheal and Hybrid Selfheal).

- 5.17 **Brighton's Future:** Support. Believe that the provision of affordable housing within Brighton is the only long term practical, ethical and sustainable solution to Brighton's housing crisis. Furthermore the creation of affordable housing will support Brighton's City Plan. The Ovingdean site fits groups' criteria of supporting applications that will provide a minimum of 40% affordable housing as it is stated that the development will meet the 40% quota. Furthermore the building of the Ovingdean site would relieve the already intolerable pressure upon housing stock within Brighton. Passionately believe that within the wider community of Brighton there is a silent majority of individuals who not only support, but require, the creation of new and affordable housing. Sadly too often a 'NIMBY' minority are allowed to derail and stall progress, particularly of constructive housing proposals.
- 5.18 **Brighton & Hove Archaeological Society:** (Comments 24/08/2014 and 11/12/2014) Comment. This major development lies extremely close to a known ancient landscape. Aerial photographs show that the field immediately east of the development contains numerous features. It is also close to the location where the 'Brighton Stag' was found a number of years ago, an important prehistoric find.
- 5.19 Ovingdean is an area rich in archaeological and historical remains. Field walking around Ovingdean has produced finds from the Neolithic, Iron Age and Roman periods. The field to the north of St Wulfran's Church contains the remains of a 13th Century medieval farmstead and possible manor house and an enclosure possibly dated to the Roman period lies in fields to the south of the church.
- 5.20 **Buglife:** Objects as there is insufficient information to assess development impact on populations of rare and endangered invertebrates. Until this work is carried out it is impossible to assess the full impact of the development on wildlife or plan an effective mitigation or compensation scheme. Consequently the application does not meet the biodiversity aims of the National Planning Policy Framework.
- 5.21 The Ecological Statement assessment states that the site is likely to be of poor quality for invertebrates, disagree with this statement.
- 5.22 **CAG:** Recommend Refusal. Group feel the proposals do not recognise the significant detrimental impact the development will have on Rottingdean, Ovingdean, Woodingdean and the South Downs National Park. Have serious concerns about the potential increase of traffic, pollution and demand for services in Conservation Areas as a result of the proposal. Concerns were raised about the accuracy and method of the traffic assessment. Urge Council to prioritise the City's Brownfield site, and feel the Greenfield site is of local importance and a completely inappropriate area for development.

- 5.23 The site is a rural fragment within a triangle of historic villages of Rottingdean, Ovingdean and Woodingdean, which contributes to the quality and diversity of the City. The character of the development is out of keeping with the historic nature of the surrounding villages which should not be further diluted. Request Council to obtain independent professional advise on the validity of the report on traffic provided and a full investigation should take place to identify any archaeological features on the site.
- 5.24 **CPRE Sussex Countryside Trust, Campaign to Protect Rural England (Sussex)**
 (Comments 2/09/2014) Objects on the grounds of the application being contrary in principle to adopted and emerging planning policies, visual and landscape impact and biodiversity impact.
- 5.24.1 (Comments 22/12/2014 following submission of amendments)
 Previous objection still stands. In addition would like to add that the application is premature in the context of the emerging City Plan, having now reached an advanced stage.
- 5.25 **County Archaeologist:**
- 5.25.1 (Comments 18/09/2014) Comment. The site is situated within an Archaeological Notification Area defining an area of prehistoric and Romano-British activity, including settlement.
- 5.25.2 The site has been subject to an archaeological geophysical survey, which indicates the site does not contain remains of national importance, however the survey did identify a number of potential features of archaeological interest. Mitigation of damage to below ground archaeological remains will therefore be required, the first phase of which will need to comprise evaluation excavation, prior to any building works or site preparation commencing.
- 5.25.3 In light of the potential for loss of heritage assets on the site resulting from development the area affected by the proposal should be subject of a programme of archaeological works. This will enable any archaeological deposits and features, disturbed during the proposed works to be adequately recorded.
- 5.25.4 (Comments 16/12/2014 following submission of amendments)
Comment. Have no further recommendations to make to those already made for archaeological planning conditions.
- 5.26 **County Ecologist:**
- 5.26.1 (Original comments 8/09/2014) The proposed development is not covered by any designations, statutory or non-statutory, for nature conservation interest. However, it is within close proximity to, and shares the same interest as, Ovingdean Road Horse Paddocks Site of Nature Conservation Importance (SNCI). The site is within the South Downs Way Ahead Nature Improvement Area (NIA). The site

currently comprises semi-improved grassland, scrub and ruderal vegetation, hedgerow with scattered trees and buildings.

- 5.26.2 The proposed development is likely to have significant impacts on biodiversity, in particular rare plants and reptiles and cannot be supported from an ecological perspective.
- 5.26.3 (Comments 23/10/2014 following submission of a rebuttal from applicant's ecologist) It remains the case that the proposed development is considered likely to have significant impacts on rare plants, and cannot be supported from an ecological perspective. Further information is required to assess the impact of the proposed development on reptiles.
- 5.26.4 (Comments 22/12/2014 following submission of amendments) It is considered that the ecological value of the site, particularly for plants, invertebrates and reptiles, has been underestimated, and as such the potential impacts of the development cannot be properly assessed and appropriate mitigation and/or compensation cannot be agreed.
- 5.27 **County Landscape Architect:**
- 5.27.1 (Original comments 8/09/2014) Objection. The baseline landscape character assessment as set out in the EIA is an accurate assessment of the baseline landscape. However more emphasis should be placed on the contribution that the undeveloped landscape of the site makes to the perception of a green gap between the settlements of Ovingdean and Woodingdean. This green gap connects the open grassland areas of the South Downs National Park on either side of the site. The wooded nature of much of the undeveloped area of Happy Valley is also a key characteristic locally.
- 5.27.2 The assessment of the baseline visual situation provided in Chapter 7 of the Environmental Statement is accurate and comprehensive.
- 5.27.3 It is recommended that the application is not supported due to the potential significant adverse impact on local landscape character and views.
- 5.27.4 The proposed mitigation would not be adequate to reduce these impacts to an acceptable level.
- 5.27.5 (Further comments 17/10/2014 following submission of a rebuttal from agent) The case still remains that whilst the site is not within the South Downs National Park it would have an impact upon the character and visual amenity and this is upheld by the South Downs National Park comments.
- 5.27.6 (Comments 18/12/2014 following submission of amendments) Objection. With regards to Chapter 7 of the Environmental Statement it is still considered that more emphasis should be placed on the

contribution that the undeveloped landscape of the site makes to the perception of a green gap between the settlements of Ovingdean and Woodingdean. This green gap visually connects the open grassland areas of the South Downs National Park which lie to north and east. This point was emphasised in the comments of the South Downs National Park Landscape Architect on the original application.

- 5.27.7 The wooded nature of much of the undeveloped area of Happy Valley which lies to the north is also a key characteristic locally. This character is extended along the western boundary of the site.
- 5.27.8 Chapter 7 of the Environmental Statement now includes a more comprehensive range of views from the bridleway which lies to the north, including those which provide a wide open vista across the site. The significant of which was raised in the previous comments.
- 5.27.9 The revised layout does not adequately address the concerns regarding the impacts on landscape and visual amenity that were raised in relation to the previous layout.
- 5.24.10 It is recommended that the revised layout is not support as it would represent overdevelopment of the site and would have an unacceptable adverse impact on local landscape character and views.

5.25 Deans Preservation Group:

- 5.25.1 (Comments 30/09/2014) Objects. The proposed development falls on land designated as countryside because of its important downland landscape character where residential development is inappropriate. Its sitting, scale and density will have an adverse impact on the landscape setting of the South Downs National Park contrary to draft policy SA5. Is prejudicial to the allocation of sites for residential development in the emerging City Plan and is therefore premature and contrary to paragraph 14 of the National Planning Practice Guidance and is liable to cause demonstrable harm to habitat (lowland calcareous grassland) and a species (Red Star-thistle) protected under national legislation contrary to policy QD18. There is information missing and errors within the documents submitted.
- 5.25.2 (Comments 20/12/2014 following submission of amendments) Affirm objection to the proposal and that original objection and legal and policy submission still stand. Object on grounds of impacts on landscape, biodiversity, South Downs Way Ahead Nature Improvement Area, noise pollution, schools, road traffic pollution.
- 5.25.3 (Comments 11/01/2015) Object to the proposed development on the grounds that the application is unsound as it is not consistent with national policy, as set out in the National Planning Policy Framework in the key areas of sustainability, legality, landscape and biodiversity.

- 5.25.4 **Ashley Bowes (Barrister) On Behalf of Deans Preservation Group:** Object. Since last legal and policy submission which accompanied Group's representation, two further matters have come to the attention of the group. The propose modifications to City Plan Part 1, Draft policy SA4 has been modified in a number of ways. To grant permission for a development of 100 units before the Council has had an opportunity to test constraints, on the delivery of housing as set out in the Urban Fringe Assessment, before the Inspector would be plainly prejudicial to the merging City Plan. Therefore of the view that prematurity as a material consideration in the determination of the application should now be afforded greater weight. Note the letter from the Applicant and are deeply concerned at the manner in which the framework for decision-making is being presented, in particular the section headed "the planning balance". The applicant suggests planning permission must be granted unless the adverse effects significantly and demonstrably outweigh the benefits, this approach is simply wrong and unlawful. Paragraph 1 of the NPPF is only engaged where the development plan is "absent, silent or out-of-date", this is not the case here.
- 5.26 **East Sussex Fire and Rescue Service:** (Comments 10/09/2014 and 24/12/2014) The application does not contain enough information for the Fire Authority to make comment and therefore the Fire Authority will make formal comment at the Building Regulations Stage.
- 5.27 **Environment Agency:** Having screened the documents with regards to low risk of the development type and location of the proposal, confirm have no comments to make. As the development proposal is in flood zone 1 and less than 5 hectares it would fall into flood risk standing advice.
- 5.28 **Kipling Festival:** Objects on the basis that it would not only hurt quality of life locally, it would damage tourism. In 2008 the City's Tourism Strategy was published which highlighted six key areas to be nurtured and protected to enhance Brighton's £400 million yearly income from visitors, Rottingdean being one of these areas. The village is not only designed by the City as a Tourist destination in itself, it is also considered one of Brighton's Tourist Gateways, meaning how it strikes arriving visitors strongly influences their desire to stay and explore the region further. Key Action Goal reads: continue to promote Rottingdean as an existing gateway to the Downs to enjoy walks, local nature reserves and Downland billings. The study also stresses the need to promote sustainable local activities such as festivals in keeping with its village character.
- 5.28.1 Adding a housing project of the proposed size with its additional hundred or more cars shunting down a narrow rural highway leading directly into the narrower lanes of Rottingdean and Ovingdean would

strain that village atmosphere and erase the very charm and character need to preserve and attract tourism.

5.28.2 The increased traffic, noise and crowding would also make it difficult to attract visitors to evocative, leisurely village tours events or activities. Rottingdean's attraction as a literary, cultural and historical destination would falter and this former "key tourist area" would rapidly lose its appeal.

5.28.3 Most importantly, any decision to disrupt and despoil this fragile and irreplaceable part of the Downs, once made, is not reversible. After more than a thousand years as a village with an enchanting, distinctive and independent identity it is to no one's advantage to let Rottingdean become just another part of local suburban sprawl.

5.29 **Natural England:**

(Comments 34/09/2014) Object. The application is in a sensitive location and the development as submitted has not reflected this. The Landscape Visual Impact Assessment has not adequately addressed key sensitivities of developing the site which are specific to its location and, as such, has not adequately recognised or mitigated landscape impacts which are significant in nature. The application would result in the permanent loss of landscape character of a site which is contiguous with, and in keeping with, the National Park and which lies within its setting.

5.29.1 (Comments 16/12/2014 following submission of amendments) Object. The revised application has not sufficiently addressed the points raised in previous response and therefore comments remain unchanged.

5.30 **Ramblers East Sussex Countryside:** Object as the proposed development is very much on the fringe of the South Downs National Park and therefore careful consideration needs to be given to the impact on this protected landscape. Although there are existing dwellings to the north and west, this should not create a precedent for building between these and the boundary of the National Park. The existing dwellings in The Vale are well screened to the east, and building the proposed number of two-story dwellings on the rising ground would have a severe visual impact on the landscape. The proposed site is part of the lower slopes of Balsdean Hill and is separated from the remainder of this downland only by Falmer Road. As the main through-route to and from the site along Falmer Road, would be unwise to add to the existing reported traffic congestion. If it is proven that the number of additional dwellings is actually needed then other sites nearer the City's urban area and further away from the National Park should be considered in preference to this site.

5.31 **Regency Society:** Comments that group supports the consultant's report that the site is suitable for housing. Suggest that the proposed

level of housing density could be increased a little to help meet the challenging targets facing the City. Although the site is adjacent to the National Park, believe that, given an appropriate design, a housing development will not have an adverse impact on the Park. However are aware of the significant traffic problems experienced locally, particularly in the centre of Rottingdean. Statements included in the application suggest that the scheme will make no significant difference to these problems, Council should seek expert, impartial advice on its validity. Expect Council to look at any subsequent full planning application carefully to ensure that the proposed design and materials are appropriate to the location.

5.32 Rottingdean Parish Council:

5.32.1 (Comments 3/09/2014) Objects. The field in question is in the Parish of Rottingdean and therefore much of the date included in the accompanying documentation needs to be refocused on the needs of Rottingdean and not Ovingdean or the City in general.

5.32.2 Sections 5 and 6 refer to the Development Plan and suggest that only limited weight can be given to this plan at present. The applicant seeks to take advantage of the current policy vacuum to push through a development which is not required within Rottingdean Parish. As the site is in Rottingdean any development must fit in with the emerging Rottingdean Neighbourhood Plan and should be in accordance with Rottingdean's housing needs. The needs of Rottingdean are different from those of Ovingdean and with Brighton & Hove.

5.32.3 The application is oversized and inappropriate for the site and its surroundings. The site is open meadowland, bordering on the South Downs National Park (SDNP) and is part of a strategic gap between the villages of Rottingdean, Ovingdean and Woodingdean. If allowed will erode the character of the area and lead to an urban sprawl joining Ovingdean and Rottingdean. It will close the strategic gap which maintains the connectivity of the South Downs National Park. Thus is unacceptable in compromising the integrity of a single contiguous National Park. It is axiomatic that a development does not have to be within the SDNP to have an impact on its scenic beauty and landscape. Moreover the City Council must have regard to the statutory of the SDNP when considering planning applications outside the park area.

5.32.4 Will increase housing stock in Rottingdean by 6%, this will have a significant impact on the village's population dynamics and infrastructure in terms of medical, educational and other services and facilities and on traffic volume and flow. Currently there are no primary school spaces within Rottingdean and medical and dental services are already under pressure. Equally there are no shops close to the development and people will need to travel to Rottingdean and/or Brighton for provisions.

- 5.32.5 A Planning Brief is already in place for the development of a brownfield site within the village of Rottingdean at St Aubyns. Development there will also increase traffic in the village, the cumulative affect of that and this plan will increase what are recognized by the Council as dangerous levels of pollution in the village.
- 5.32.6 Any development must recognise that car usage/ownership in Rottingdean is higher than that of Brighton & Hove and this should be taken into account when looking at cumulative impacts of traffic, which require objective research and assessment. The applicant's answer to the increase in traffic appears to be to include more sheltered accommodation which presumes that people housed there will not have vehicles or will not drive at peak times. The statistics appear to be selective in terms of where and when traffic data has been collected.
- 5.32.7 The Council's Biodiversity Action Plan has identified the site as a linear corridor or stepping stone for wildlife and the site is an important area for biodiversity, containing the Red Star Thistle and The Cut Leaf Self-Heal.
- 5.32.8 The western edge of the site is renowned for its wet and boggy nature. Whilst this has been addressed to some extent the scale of building and increase in hard standing as opposed to the current green field will raise the water levels considerably. The chalk will become saturated increasing the risk of flooding both in The Vale and further down the valley towards Longhill School.
- 5.32.9 Concerned that the ecological implication of the development have not been fully investigated and that its impact could be far more detrimental to the wildlife than estimated.
- 5.32.10 The re-assessed Urban Fringe Assessment recommended that, although the site could support some development, it should be restricted to the western edge. The applicants have attempted to contradict this view in their rationale for development.
- 5.32.11 The outline application fails to give an assurance about quality design in keeping with the vernacular architecture. In fact it includes houses of such varied styles and eras as to undermine confidence.
- 5.32.12 Currently there are views to the sea and across meadows from the Falmer Road at various points in the SDNP. Development on this scale will have a negative impact on these views.
- 5.32.13 (Comments 23/12/2014 following submission of amendments)
Objects The changes to the proposal do not solve the problems which arise from the proposal to build so many dwellings on the field.

Previous objections made are still relevant to the revised plan. In particular, if the developers assert that the increased exposure to the infrastructure and services is minor (contrary to Parish Council's view), then the reduction of 15 dwellings out of the original 100 will not significantly affect the infrastructure and services requirements. Revisions attempt to satisfy local objections to the visibility of the development from the various viewpoints covered in the plans. Moreover, there are still unresolved aspects of the application which the developers have tried to fudge. These are centres on the ecological and air quality problems. The Parish Council objects on grounds of increased road congestion, lack of GP and school places and the underlying problem of the green gap between the here settlements.

5.33 Rottingdean Preservation Society:

5.33.1 Objects. Recognises the need for additional housing within the City however note that the City Plan states that this particular site was graded code 4 (not considered suitable for housing). Appreciates that the NPPF made it clear that there is now a 'presumption in favour of sustainable development' further the Council has been asked to review upward its previous planned housing numbers. Nevertheless, the particular circumstances of the site make it inappropriate for development of the scale proposed. The key issue being that the site is an open site adjacent to the SDNP and is of special significance in that it forms part of a narrow tract of land which links the National Park across Falmer Road to Beacon Hill, the importance of which has recently been increased by the extension of the nature reserve. Beacon Hill is also the location of the iconic Rottingdean Windmill.

5.33.2 The 'indicative street scene' is of a collection of suburban dwellings. These being in stark contrast to the Downland Village characteristics of the settlements' of Rottingdean and Ovingdean.

5.33.3 Would impact on the infrastructure of the village of Rottingdean. This historic core of the village is a designated Conservation Area and is the prime traffic route for the proposed development, The A259 already suffer from air pollution levels well above the City average and the fabric of the buildings is at risk from pollution, let alone the health of inhabitants and visitors.

5.34 Saltdean Swimmers:

5.34.1 (Comments 10/09/2014) Objects on grounds of increased traffic, increased air pollution in Rottingdean, which has breached safety levels with regard to nitrogen dioxide for past 5 years and which has effect on health, lack of appropriate infrastructure, negative effect on the village of Ovingdean destroying the village atmosphere forever, resulting urban sprawl, loss of habitat of lowland calcareous grassland which play an important part in conservation and biodiversity of species. Draw attention to the Environmental Protection UK – Development Control Planning for Air Quality 2010 Update.

- 5.34.2 (Comments 23/12/2014 following submission of amendments)
Objects. Objected to the original application and objections stand with the amendment to 85 dwellings on the greenfield site, adjacent to the South Downs National Park boundary on grounds of additional traffic leading to increased air pollution in Rottingdean which has breached safety levels with regards to nitrogen dioxide for the past 4 years, other effects from air pollution on health, lack of appropriate infrastructure, urban sprawl and destroying village atmosphere, loss of habitat of lowland calcareous grassland which plays an important part in conservation and biodiversity of species, planning law, brownfield sites should be built on first and traffic levels in area need to be decreased not increased.
- 5.35 **South Downs National Park Landscape Architect:**
- 5.35.1 (Original comments 22/09/2014) Objects as the proposed development would have an unacceptable level of detrimental impact on the South Downs National Park and its setting due to over development of the site which would intrude and truncate views to and from the National Park and those of surrounding distinctive landscape features. The proposed development would have detrimental impacts on the setting of the National Park due to the significant magnitude of change to landscape character of the site and the impact that this would have on the surrounding National Park landscape.
- 5.35.2 (Further comments 23/10/2014 following submission of a rebuttal from applicant's ecologist) Have no further comments to make.
- 5.35.3 (Comments 16/12/2014 following submission of amendments)
Objects. The revised proposals for a reduction of 15 no. dwellings are noted. It is not considered that the proposed alterations to the scheme would reduce the impacts (previously identified) to an acceptable level owing to the continued proposed expanse of development and changes in character across the site in this highly visible and sensitive location.
- 5.36 **South Downs Society:**
- 5.36.1 (Comments 26/08/2014) Object. The application site forms an important buffer between the urban conurbation and the South Downs National Park.
- 5.36.2 Note that the site was identified as Urban Fringe in the adopted Local Plan and where development should be resisted. During consultation process for the City Plan the Society objected to any proposals that provide development on the Urban Fringe in favour of new housing being located in the most suitable sites, ensuring that brownfield and low landscape value sites are developed first. Generally support the Councils position that a restrictive approach should be taken to sites within the Urban Fringe notwithstanding that the Planning Inspector

has asked the Council to reconsider its position to meet the housing shortfall. Concern is that granting permission for development on this site at this time would set a precedent for development on other Urban Fringe sites across the City and adjacent to the National Park.

- 5.36.3 Despite the site being unconstrained by any environmental designation, believe that it has some landscape value given its strategic location. Consider that development on the site should be restricted; other sites should be considered first. The Council is under a duty to have regard to the designation of the National Park and compliance should be demonstrated here.
- 5.36.4 Acknowledge that work has been done in the design of the site to mitigate the visual impact on the adjacent National Park. However the affects of providing a development of 100 houses go wider, in particular the anticipated increase in car movement through the Park with associated congestion, noise and pollution. The proposal is in conflict with Policy 3 of the recently approved statutory Partnership Management Plan for the National Park: Protect and enhance tranquillity and dark night skies.
- 5.36.5 (Comments 18/12/2014 following submission of amends) Objects Note reduction of 15 dwellings from 100 to 85. Society has provided previous comments on the original number and associated infrastructure. Concerns were set out therein concluding with a request that the application be refused. Claim that the land is unsuitable for residential development due to potential impacts on the National Park.
- 5.36.6 Since previous response, and in conjunction with examining the proposed modifications to the City Plan Part One, have had the opportunity to study the Council's Urban Fringe Assessment 2014 which includes land subject to the application and known as Site 42. Whilst have strong reservations that any decision on potential housing sites should be made against this Assessment, it is clear from the conclusions of the work carried out to-date by the Council that it would not support a development of 85 houses on the site. Therefore consider that that Council has no other option than to refuse the application.
- 5.37 **Sussex Botanical Recording Society:** Object on grounds of unacceptable damage to a site of considerable ecological importance both within East Sussex and beyond. The proposed development threatens three rare species of plant, all of which are endangered, Red Star Thistle, Cut-leaved Selfheal and Hybris Selfheal.
- 5.38 **Southern Gas Networks:** Comment. Note the presence of Low/Medium/Intermediate Pressure gas main in the proximity to the site. There should be no mechanical excavations taking place above or within 0.5m of the Low pressure and medium pressure system and

3m of the intermediate pressure system. Should where required confirm the position of mains using hand dug trial holes.

5.39 Southern Water:

5.39.1 (Comments 4/09/2014 and 8/01/2015 following submission of amendments) Comment. The exact positions of a public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Should be note that no development or new tree planting should be located within 3m either side of the centreline of the pubic sewer and all existing infrastructure should be protected during the course of construction works, and no soakaways should be located within 5m of a public sewer.

5.39.2 Due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential mans of access before any further works commence on site.

5.39.3 Following initial investigations, there is currently inadequate capacity in the local network to provide foul sewage disposal to service the proposed development. The proposed development would increase flows to the public sewerage system and existing properties and land may be subject to a greater risk of flooding as a result. Additional off-site sewers, or improvements to existing sewers, will be required to provide sufficient capacity to service the development.

5.39.4 Initial investigations indicate that here are no public surface water sewers in the area to serve the development Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

5.39.5 Southern Water can provide a water supply to the site.

5.39.6 The proposed development would lie within a Source Protection Zone around one of Southern Water's public water supply sources as defined under Environment Agency's Groundwater Protection Policy.

5.39.7 If approved recommend conditions regarding sewerage infrastructure and means of foul and surface water sewerage disposal.

5.40 Sussex Police (Crime Prevention Design Adviser):

5.40.1 (Comments 29/08/2014) Comment. Have had the opportunity to examine the detail within the application and due to the application being outline comments are broad with more detailed in depth advice being delivered at reserved matters.

5.40.2 Disappointed to note that the Design and Access Statement submitted fails to make reference to specific crime prevention measures that are to be considered in the design and layout.

- 5.40.3 The development in the main has outward facing dwellings which has create good active frontage with the streets and the public areas being overlooked. This has negated the need for vulnerable rear access paths to gardens. Parking has been provided for with in-curtilage, on street parking and a rear parking court which should leave the street layout free and unobstructed. Where communal parking occurs it is important that they must be within view of active rooms within the property.
- 5.40.4 It is important that the boundary between public space and private areas are clearly indicated. It is desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination (max height 1m) of wall, railings or timber picket fence. As the first line of defence perimeter fencing must be adequate with vulnerable areas such as side and rear gardens needing more robust defensive barriers by using walls or fencing to a minimum height of 1.8m. In circumstances such as the area parking court where the gardens overlook the area parking court, 1.5m fencing topped by 300m of trellis can provide observation into an otherwise unobserved area whilst achieving a security height of 1.8m. Gates that provide access to the side of the dwelling or rear access to the gardens must be robustly constructed of timber, be the same height as the fence and be lockable.
- 5.40.5 It is important to avoid the creation of windowless elevations and blank walls adjacent to space to which the public have access.
- 5.40.6 The Local Area of Play is positioned well with good surveillance from the surrounding dwellings but it will be necessary to keep foliage low on order to maintain natural surveillance throughout.
- 5.40.7 Lighting will be an important consideration, both in the car parking areas, around the buildings and communal areas.
- 5.40.8 (Comments 18/12/2014 following submission of amendments) Have concerns over the location of the public cycle park. Its present location is unobserved and in a vulnerable location. Its presence would bring unwanted permeability into the development.
- 5.41 **Sussex Police (Joint Commercial Planning Manager):** The development of 100 dwellings represents an increase in the population of Brighton. Policing is a population based service and this proposed uplift in population would inevitably place demands on existing policing services. The proposed development has therefore been assessed having regard to the implications of the development upon the infrastructure requirements of Sussex police and the impact of the scheme will have upon the day to day policing of the area. In order to effectively provide the current level of policing to the increased population develop contributions towards the provision of policing infrastructure will be required. Sussex Police is therefore

seeking a financial contribution of £44,178 (£441.78 per dwelling) towards the provision, maintenance and operation of Sussex Police Infrastructure, to be used in the policing of the Ovingdean and Brighton area. This infrastructure consists of the capital projects and community safety facilities required to support new growth, and is likely to include pooling of contributions, in or to mitigate the cumulative impact of development and provide the police resources necessary at the time development comes forward. Without this contribution, would object to the development.

- 5.42 **Sussex Wildlife Trust:** Object to the proposal on grounds of lack of consideration given to the priority habitats and species found on the site and believe that net gains to biodiversity have not been demonstrated by the applicant.
- 5.43 **UK Power Networks:** (Original comments and comments 9/12/2014 following submission of amendments) Have no objections to the proposed works.
- 5.45 **Councillor David Smith:** Objects to the proposal. Letter Attached.
- 5.46 **Councillor Mary Mears:** (Correspondence 10/09/2014 and 2/01/2015) Objects to the proposal. Letters Attached.
- 5.47 **Simon Kirby MP,**
(9/09/2014) Objects to the application on the following grounds;
- Loss of amenity, the village feel of the area would be completely undermined. The green space is very important to local residents and should not be compromised,
 - The land borders the National Park and therefore may set a precedent if agreed. The land is part of a Nature Improvement Area and this needs to be respected.
 - Ability of infrastructure to cope. The Falmer Road and the A259 are very busy already, proposal would generate additional traffic. The bus service in the area is already busy and often overcrowded to Woodingdean, proposal will lead to more pressure being placed on the service,
 - Additional cars will create more pollution which will reduce air quality for the existing and any new residents,
 - School places and availability of NHS GP services will be put under stress, and
 - Believe the Council should be actively looking at Brownfield and City centre sites and larger areas that could be developed, such as Shoreham harbour in order to meet the City's housing demand long before looking at Greenfield sites like Meadow Vale.

(E-mail 15/12/2014 following submission of amendments) Objects to the land adjacent to Ovingdean and Falmer Road for use as housing land.

Internal:

5.48 Access Officer:

5.48.1 (Comments 2/09/2014) Insufficient information provided to be able to comment. A condition should be attached to an approval to ensure compliance with policy HO13.

5.48.2 (Comment 28/10/2014 following submission of indicative floor plans) The floor plans are still too sketchy to be able to provide comments. They do not show bathroom layouts anywhere and there are even some cases where they do not show walls. Need to check approach gradients, entrance, circulation and stair widths, WC and bathroom provision etc.

5.48.3 (Comments 16/12/2014 following submission of amendments) There is still not enough detail to be able to comment.

5.49 Arboriculturist:

5.49.1 (Comments 16/09/2014 and 16/12/2014 following submission of amendments) Proposal would result in the loss of some trees of little arboricultural value. Overall no objection by the Arboricultural Team subject to conditions regarding an Arboricultural Method Statement and a landscaping scheme.

5.50 City Clean:

5.50.1 (Comment 17/10/2014) Comment. The swept path analysis confirms at the roadway and entrances are adequate for refuse collection vehicles. The layout of the development would involve some reversing to properties but this would be covered by the driver/banksman on the crew.

5.50.2 If road parking is to be implemented recommend that double yellow lines are put on to each road junction within the development, of 3 standard car lengths to allow safe turning for refuse vehicles.

5.50.3 The households will be entitled to 1 x 140 litre wheeled refuse bin for their weekly refuse collection and 3 x recycling boxes per property.

5.50.4 Concerned about properties 17-20, there seems to be no footpath linking the rear of the properties to the road, which would be the nearest and most logical collection point.

5.50.5 (Comments 5/01/2015 following submission of amendments) Comments that the grasscrete areas would need to be load-bearing, that double yellow lines would need to be placed onto each road junction of 3 standard car lengths to allow safe turning of vehicles, that access would need to be permitted to areas identified on the

plans as “shared surface and private drive”, collection points for crews should be no more than 25m and flats would need to share wheeled bin containers. Also confirms that householders would receive wheeled refuse bins for weekly refuse collection and recycling bins for fortnightly collection.

- 5.50.6 (Comments 9/01/2015 following receipt of e-mail from agent) Happy with response provided from agent.
- 5.51 **Economic Development Officer:** No objection. Has no adverse economic development comments to make and requests a contribution through a S106 agreement for the payment of £50,000 towards the Local Employment Scheme in accordance with the Developer Contributions Interim Guidance and the provision of an Employment and Training Strategy with the developer committing to using 20% local employment during the construction phases of the development.
- 5.52 **Education Officer:**
- 5.52.1 (Comments 29/08/2014) If the application were to proceed would seek a contribution towards the cost of providing educational infrastructure for the school age pupils the development would generate, £335,207.60, in respect of primary and secondary education.
- 5.52.2 Ovingdean is a fairly distinct community and is not within the main part of the City. As a result of this there is limited choice in terms of local schools. The closest schools to the development are Rudyard Kipling Primary School, Woodingdean Primary, Our Lady of Lourdes RC Primary and St Margaret’s CE Primary School. None of these schools have any significant surplus capacity and anticipate this being the case for the foreseeable future.
- 5.52.3 The development is in the catchment area for Longhill School in terms of secondary places. While there is currently some surplus capacity at Longhill with the recent growth in primary numbers know that this will not remain the case for much longer.
- 5.52.4 Consequently think that it is entirely appropriate to request a sum of money for nursery, primary and secondary education in respect of this development. It is expected by the DfE that should maintain between 5% and 10% surplus places to allow for parental preference. Taking the schools mentioned above there are a total of 1,260 primary places available and currently there are 1,200 children on roll. This means that there is less than the 5% minimum in this part of the city. A development of 100 residential units will have a serious impact on the school places issue in this part of the City and parents will have no choice whatsoever, believe that developers should ensure that their developments are sustainable in the broadest sense of the work and

this has to include funding the education infrastructure that their development demands.

- 5.53.5 (Comments 16/12/2014 following submission of amendments) If the application were to proceed would seek a contribution towards the cost of providing educational infrastructure for the school age pupils the development would generate. In this instance £348,300 is required in respect of primary and secondary education. This calculation is based on 85 units, excluding the 8 age restricted units.
- 5.54 **Environmental Health (Air Quality):**
- 5.54.1 (Comments 20/10/2014) Insufficient information in the EIA chapter 10, method requires additional information and nitrogen dioxide predictions at monitoring locations in the Rottingdean Air Quality Management Area and hotspots at the junction of Warren Road and Falmer Road.
- 5.54.2 (Comments 11/12/2014 following submission of amendments) Insufficient information. Do not accept the developer's assessment of impact on the Rottingdean Air Quality Management Area. Department estimates 51 houses are exposed to NO² above the annual mean limit in Rottingdean beside the B2123 and has legal obligation to prioritise air quality improvement and mitigate impact at these locations.
- 5.55 **Environmental Health:**
(Original comments 20/10/2014 and 24/12/2014 following submission of amendments) Recommends approval subject to a number of conditions relating to property barriers, glazing scheme, ventilation scheme, contaminated land, lighting and a Construction Environmental Management Plan.
- 5.56 **Flood Engineer:**
- 5.56.1 (Comments 3/10/2014) Comments In principle have no objections to the development. The residential development has been kept away from the flow route as indicated by the uFMfSW 1 in 1000-year event. The Micro Drainage calculations provided estimate the development should be able to cope with a 1 in 100-year storm including climate change.
- 5.56.2 (Comments 12/12/2014 following submission of amendments) No change from previous comments.
- 5.57 **Heritage:**
- 5.57.1 (Original comments 15/09/2014) Historic maps show that the site has always comprised open agricultural downland. Ovingdean Conservation Area and its Listed Buildings, Rottingdean Conservation Area and its Listed Buildings lie within the study area. These are both medieval downland settlements which have developed over time. Having developed from farming origins, the views towards and from

the surrounding open downland are important to their character. This 'green buffer' thus is an important part of their setting.

- 5.57.2 Ovingdean House and Woodingdean Farm were formerly located to the immediate north of the development site. Ovingdean House has since been demolished and the site redeveloped for housing. Woodingdean Farmhouse and its farm buildings survive; the latter has been converted to housing. The farmhouse itself is much altered and some of its character has been eroded. Despite conversion, the farm buildings retain much of their character, form and yard-arrangement. The buildings have been nominated for inclusion on the council's local list, and are currently considered as 'non-designated heritage assets' (as defined in the NPPF).
- 5.57.3 The gateposts with ball finials to The Vale likely relate to the former Ovingdean House to the north of the site (now demolished).
- 5.57.4 It is noted that the indicative design is not accurate, but that design is not being considered at this outline stage. The buildings are of 2 storeys height maximum.
- 5.57.5 The assessment provided within the Environmental Statement is largely an accurate assessment of the impact of the scheme on heritage assets. The non-designated heritage assets at Meadow Vale should appropriately have been included on the Site Location Plan.
- 5.57.6 The farm buildings at Meadow Vale (now converted to residential) have been identified as being of low value, as a result of the aesthetic and illustrative values inherent in their remaining physical fabric. This is in line with the methodology set out in the ES. However, the interest of the farm buildings is also in their partly still rural setting; this emphasises and allows their original use (as agricultural buildings) to be more easily understood. The proposed development will isolate the buildings from the surrounding downland. The ES states that the values of these buildings will 'not be changed by the construction within the site'. It is however considered that the proposed development would have a noticeable impact on the setting of these historic buildings. As such, it would result in a medium magnitude of change and a minor adverse effect. This impact should be weighed against any public benefits of the proposed development.
- 5.57.7 The loss of this green and open space, which has historically always been historic open downland, is regrettable. The potential perceived further merging of Ovingdean, Woodingdean and Rottingdean is also regrettable. The impact of the proposed development on the designated heritage assets in the area is however limited. There is limited intervisibility between Beacon Windmill and the site. The site does not form part of the setting of Ovingdean Conservation Area and its listed buildings, Rottingdean Conservation Area and its listed buildings, nor New Barn.

5.57.8 The retention of green spaces within the site and historic field boundaries/vegetation is important. Where this can be enhanced or better revealed, this would be appropriate. The inclusion of hawthorn and blackthorn hedges, as well as holm oak specimens is considered appropriate. The retention of the mature vegetation directly opposite Meadow Vale is appropriate. The hedge to the south boundary should also be retained.

5.57.9 (Comments 8/12/2014 following submission of amendments) The EIA does now consider the impact on the setting of Woodingdean Farm and its buildings (Meadow Vale). However, the amendments do not alter the remainder of earlier comments made. The impact on the setting of the historic buildings of Meadow Vale should be weighed against any public benefits of the proposed development. The impact on the setting of these buildings should be considered within any detailed application should the outline application be approved.

5.58 Housing Strategy:

5.58.1 (Comments 18/08/2014) Housing Strategy is committed to maximising the provision of affordable housing in the City. Therefore welcome this scheme as it will assist to achieve aims of achieving mixed, balanced and sustainable communities to deliver high quality affordable housing for local people in housing need.

Note that the developer is offering 40% affordable housing in line with housing brief, which equates to 40 units. The tenure mix and unit sizes proposed are in line with the Affordable Housing Brief.

Would expect that at least 10% of affordable units should be built to fully wheelchair accessible standards in line with affordable housing brief. Note that the developer is offering 5% wheelchair housing across the development.

5.58.2 (Comments 31/12/2014 following submission of amendments) The scheme is a new build development which will provide 85 residential units made up of 71 houses and 14 apartments. 40% of the units – 34 – will be developed as affordable housing. The affordable homes will be 10 x 1 bed apartments, 4 x 2 bed apartments, 11 x 2 bed houses, and 9 x 3 bed houses. This equates to 29% 1 beds / 44% 2 beds and 27% 3 beds. The developer has proposed that eight of the affordable units (1 and 2 bed apartments) will be reserved for people aged 60 and over only, in order to provide a 'diverse social mix of people occupying the affordable housing'.

5.58.3 Up to date assessment of housing needs (for example the Strategic Housing Market Assessment April 2008) shows that although greatest need (numerically) is for smaller one and two bed properties there is significant pressure on larger family sized homes.

5.58.4 For the city as a whole the preferred affordable housing mix in terms of unit size and type to be achieved is:

- 30% one bed units
- 45% two bed units
- 25% three + bed units

5.60 **Parks Projects Officer:** (Comments 7/01/2015 following submission of amendments) Boulders and mounding are 'natural play' elements which would have a low visual impact on the landscape. Have experienced difficulty with the maintenance of grass mounds in play areas with heavy footfall but the construction methodology is key. Boulders are not always a popular choice as they have little play value and are deemed dangerous by some parents as they are a hard object that children can fall onto. Would encourage the use of these features to enhance the boundary or as features within a play area but not view them as being sufficient as stand-alone items. The play area does not appear to be fenced but is next to a road, it is not clear if there are physical boundaries planned? More detail on the 'play area' would be good to see when available. Would describe the 'play area' as a small landscape feature.

5.61 **Planning Policy:**

5.61.1 (Original comments 30/09/2014) The principle of residential development on part of the site has been accepted (as a consequence of the City Plan (Part One) Planning Inspector's initial conclusions on the City Plan and the findings of the 2014 Urban Fringe Assessment coupled with policy guidance in the NPPF). In addition, the benefits of some residential development on this site are recognised in terms of helping to meet the City's housing requirements and the City's need for affordable housing.

5.61.2 However, due to the amount of development proposed on the site and having considered the evidence submitted in support of the application (Environmental Statement), the Council's Ecology and Landscape experts consider that the development will lead to significant adverse impacts on local landscape character/views and on biodiversity, (rare plant species and reptiles) without sufficient mitigation of harm. On this basis, it is considered that the proposal will lead to significant and demonstrable adverse impacts on biodiversity and landscape that outweigh the benefits of the scheme.

5.61.3 The proposal should therefore be refused in line with paragraph 14 of the NPPF when considered against Section 6 (Delivering a wide choice of high quality homes) and Section 11 (Conserving and Enhancing the Natural Environment) of the NPPF.

5.61.4 (Addendum comments 13/11/2014) There is no significant change to the weighting of policies and documents as a consequence of the decision to agree main modifications at Policy and Resources Committee (since the original comment). The main modifications are a material consideration in the determination of planning applications

and they indicate direction of travel. The scheme remains unacceptable in principle as set out in the original policy comments.

5.61.5 Without prejudice to the decision on the application, the level of affordable housing proposed is acceptable and meets the requirements of policies HO2 and CP20. If the scheme were to be agreed it should seek to retain a reasonable proportion of the existing identified open space and also seek to provide developer contributions to meet the generated demand for open space from the proposed housing, the Local Employment Scheme and for school places.

5.61.6 The scheme includes a proposal for two children's play areas – there is insufficient information to demonstrate this suitably mitigates for the loss of the remaining identified natural/semi natural open space to housing.

5.61.7 (Comments 12/01/2015 following submission of amendments) Recommendation remains as refusal when considered against paragraph 14 of the NPPF and against policies QD17, QD18, NC7 and NC8 of the Local Plan and policies SA5 (the South Downs) and CP10 of the City Plan on the grounds the proposal will result in significant and demonstrable adverse impacts that outweigh the benefits.

5.62 Planning Contributions (Section 106) Officer:

5.62.1 (31/10/2014) In accordance with policy HO6 the contribution required for the 100 units is £343,342.70. For the 5 bed units these are included in the 4 bed + assessment. In terms of the proposed 8 'age restricted units, if further information is provided confirming what age is restricted and how this is to be secured in the long term, then further consideration can be given for potential discount of the full contribution being provided. For instance, if the age restriction is older persons 60-65 years then there is potential to discount the 'play space' sum as it is unlikely these units will generate children. It would need to be fully demonstrated if any age restriction included extra care for the very elderly or those with severe immobility to justify why the sport or allotment elements of the contribution should not be provided.

5.62.2 (Comments 15/12/2014 following submission of amendments) The total sum required assessed on 85 total units, including 8 units restricted to persons over 60 years is £328,018.01.

5.62.3 For the 8 units to be restricted to persons over 60 years of age, the children's playspace contribution has been discounted as it is unlikely those units will generate young children. For the affordable housing a suitable clause should also be included in the s106 Agreement for securing and enabling an ongoing restriction on occupants of age

restricted units, as offered by the developer in the statement issued by Pegasus Group.

5.63 Private Sector Housing Officer:

5.63.1 (Original comments 21/08/2014) Have no comments under the Housing Act about the broad concept of the application. There are no detailed plans or layouts of the properties at the moment.

5.63.2 (5/11/2014 following submission of indicative floorplans) The layouts do not present any issues under the Housing Act.

5.64 Public Art Officer:

5.64.1 (Comments 16/10/2014) To make sure the requirements of Policy QD6 are met at implementation stage, it is recommended that an 'artistic component' schedule be included in the section 106 agreement. It is suggested that the public art element for this application is to the value of £65,000.

5.64.2 (Comments 7/01/2015 following submission of amendments) To make sure the requirements of Policy QD6 are met at implementation stage, it is recommended that an 'artistic component' schedule be included in the section 106 agreement. It is suggested that the public art element for this application is to the value of £63,000.

5.65 Sustainability Officer:

5.65.1 (Comments 25/09/2014) Proposal fails to meet sustainability policy. There has been no justification for a reduced standard. The applicant should be requested to submit a viability assessment justifying their case to deliver a sustainability standard below that expected by policy or to improve their proposals to properly address sustainability policy.

5.65.2 Code for Sustainable Homes Level 4 would deliver a basic standard of sustainability to meet policy objectives and deliver sustainability standards across a range of issues covered by the Code categories.

5.65.3 In the event that the applicant does not submit such justification but approval is recommended or granted, a condition should be applied requiring that Code for Sustainable Homes Level 4 be achieved in order to make the development acceptable against sustainability policy.

5.65.4 (Comments 16/12/2014 following submission of amendments) As part of recent policy changes the Local Planning Authority published Main Modifications to the Submission City Plan (July 2014). This amended policy CP8 to specify a recommended standard of Code for Sustainable Homes level 4 as a maximum for housing development prior to 2016 as a result of announcements from Government (March and September 2014) and Inspectors comments on the City Plan.

- 5.65.5 The applicant has agreed to a condition securing Code for Sustainable Homes Level 4. This meets current minimum policy requirements. Whilst it is disappointing that the applicant has not sought to deliver a higher standard for the site, which offers opportunities to deliver a very high standard of sustainability, the proposed standard meets current recommended minimum policy standards.
- 5.65.6 Energy modelling was undertaken for the scheme when it incorporated 100 dwellings when the scheme was proposed to meet Building Regulations standards under Part L only. At this point the housing scheme was expected to result in carbon emissions of a massive 7,475 tonnes CO₂ per year (minimum). This fell well below the average currently delivered in the city. The energy modelling has not been re-modelled now that Code Level 4 is targeted, but carbon emissions are expected to be lower due to the Code for Sustainable Homes standard.
- 5.65.7 Very limited information has been submitted to demonstrate how sustainability policy is being addressed. In the sustainability checklist, the following responses have been input: no passive design measures listed; no renewable energy technologies; no Green walls or green roofs; no food growing; no composting provision. Water and energy efficiency standards are proposed to be delivered to Building Regulations standards only.
- 5.65.8 Positive aspects of the scheme include: use of timber from certified sustainable sources and use of rainwater butts.
- 5.65.9 Whilst the scheme overall is disappointing in the lack of consideration given to sustainability at this point, if Code Level 4 is achieved across the scheme, sustainability issues over the key areas will be addressed broadly addressed.
- 5.66 **Sustainable Transport:**
- 5.66.1 (Comments 23/10/2014) Comment. The Highway Authority cannot currently recommend approval nor support the application. Highlighted issues need to be addressed prior to determination and the Highway Authority being in a position to recommend approval.
- 5.66.2 Should the necessary changes be made and the Highway Authority are in a position to recommend approval of the application, likely to be seeking clauses within a S106 Agreement and the inclusion of conditions.
- 5.66.3 (Comments 7/01/2015 following submission of amendments) No Objection. In light of the changes to the proposals but also the agreement to provide the necessary highway works including bus stop improvements, the Highway Authority does not wish to object to this application subject to the inclusion of the necessary conditions on

any permission granted and that the applicant enters into a S106 agreement for the necessary requirements.

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
TR3	Development in areas of low public transport accessibility
TR7	Safe development
TR8	Pedestrian routes
TR11	Safe routes to school and school safety zones
TR12	Helping the independent movement of children
TR13	Pedestrian network
TR14	Cycle access and parking
TR15	Cycle network
TR18	Parking for people with a mobility related disability

TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU4	Surface water run-off and flood risk
SU5	Surface water and foul sewage disposal infrastructure
SU8	Unstable land
SU9	Pollution and nuisance control
SU10	Noise nuisance
SU11	Polluted land and buildings
SU13	Minimisation and re-use of construction industry waste
SU15	Infrastructure
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
QD5	Design – street frontages
QD6	Public art
QD7	Crime prevention through environmental design
QD15	Landscape design
QD16	Trees and hedgerows
QD17	Protection and integration of nature conservation features
QD18	Species protection
QD19	Greenways
QD20	Urban open space
QD25	External lighting
QD27	Protection of Amenity
QD28	Planning obligations
HO2	Affordable housing – ‘windfall’ sites
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO6	Provision of outdoor recreation space in housing schemes
HO13	Accessible housing and lifetime homes
NC4	Site of Nature Conservation Importance (SNCIs) and Regionally Important Geological Sites (RIGS)
NC5	Urban fringe
NC6	Development in the countryside/downland
NC7	Sussex Downs Area of Outstanding Natural Beauty
NC8	Setting of the South Downs Area of Outstanding Natural Beauty
HE6	Development within or affecting the setting of conservation areas
HE10	Buildings of local interest
HE12	Schedules ancient monuments and other important archaeological sites

Supplementary Planning Guidance:

SPGBH4 Parking Standards

SPGBH9 A guide for Residential Developers on the provision of recreational space

Interim Guidance on Developer Contributions

East Sussex, South Downs and Brighton & Hove Waste and Minerals
Local Plan

WMP 3d Minimising and managing waste during construction,
demolition and excavation.

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
SA4 Urban Fringe
SA5 The South Downs
CP1 Housing Delivery
CP7 Infrastructure and Developer Contributions
CP8 Sustainable Buildings
CP9 Sustainable Transport
CP10 Biodiversity
CP11 Flood Risk
CP14 Housing Density
CP15 Heritage
CP16 Open Space
CP13 Public Streets and Spaces
CP19 Housing Mix
CP20 Affordable Housing

Schedule of Proposed Modification to the City Plan Part One October 2014

Other Documents

Brighton & Hove Urban Fringe Assessment June 2014
Open Space Study Update 2011
South Downs Integrated Landscape Character Assessment December
2005 (Updated 2011)

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of the proposed development, the impacts of the scale of the proposed development on the visual amenities of the surrounding area, including the setting of the SDNP and the suitability of the proposed layout. The proposed access arrangements and related traffic implications, air quality, impacts upon amenity of neighbouring properties, future occupiers' amenity, ecology, and sustainability impacts must also be assessed.

8.2 Environmental Impact Assessment

An Environmental Statement (ES), including an Addendum, has been submitted as part of the outline planning application. Prior to the

submission of the application a screening and scoping exercise was undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The Environmental Statement has the component parts required by the 2011 Regulations but is considered incomplete for reasons set out in this report. The following has been considered as part of the ES.

- Assessment Methodology,
- The Application Site and Proposed Development,
- Alternatives,
- Socio Economics,
- Ecology and Nature Conservation,
- Landscape and Visual Amenity,
- Cultural Heritage and Archaeology,
- Transport and Access,
- Air Quality,
- Noise and Vibration,
- Flood Risk and Drainage, and
- Ground Conditions and Hydrogeology,

8.3 **Principle of Development**

8.3.1 Third party objections received refer to the determination of this application prejudicing the emerging City Plan and subsequently the Local Planning Authority's consideration of other urban fringe applications. The application is being determined against all current material planning considerations, including non-housing supply polices in the 2005 Local Plan, the National Planning Policy Framework and policies of the emerging City Plan, where such polices can be given weight. If this application was considered acceptable, and therefore allowed, such permission may be a material consideration in respect of the determination of subsequent urban fringe applications. However such subsequent applications would have to be assessed against all material planning considerations which are relevant at the time of the particular application's determination, including any change in adopted policy. Accordingly the Local Planning Authority does not consider that there is an issue of prematurity or prejudice in the determination of this application.

8.4 National Planning Policy Framework

8.4.1 Paragraph 14 of the National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development and advises that where a development proposal accords with the development plan, applications should be approved without delay. It also advises that where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the polices in the Framework taken as a whole; or where specific policies in the Framework indicate development should be restricted.

- 8.4.2 The NPPF requires Local Planning Authorities to plan positively to meet objectively assessed housing needs for their area. In the case of Brighton & Hove this is currently assessed as falling between a range of 18,000 to 24,000 new homes by 2030 (Assessment of Housing Development Needs: Sussex Coast Housing Market Area 2014).
- 8.4.3 The City Plan is at a late stage of preparation and is currently at Examination stage. Weight to policies is given on a policy by policy basis, taking account of representations received during consultation at publication stage and the Inspectors initial conclusions.
- 8.4.4 Within the Planning Inspectors initial conclusions on the submission City Plan, letter dated 13th December 2013, the Local Planning Authority was asked to reduce the shortfall between housing supply (the proposed housing provision target in the Submission City plan which was 11,300) and the City's objectively assessed need for housing (then 20,000), by looking more positively at the urban fringe as a source of additional housing supply. The Inspector's view was that urban fringe sites are not subject to nationally recognised designations which would indicate development may be restricted. The Inspector considered that an assessment of potential for housing within the City's urban fringe should look at the scope for mitigation of any adverse impacts and that 'no stone should be left unturned' in meeting as much of this need as possible.
- 8.4.5 As a consequence of the Planning Inspector's initial conclusions, at present there is no agreed up-to-date housing provision target for the City against which to assess the five year housing land supply position. Until the City Plan Part 1 is adopted, with an agreed housing target, appeal Inspectors are likely to use the City's full Objectively Assessed Need (OAN) for housing to 2030 (estimated to fall within the range 18,000 – 24,000 units) as the basis for the five year supply position.
- 8.4.6 As a housing delivery target has not yet been agreed for the City Plan and that there are a number of policies within the adopted Local Plan relating to housing delivery that are out of date, it is considered pertinent to assess the application against paragraph 14 of the NPPF (presumption in favour of sustainable development), which requires a consideration of balance between the benefits of the scheme and the adverse impacts (which must be demonstrable and significant to justify a refusal the scheme) when assessed against the policies in the NPPF taken as a whole.
- 8.4.7 The Local Planning Authority recognises that the proposed scheme, for the provision of 85 new dwelling units, would lead to social and economic benefits including contributing to meeting the City's significant housing requirements, providing 34 affordable housing units (comprising a mix of unit sizes, tenure and older peoples units)

and the creation of jobs, particularly during the construction phase. In weighing up the benefits of the proposal it is important to offset these against the indicative potential for housing development of site 42, as identified in the Urban Fringe Assessment (45 dwellings on 1.7 hectares) and the benefits that the proposed level of development would bring.

- 8.4.8 As require by the NPPF the net benefits of the proposed scheme must also be weighted against the adverse impacts of the proposal, issues which are discussed in detail below.

8.5 Urban Fringe

8.5.1 The site is classed as an urban fringe site located between the defined built up area boundary of the City (as shown in the adopted 2005 Local Plan) and a boundary of the SDNP, which is located on the eastern side of Falmer Road. The site is located in a sensitive location within the urban fringe where the SDNP narrows to a thin tract of land that separates Ovingdean and Woodingdean villages.

8.5.2 Under the adopted Local Plan the site is subject to the urban fringe and Countryside polices (NC5 and NC6). However these policies now carry only limited weight as a consequence of policy in the NPPF coupled with the Inspector's initial conclusions on the soundness of the City Plan.

8.5.3 Policies NC7 and NC8 of the Local Plan relate to the former Area of Outstanding Natural Beauty that was rescinded when the South Downs National Park was designated. However as stated in the associated supporting text, these polices remain relevant within the consideration of applications within the 'future' National Park locations or within its setting, as in this case.

8.5.4 Policy SA4 of the submission City Plan relates to Urban Fringe. In respect of the submission City Plan this policy states that;

"The council will promote and support the careful use and management of land within the urban fringe to achieve the following objectives:

1. The protection and enhancement of the wider landscape role of land within the urban fringe, the setting of the South Downs National Park and the protection of strategic views into and out of the city.
2. Securing better management of the urban fringe, environmental improvements and safe public access to the countryside through sustainable means.
3. The promotion of the urban fringe as part of the city's green network and encouraging opportunities for multi-functional uses such as, appropriate recreation and cultural experience, new allotments and local food production and biodiversity conservation and enhancements.

4. The protection of sensitive groundwater source protection zones from pollution and encouraging land management practices that reduce rapid surface water runoff and soil erosion.
 5. The creation of 'gateway' facilities and interpretative facilities in connection with the South Downs National Park to support sustainable tourism.
 6. Development within the urban fringe will not be permitted except where:
 - a) a site has been allocated for development in a development plan document; or
 - b) a countryside location can be justified;
 - c) the proposal has regard to the downland landscape setting of the city;
 - d) all adverse impacts of development are minimised and appropriately compensated for; and
 - e) where appropriate, the proposal helps to achieve the policy objectives set out above.
- 8.5.5 Proposed main modifications to the submission City Plan, in response to the Planning Inspector's initial conclusions, provided in December 2013 (on housing supply, the Marina and development viability), were agreed at the Policy and Resources Committee on 16 October 2014. A six week consultation period on the main modifications and new supporting evidence was completed on the 16th December 2014.
- 8.5.6 In terms of policies and main modifications proposed, the weight that should be given to changes made in response to the Inspector's initial conclusions are a material consideration in the determination of planning applications. Other policies should be given weighting in accordance with paragraph 211 of the NPPF (up to date and number of unresolved objections).
- 8.5.7 The agreed modifications for policy SA4 requires the Council, 'where appropriate', to promote and support the careful use and management of land within the urban fringe to achieve the 6 stated objectives. In addition with respect of criterion 6 c) to e) above, clear demonstration is required.
- 8.5.8 The modifications documents sets out that "Much of the city's urban fringe meets the NPPF definition of existing open space and represents a significant proportion of the city's open space resource" in addition to it being acknowledged that "Within the urban fringe, there will be some opportunities for development to help meet citywide needs. The appropriate nature and form of any such development will need to reflect the need".
- 8.5.9 The proposed City Plan modifications also states that "Should proposals for development come forward prior to the adoption of part 2 of the City Plan, the 2014 Urban Fringe Assessment will be a

material planning consideration in the determination of applications for residential development within the urban fringe.

8.6 The Urban Fringe Assessment

8.6.1 The Urban Fringe Assessment 2014 (UFA) is an independent study that was commissioned by the Council in response to the Planning Inspector's initial conclusions on the City Plan. The assessment provides an indication of the overall potential for housing within each of the City's identified urban fringe sites, 66 in total, against 5 key criteria (landscape, open space, historic environment, ecology and environment) and considers the scope for mitigation of any adverse impacts identified.

8.6.2 As stated within the assessment "Accommodating housing in the urban fringe will contribute towards the objectively assessed need for housing in the city. It will also benefit the wider local economy and present opportunities for investment and regeneration in the more outlying communities of the city, both around the main urban area, and at the edges of the 'satellite' settlements to the east". The assessment goes on to state that, "This investment has the potential to result in wider economic, environmental and social (e.g. health and wellbeing) benefits to the city and not just individual communities".

8.6.3 The site, to which this application relates, is identified as site 42 within the UFA, which also includes the playing fields located to the south-east of the application site.

8.6.4 The findings of the UFA indicates that Land South of Ovingdean, known as site 42, has scope for the provision of additional housing, based upon a high level assessment of the need to mitigate for adverse impacts on ecology, landscape and open space. Approximately 1.75ha of land in the lower, north-western part of the current application site (approximately 23% of the whole of site 42) was assessed in the UFA to have the potential for approximately 45 low density residential units (at 25dph). Such development was considered to offer the potential to mitigate adverse impacts on the wider landscape character and would not significantly affect views from the SDNP.

8.6.5 As previously stated the outcome of the UFA is a material consideration in the determination of planning applications for development proposals within the urban fringe against paragraph 14 of the NPPF and therefore the in-principle acceptability of some residential development on part of the application site has been established through the findings of the UFA. It is however noted that the findings of the UFA are indicative and should be applied flexibly on a site by site basis and, where appropriate and justifiable, an increased level of development may be acceptable.

- 8.6.6 In terms of ecology the study acknowledges (Methodology Assumptions set out in Appendix 1 of the assessment) that, in all UFA cases, the effects of development are uncertain as the potential for effects (both positive and negative) will depend upon the exact nature and design of the new development as well as the exact details of the ecological value of the site, including presence/absence of protected and or notable species; which would require detailed survey/investigation at planning application stage.
- 8.6.7 With respect of site 42 the UFA states that “Any development would need to incorporate mitigation for impacts on Red Star Thistle and any other notable/protected species present on site. This may include minimising/avoiding development on areas of the site containing Red Star Thistle and appropriate management of other parts of the site for biodiversity/as a wildlife corridor”.
- 8.6.8 In terms of historic environment the study notes that the site is adjacent to an Archaeological Notification Area to the west and prehistoric remains have been recorded immediately to the east and south of the site. Therefore there is potential for archaeology on site.
- 8.6.9 With regards to open space the study acknowledges that the northern part of site 42 (the application site) is inaccessible natural/semi-natural greenspace which is privately owned. The report states that “Focusing residential development within the portion of the site containing privately owned natural/semi-natural greenspace could create new publically accessible open space in an area of under provision for allotments and urban farms, amenity greenspace and children and young people spaces”.
- 8.6.10 In terms of landscape the UFA notes that the valley location is very visible from higher SDNP ground to the north and east but states “Development on the lower, western side of the site, if sympathetic to the curved form of The Vale and boundary vegetation, would have minimal adverse impact on wider landscape character and would not significantly affect views from the SDNP.
- 8.6.11 In terms of other environmental issues the study states that development in the western edge of the site should be required to ensure surface water run-off rates are at least reduced to existing green-field levels and development in the southern edge would be required to incorporate design features to mitigate against flood risk (e.g. no basement dwellings).
- 8.6.12 Although stated within the UFA that development on the lower sited north-western part of site 42 was considered to offer the potential to mitigate adverse impacts on the wider landscape character and not to significantly affect views from the South Downs National Park (SDNP), it is also noted that “There could be concern, despite the existing presence of houses on Ovingdean Road, that extensive

development in this area would leave very little space between Ovingdean and Woodingdean”.

8.7 **Design/Visual Amenities**

- 8.7.1 Policy QD3 of the Local Plan seeks the more efficient and effective use of sites and policies QD1 and QD2 require new developments to take account of their local characteristics with regard to their proposed design.
- 8.7.2 In particular, policy QD2 requires new developments to be designed in such a way that they emphasise and enhance the positive qualities of the local neighbourhood, by taking into account local characteristics such as height, scale, bulk and design of existing buildings, impact on skyline, natural and built landmarks and layout of streets and spaces.
- 8.7.3 As well as securing the effective and efficient use of a site, policy QD3 also seeks to ensure that proposals will incorporate an intensity of development appropriate to the locality and/or prevailing townscape. Higher development densities will be particularly appropriate where the site has good public transport accessibility, pedestrian and cycle networks and is close to a range of services and facilities.
- 8.7.4 Policy QD4 is concerned with the strategic impact of a development, and the preservation and enhancement of strategic views, important vistas, the skyline and the setting of landmark buildings. All new development should display a high quality of design. Development that has a detrimental impact on any of these factors and impairs a view, even briefly, due to its appearance, by wholly obscuring it or being out of context with it, will not be permitted. Views into and from conservation areas and the setting of listed buildings also require consideration under policy QD4.
- 8.7.5 Policy QD7 requires the developer on major developments to demonstrate how crime prevention has been incorporated into the layout and design as well as transport safety.
- 8.7.6 The South Downs is a landscape of national importance. As set out above the application site is located close to boundaries of the South Downs National Park. Policy SA5 of the City Plan and NC8 of the Local Plan require developments to have due regard to the impact on the setting of the South Downs whilst policies QD4 and NC8 of the Local Plan require development to preserve or enhance strategic views, including those from the Downs.
- 8.8 Layout of the site
- 8.8.1 Following amendments to the proposal a buffer of between approximately 35m and 59m wide would be provided between the eastern most sited dwellings and the boundary with Falmer Road.

Whilst the site area remains at 3.72 hectares the built form of the proposed dwellings (reduced from 100 dwellings to 85 dwellings) and the associated gardens and roads would cover approximately 2.4 hectares.

8.8.2 The proposed dwellings would be arranged in detached, semi-detached and terraced forms. Single storey garages would connect some of the proposed detached/semi-detached properties with further detached garages located across the site and uncovered parking bays. The proposed affordable housing units would be located towards the centre and western side of the site whilst the 8 proposed age-restricted units would be located on the western side of the development.

8.8.3 A pedestrian footpath would provide access from near to the south-eastern corner of the site, across the open space buffer, to the proposed dwellings whilst another footpath would be provided along the western side of the proposed development, to Ovingdean Road.

8.8.4 A new access road, from Ovingdean Road, would provide sole access into and out of the site. Other roads, including grasscrete roads (or another similar surface) would be located off of this proposed main access road to provide vehicular access to at least one frontage of all the proposed dwellings.

8.8.5 Although the appearance of the proposed dwellings is reserved at this stage a plan has been submitted to show that the orientation of the key frontages of the proposed development would vary across the site.

8.8.6 Following amendments to the proposal, one of the formally proposed Local Areas of Play (located towards the centre of the site) has been removed whilst the second has been re-located from a site to the west of the proposed access road onto Ovingdean Road, to the east of this proposed access road.

8.9 Design of Proposed Dwellings

8.9.1 As set out above the Outline Application is with appearance matters reserved. However it is stated within the information submitted that the majority of the development would be two storeys in height, with a maximum height of all the buildings being 10.2m above ground level. However the ridgelines of the proposed properties would reflect the east to west gradient of the site.

8.9.2 A plan showing indicative street scenes has been provided as part of the application which implies that the proposed dwellings would comprise hipped and gable end roof forms and would be built of an array of materials.

8.10 Landscape and Visual Amenity Impacts

- 8.10.1 Paragraph 109 of the NPPF requires development to contribute to and enhance the nature and local environment including by protecting and enhancing valued landscapes. In addition “Great weight should be given to conserving landscape and scenic beauty in National Parks [...], which have the highest status of protection in relation to landscape and scenic beauty” (paragraph 115).
- 8.10.2 The site is located within a sensitive location, bounded by the SDNP to the east, on the opposite site of Falmer Road, in addition to being separated from the park by some residential units to the north and west. As described in the UFA “The National Park narrows to a small tract of land to the north of the site which is sensitive owing to the restricted nature of the connection between this area and the wider National Park landscape to the east”. As a result of this sensitive area careful development of the application site is critical to ensure that the green gap between Ovingdean, located to the west of the site, and Woodingdean, to the north of the site, is clearly maintained. Such issue is discussed in the landscape consideration in the UFA for site 42.
- 8.10.3 The existing character of the site as grazing land contributes to the open sweep of downland from the east of the site, which is experienced on all sides of the site and the surrounding valley.
- 8.10.4 In accordance with EIA Regulations, a Landscape Visual Impact Assessment as part of ES has been submitted to assess the proposal in terms of landscape effects and visual effects. The County Landscape Architect considers that, whilst the landscape assessment provided in the ES is an accurate assessment of the baseline landscape character and visual amenity, more emphasis should be placed on the contribution that the undeveloped landscape of the site makes to the perception of a green gap between the settlements of Ovingdean and Woodingdean. This green gap visually connects the open grassland areas of the SDNP which lie to the east and north of the site.
- 8.10.5 The County Landscape Architect states that the wooded nature of the much of the undeveloped area of Happy Valley, which lies to the north of the site, is also a key characteristic locally, a characteristic which is also extended along the western boundary of the development site.
- 8.10.6 Both the County and SDNP Landscape Architects acknowledge that the UFA concludes that there is scope for some low density development in the north-western corner of the site.
- 8.10.7 With regards to local landscape character the County and SDNP Landscape Architect notes that the South Downs Integrated Assessment identifies the site as being bounded by the Adur to Ouse Open Downland Character area A2. Within this assessment it is

stated that the key landscape sensitivities include, “The vast, open character and long views across the landscape resulting from the uniform land cover of grassland and crops, visually transparent post and wire field boundaries and sparse hedgerow/woodland cover. This means that any landscape change or development has the potential to be highly visible”.

- 8.10.8 Whilst the site is located outside of the SDNP it is considered that the site does have similar characteristics to area A2 identified above. The SDNP Officer states that the “existing open character of the northern part of the site, bounded in typical downland post wire fencing and it’s association with the sweep of the downland to the east means that the site is important to the setting and experience of the National Park in this location”.
- 8.10.9 This SDNP assessment also identifies that the open downland landscape is sensitive to changes beyond the South Downs boundary, for example within the adjacent urban areas. In this context the County Landscape Officer considers that the proposed development would have an impact on the described character of the area, contrary to paragraph 7.7.18 of the amended ES, which acknowledges that the site is located within the A2 character area but states “...and with the development in place none of the key characteristics of the area would be affected”.
- 8.10.10 The SNDP Landscape Architect comments that “Not only is the site important in terms of its contiguous relationship with the surrounding National Park Downland, its open nature allows views across the valley to the extensive woodland on the east facing slopes of the opposite valley side. There are also sea views from the pavement along Falmer Road, ...”.
- 8.10.11 The transition between the SDNP and the built development would need to be open in character. The proposal includes planting between the proposed dwellings and the eastern boundary of the site, which is located adjacent to Falmer Road, in addition to the scattering of standard trees within the site. The County Landscape Architect considers that this proposed planting would be out of character with the open landscape in the ‘local gap’ and would impact on the open character.
- 8.10.12 Whilst stated in the ES that the proposed development would have a minor impact on the local landscape character once the mitigation planting has been established, by year 10, the County Landscape Architect considers that the loss of the open green space and proposed density of the development would be likely to have a moderate to major impact on the character of the immediate area and the surrounding SDNP in the long term.

- 8.10.13 With respect to visual impact the site is visible from within the local area, including from areas within the SDNP, which due to the topography of the area are located higher than the site.
- 8.10.14 One of the most significant views of the site from the SDNP is from the public footpath between Mount Pleasant and Ovingdean Road. This footpath provides extensive views over the site and the surrounding valley together with wider views over the downland to the east. The application site is located in the foreground of these wider views for some distance and time upon descent of the footpath. The County Landscape Architect considers that it is likely that views into the site would be significantly adversely affected by the proposed development, despite the amendments, even after a 10 year establishment period for the proposed tree planting.
- 8.10.15 Views from Falmer Road, especially from the north-eastern corner, would be affected as the proposed development would truncate views of the sweep of the valley side and views to the woodland on the western valley side. Views along the valley to the sea and the National Park to the south would also be obscured. Such impacts would affect users of Falmer Road and their enjoyment of the National Park landscape for the length of the site. The views to the sea and the National Park to the south are notably obscured to either side of the site by existing roadside vegetation and therefore the site is a rare location where such views are possible.
- 8.10.16 Views to the east of the site, from Ovingdean Road, over and across the site, towards the National Park would be largely truncated by views of the proposed suburban houses and the associated boundaries, roads and planting.
- 8.10.17 The SDNP Landscape Architect considers that the proposed development would affect the context of the National Park 'landbridge' by intruding into the sweep of the downland which extends to the valley floor in this area. As noted by the SDNP Officer "The National Park landbridge to the north of the site is enhanced and reinforced by the character of the site, due to the continuous landform and open nature of the site being contiguous with that of the agricultural downland/National Park to the east of Falmer Road". It is considered that the proposed development would completely alter the character of the site, impacting on the character of the surrounding National Park and its setting.
- 8.10.18 Both Landscape Architects consider that it is not possible to mitigate the visual impacts of the revised proposal from the bridleway up to Mount Pleasant, as the expanse of the proposed new dwellings extends too far into the eastern section the site and due to the exposure of the eastern part of the site from the view point of Mount Pleasant. The proposed mitigation would not provide sufficient woodland tree cover to mitigate the visual impacts of views from the

north. Furthermore dense planting close to Falmer Road would obscure the open views across the site from Falmer Road, views which provide a visual link to the downland landscape beyond.

8.10.19 Overall it is considered that the proposed development, by virtue of the expanse of the development proposed, would have a detrimental impact upon the local landscape character and views into and out of the site, views which also comprise the setting of the SDNP. It is considered that such detrimental impacts that not could not be sufficiently mitigated against, with respect to the current scale and expanse of development proposed.

8.11 Heritage

8.11.1 Policy HE6 of the Local Plan requires development within or affecting the setting of conservation areas to preserve and enhance the character and appearance of the area.

8.11.2 HE3 will not permit development where it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale materials, layout, design or use.

8.11.3 Boundaries of the Ovingdean Conservation Area and its associated Listed Buildings and boundaries of the Rottingdean Conservation Area and its associated listed buildings lie within the vicinity of the development site.

8.11.4 The Council's Heritage Officer states that having developed from farming origins, the views towards and from the surrounding open downland are important to the character of the Conservation Areas. The site, which forms a 'green buffer', is therefore an important part of their setting.

8.11.5 The site does not form part of the setting of either the Rottingdean or Ovingdean Conservation Areas nor does the site form the setting of Listed Buildings located within the area, including New Barn, which is located outside of the two Conservation Areas.

8.11.6 The Heritage Officer considers that there would be limited intervisibility between Beacon Windmill, which is a listed structure located to the south of the site near the coast road, and the site.

8.11.7 Since submission of the application Chapter 8 of the ES has been revised, in order to consider the surviving buildings of Woodingdean Farm (Meadow Vale), which are located directly to the north of the site, which are classified as non-designated heritage assets.

8.11.8 The Council's Heritage Officer considers that the loss of the existing green and open space, which has historically always been open downland, is regrettable as is the potential perceived further merging of Ovingdean, Woodingdean and Rottingdean.

- 8.11.9 The retention of green spaces within the site and historic field boundaries and vegetation, including the retention of the hedge to the southern boundary, is considered important and appropriately should be enhanced or better revealed. The inclusion of hawthorn, and blackthorn hedges, and holm oak specimens is considered appropriate as is the retention of the existing mature vegetation located directly opposite Meadow Vale.
- 8.11.10 Overall the impacts of the proposed development on the designated heritage assets in the area is considered by the Heritage Officer to be limited but it is considered that the proposal would be slightly harmful to the setting of the non-designated heritage assets, namely Meadow Vale.
- 8.11.11 The slight harm to the non-designated heritage assets is however considered outweighed by the benefits of the development as a whole, namely a contribution towards the City's housing needs. If approved the impacts, of the design of the proposed dwellings, on the setting of the neighbouring non-designated heritage assets would be fully assessed at reserved matters stage.
- 8.12 **Accommodation Provision/Standard of Accommodation**
- 8.12.1 The revised proposal would have a density of approximately 35dph. It is noted that 2014 UFA Study indicates that an appropriate density of development of site 42 would be 25dph, based upon the character of the area and landscape sensitivities. However the UFA provides indicative density levels which are not fixed as policy and each application should be judged on its merits taking account of the full range of planning considerations. Notwithstanding other issues discussed in this report, including the principle of the proposal, proposed development density of 35dph is considered acceptable in planning policy terms, given the need to make the most effective use of available sites in accordance with policy HO4 of the and CP14 of the emerging City Plan.
- 8.12.2 The proposal would provide 85 residential units made up of 71 houses and 14 apartments. It is intended that 40% of the proposed new units (34) would be developed as affordable housing, an issue which could be ensured should the application be approved. The affordable homes would comprise 10 no. 1 bed apartments, 4 no. 2 bed apartments, 11 no. 2 bed houses and 9 no. 3 bed houses.
- 8.12.3 The proposed affordable element of the development would equate to 29% 1 bed units, 44% 2 bed units and 27% 3 bed units. The developer has proposed that eight of the affordable units (1 and 2 bed apartments) would be reserved for people aged 60 and over only, in order to provide a 'diverse social mix of people occupying the affordable housing'. This proposed housing mix, in terms of size and type, is considered acceptable in terms of up to date assessments of housing needs.

- 8.12.4 To ensure the creation of mixed and integrated communities the affordable housing should not be visually distinguishable from any of the market housing on the site in terms of build quality, materials, details, levels of amenity space and privacy. If overall the proposal was considered acceptable this could be ensured at reserved matters stage.
- 8.12.5 As set out above, the appearance of the proposed dwellings has been reserved at this stage. Whilst indicative floor plans of the proposed dwellings have been submitted it is not possible to assess from such plans the standard of accommodation proposed with respect to provision of window openings, outlook, achievable levels of light/sunlight and compliance with Lifetime Homes Standards or overlooking and loss of privacy between the proposed units. However from the indicative drawings provided it is shown that the size of the proposed units would range from approximately 52.9m² (1 bedroom apartment) to approximately 182m² (4 bedroom house).
- 8.12.6 Policy HO13 requires new residential dwellings to be built to all Lifetime Homes Standards, which enables units to be adapted at a later date to meet the changing needs of occupants, without the need for major structural alterations. There are sixteen standards relating to Lifetime Homes and as the proposal is for a new build development all of the standards must be incorporated into the design (except the standard relating to communal staircases and lifts). Compliance with policy HO13 could be ensured via the attachment of a condition.
- 8.12.7 In order to accord with policy HO13, a minimum of 10% of the proposed affordable housing residential units, and 5% of the overall housing units, are required to be fully wheelchair accessible. Such provision could be ensured via a condition if overall the proposal was considered acceptable.
- 8.13 **Amenity and Open Space and Recreation Provision**
- 8.13.1 Policy HO5 requires new residential development to provide adequate private and usable amenity space for occupiers, appropriate to the scale and character of the development. From the plans submitted it would appear that each unit of accommodation proposed would be provided with some form of external amenity area either private or communal. Details of proposed boundary treatments between the proposed amenity spaces could be obtained via a condition if overall the proposal was considered acceptable.
- 8.13.2 The amendments to the proposal have resulted in the loss of one of the previously proposed Local Areas of Play (LAP) and the repositioning of the retained LAP area. The retained LAP would be located to the east of the proposed access road, towards the north-eastern corner of the site, currently shown as non-equipped. The landscape plans submitted indicate that boulders of varying sizes,

with a height no more than 600mm, would be installed in this area surrounded by proposed mounds with contours set at 0.5m intervals.

- 8.13.3 The findings of the Open Space Study, Update 2011, indicates that there is an existing and future deficit in children's playspace provision (and a deficit in allotments) and therefore the reduction in provision of a LAP as part of the amendments is not welcomed. However the applicant has since indicated that they are prepared to provide equipment within the LAP and would make a contribution towards an off-site equipped children's playspace (subject to formal agreement).
- 8.13.4 As a consequence of the amendments, there would also be an increase in public open space across the site as a whole, with the buffer of open space of natural/semi-natural, located on the eastern boundary increasing, an increase which is welcomed. In view of the findings of the Open Space Study Update 2011 (which indicates there is surplus open space within the Ward and Sub area) and the unlikelihood of this site being able to address any of the open space deficits in other parts of the City, the Council's Policy Officer considers that the provision of suitable public open space (subject to addressing ecological factors) will mitigate/compensate for the impact of the proposed reduction in the quantity of 'private' natural/semi-natural open space on this site.
- 8.13.5 Brighton & Hove Local Plan policy HO6 requires that new residential development provides outdoor recreational space, specifying that 2.4 hectares per 1000 population accommodated within the development should be provided. This policy requires the provision of suitable outdoor recreation space to be split between children's equipped play space, casual / informal play space and adult/youth outdoor sports facilities. The proposal would result in the loss of open space and therefore sufficient provision is not proposed as part of the application.
- 8.13.6 In recognition that development schemes will seldom be capable of addressing the whole requirement on a development site, the policy allows for contributions towards the provision of the required space on a suitable alternative site. A contribution towards off-site improvements is therefore recommended to address the requirements of policy HO6. In this case the contribution required towards recreation open space would be £328,018.01. Such a contribution, which be secured by legal agreement were approval to be recommended, takes into account the fact that it is considered that the proposed age-restricted units (restricted to persons over 60 years old) would be unlikely to generate young children.
- 8.14 **Sustainable Transport**
- 8.14.1 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. Policy TR8 would permit development proposals which provide for the needs of pedestrians by creating short, safe attractive and direct routes for walking. TR18 and TR19 relate to the provision of parking spaces for people with disabilities and parking standards in general which are set out in detail in SPG4 'Parking Standards'.

8.15 Pedestrian Access

As part of the revised proposal three pedestrian access points would be provided into the site as follows;

- 2m footpaths associated on either side of the main vehicular access from Ovingdean Road,
- From Falmer Road (south-east corner of the site), and
- Ovingdean Road, (north west corner of the site).

In terms of permeability to the site the Council's Transport Officer has stated that the general approach is welcomed and pedestrian provision is generally considered acceptable enabling short and convenient pedestrian access into and across the site from all variable directions.

8.16 Cycle Parking

8.16.1 SPG04 states that a minimum of 1 cycle parking space is required for every dwelling plus 1 space per 3 dwellings or visitors. The revised proposal comprises 85 residential units and therefore the minimum cycle parking standard is 113 cycle spaces in total (comprising of 85 for residents and 28 for visitors). Such facilities must be secure, convenient, well lit, well signed and wherever practical, sheltered, in order to accord with policy TR14. The High Authority's preference is for the use of Sheffield stands spaced in line with the guidance contained within the Manual for streets section 8.2.22.

8.16.2 Within section 5.24 of the original Transport Assessment (TA) it is stated that:

"Suitable levels of cycle parking will be provided on site in accordance with the Parking Standards SPG ... Cycle parking will generally be provided within the cartilage of dwellings within garages and dedicated stores or sheds within gardens".

8.16.3 The revised scheme appears to have addressed earlier concerns regarding restricted access to the side/rear of some of the proposed properties in order to utilise proposed cycle storage facilities. Cycle parking facilities are also proposed adjacent to the proposed play area within the north-eastern corner of the site.

8.16.4 Overall it is considered that there would be suitable space to accommodate the required level of cycle parking and further details,

including the nature of the proposed facilities, could be obtained via a condition.

8.17 Disabled Parking

8.17.1 SPG04 states that the minimum standard for disabled parking, for a residential land use, is 1 disabled space per 10 residential units. From the submitted layout plan it appears that all of the proposed residential units would have access to at least 1 car parking space, with some units having 2 spaces. If a resident was disabled they would therefore have a dedicated bay which would be for their sole use, therefore in this instance it is not considered necessary for any of the houses to have a dedicated disabled bay.

8.17.2 With respect to the proposed age restricted units one dedicated disabled bay is now proposed. This level of provision is considered acceptable and is correctly marked out. However it is noted that an acceptable pedestrian route from the proposed bay to the properties is not provided. The Council's Transport Officer has stated that this could easily be corrected by providing an area of hard standing, with a minimum width of 1.5m, in between the front of the bay and the proposed cycle store, an issue that could be addressed via a condition.

8.18 Car Parking

8.18.1 SPG04 states that the maximum car parking standard for a residential unit outside of a Controlled Parking Zone is 1 space per dwelling, plus 1 car space per 2 dwellings for visitors. For this development of 85 residential units the maximum car parking standard is therefore 128 spaces (85 spaces for residents and 43 visitor spaces).

8.18.2 Following revisions to the scheme, approximately 150 car parking spaces for the 85 residential units are proposed. Previously in order to justify the level of car parking the applicant has tried to forecast the level of car ownership associated with these properties in line with guidance in Residential Car Parking Research (2007).

8.18.3 With respect to the original scheme the Council's Transport Officer raised concerns that the level of car parking proposed could result in certain areas of the site having a car dominated street frontage. Following the amendments to the proposal, which has resulted in a reduction in the proposed level of car parking, it is now considered that the street scene has been improved, whilst still providing suitable levels of car parking not to cause significant overspill car parking on the road.

8.18.4 Without on-street parking controls (double yellow lines/Controlled Parking Zones) it can be difficult to manage residential car ownership. Therefore it is acknowledged that future residents would still be likely to own a car even if they do not have a car parking space and would simply park their vehicle on-street. The Highway Authority would

therefore not wish to object to the proposed level of car parking proposed as part of this scheme. A further reduction in formal parking spaces could lead to overspill car parking which could lead to increased on-street parking which could in turn be detrimental to pedestrian and cycle movements and impact upon the street scene.

8.19 Trip Generation/Highway Impact

8.19.1 The applicant has not undertaken any further junction modelling as part of the revised addendum to the ES. Therefore the junction modelling work set out in the originally submitted TA still stands and the applicant states that this is a robust assessment as it assesses the impact of 114 residential units, rather than the previously proposed 100 units.

8.19.2 Now only 85 units are proposed the applicant should have ideally undertaken further junction modelling work to assess the impact 85 residential units would have had on the network. The reduction in forecast trip generation will have a reduced impact upon the transport network.

8.19.3 Taking the assumptions within the originally submitted TA in relation to trip assignment the Highway Authority has forecast the likely vehicle trips from 85 units and assigned these to the network. Below is a table comparing the forecast vehicle trips for the previous proposals and the current proposals for 85 residential units;

	Development Vehicle Trips AM Peak (8-9am)	
	114 Units (previous assessment)	85 Units
Total vehicle two way trips AM peak	52	39
Northbound Falmer Road	21	16
Southbound Falmer Road	8	6
Additional trips at Woodingdean Crossroads in AM peak hour (8-9am)	28	21

8.19.4 Given that the applicant has not amended the modelling work it is assumed that they still conclude that,

“The junction modelling assessments demonstrate that development traffic at these junctions is not predicted to have a material impact over the base scenarios. In terms of NPPF this cannot be considered to be a severe impact.”

8.19.5 While the Highway Authority does not agree with all of the modelling approach, the approach does not significantly alter the overall outcome of the modelling results and the results are broadly what the Highway Authority anticipated. The main junctions of concern for the Highway Authority are the Woodingdean and Rottingdean crossroads. From knowledge of how the junctions operate the Highway Authority

is aware that they can currently operate over theoretical capacity at certain times. However, given the proposed level of development and the proposed mitigation measures (improvements to walking and public transport facilities, provision of a Travel Plan and associated measures) the residual cumulative impacts of this development are not considered to be severe, as set out by the National Planning Policy Framework (NPPF) and therefore would not warrant a refusal on these grounds.

8.20 Access

8.20.1 One vehicular access point into and out of the site; via a priority T-junction on Ovingdean Road, opposite the neighbouring residential unit known as Newlands, would be provided in association with the proposed development. This proposed carriageway would be 5.5m wide and the junction corner radii would be 6m. Following amendments to the proposal the scheme now includes a side road entry treatment at the site access. The Highway Authority raises no objections in relation to this arrangement and it is considered that the proposed arrangement would provide the best use of the existing road network and would not create another access point on Falmer Road in close proximity to Ovingdean Road/Falmer Road junction.

8.20.2 The main vehicular access on Ovingdean Road has a left hand visibility splay of 50.95m and a right hand splay of 56.47m. This is in accordance with the design guidance within Manual for Streets and is therefore deemed acceptable. The right hand visibility splay is not wholly within the adopted highway boundary and does encroach onto land in the developer's control. In order to ensure that this visibility splay is kept free from obstructions the Highway Authority would recommend the inclusion of the visibility splay condition on any permission granted. It is noted that such a requirement would conflict with the current landscaping details submitted; however revised landscaping plans to address the visibility splay requirements could be sought via a condition.

8.21 Public Transport

8.21.1 The nearest bus stops to the application site are located opposite the site on Ovingdean Road however it is noted that these existing bus stops do not benefit from any measures that the Highway Authority would look for to provide accessible access and a high quality bus service, namely Real Time Passenger Information (RTPI), accessible bus kerbs and a bus shelter.

8.21.2 The Ovingdean Road bus stops are served by the number 52 bus service which operates between Brighton Station and Woodingdean. This service provides the most direct route from the development to several main destinations including Brighton Marina, Royal Sussex County Hospital and central Brighton. This service currently runs only every 90 minutes.

- 8.21.3 The next nearest bus stops to the application site are located on Falmer Road, the north bound bus stop benefits from having an accessible kerb but no other necessary infrastructure is in place to ensure a high quality bus service is provided.
- 8.21.4 The Council's Transport Officer states that improvements are needed to public transport services and infrastructure in order for the development to benefit from a quality public transport service that provides a real choice for residents. Such improvements would also ensure that the development is in accordance with the NPPF and Local Plan policies.
Since submission of the application the applicant has agreed to provide the necessary improvements to the four nearest bus stops to the site, these works can be undertaken as part of the S278 agreement.
- 8.22 S38/S106
- 8.22.1 The principle estate roads within the site, which are being offered up for adoption, would be subject to a Section 38 agreement with the Highway Authority.
- 8.22.2 As the Highway Authority would only seek to adopt carriageway and footway which is in the wider public interest and not driveways/footways, which are considered just to provide access to a private property, the applicant would be required to make appropriate arrangements for the ongoing management and maintenance of private access roads and footways within the site.
- 8.22.3 Further details in relation to the construction and design and layout including lining and signing of all the streets within the site should be secured by conditions.
- 8.22.4 In order to maintain pedestrian permeability into and through the site the Highway Authority would look for the applicant to enter into a walkways agreement, as part of a S106 Agreement. The need to enter into a walkways agreement under section 35 of the Highways Act is necessary to agree means of access and management of the pedestrian/cycle routes which do not form the principal estate roads which are to be adopted.
- 8.22.5 In addition to a walkways agreement, should the development overall be considered acceptable the Highway Authority would require the provision of a Construction Management Plan and a residential travel pack to be included as part of a S106 Agreement.
- 8.23 Section 278
- 8.23.1 Due to the lack of necessary public transport infrastructure within the vicinity of the site, the Highway Authority would seek a contribution towards improvements, to ensure that the site has access to a realistic alternative mode to the private car and benefits from a high

quality public transport service. Since submission of the application the applicant has agreed to such improvements through a S278 agreement. The proposed improvements would focus on;

- The Vale bus stop (Westbound) – providing RTPI sign, accessible kerb & shelter,
- The Vale bus stop (Eastbound) – providing RTPI sign, accessible kerb & shelter,
- Ovingdean Road bus stop (Northbound on Falmer Road) – providing RTPI sign & shelter,
- Ovingdean Road bus stop (Southbound on Falmer Road) – providing RTPI sign, accessible kerb & shelter, and
- Providing a suitable walking route from the site to these bus stops via the provision of dropped kerbs and tactile paving.

8.23.1 The proposed highway works to the new site access on Ovingdean Road would also need to be undertaken through a S278 agreement. The Highway Authority would also look for the applicant to reinstate the existing dropped vehicle access on Ovingdean Road back to footway as part of these works.

8.23.2 As part of the addendum ES the applicant has proposed two different options for a right turn lane on Falmer Road. The Highway Authority preference is for the arrangement on drawing number SK03, which has a single exit lane from Ovingdean Road to Falmer road. Such works would be undertaken through a S278 agreement with the Highway Authority and therefore full details should be secured via condition.

8.24 **Impact upon Neighbouring Amenity**

8.24.1 Policy QD27 of the Brighton & Hove Local Plan states that planning permission for any development or change of use will not be granted where it would cause material nuisance and loss of amenity to the proposed, existing and/or adjacent users, residents, occupiers or where it is liable to be detrimental to human health.

8.24.2 It is noted that residents have objected to loss of views and the loss of value of properties within the area as a result of the proposed development however such objections are not material planning considerations in the determination of the application.

8.25 Daylight/Sunlight/Overshadowing

8.25.1 As set out above, the appearance of the proposed dwellings is not being assessed within this outline application. However within the information submitted it is stated that the proposed two storey dwellings would measure a maximum of 10.2m from related ground level to ridge level whilst eaves to ridge height would measure approximately 4.2m.

- 8.25.2 The site generally falls across the site from east to west, from between approximately 60m to 62m (AOD) adjacent to the Falmer Road (B2123) to approximately 45m (AOD) along the western edge of the site, adjacent to The Vale. Initiative street scene plans have been submitted that show that the gradient of the land would not be altered significantly as part of the proposal and that the height of the proposed dwellings across the site would reflect the east to west gradient.
- 8.25.3 Due to the proposed urban form of the development, gaps would be located between the built forms of the proposed dwellings. Despite the presence of gradient across the site, which would result in the dwellings on the eastern side of the site being located at a higher level than those on the western side, given the proposed layout of the dwellings, the maximum ridge height proposed and the distance to the neighbouring properties on The Vale and Ovingdean Road, it is not considered that the proposal would have a significant adverse impact upon the amenities of neighbouring properties regards to loss of light/sunlight or overshadowing. If overall the proposal was considered acceptable it would be recommended that the eaves and ridge heights of the proposed dwellings be controlled by the attachment of a condition.
- 8.26 Outlook & Privacy
- 8.26.1 The proposed northern most sited dwellings would be located a distance of approximately 16m from the northern boundary of the site, which fronts Ovingdean Road. A minimum distance of approximately 5.7m would be located between the southern most elevation of residential properties located the northern side of Ovingdean Road and their associated front boundaries.
- 8.26.2 The BRE 'Site Layout Planning for Daylight and Sunlight; A Guide to Good Practice' states that recommended privacy distances vary widely, typically from 18m up to 35m. Despite it not currently being known where windows would be located in the proposed new dwellings, due to the distance that would be located between the northern elevation of the proposed northern most sited dwellings and the southern elevation of the nearest northern located neighbouring properties it is not considered that the proposal would have a significant adverse impact upon the amenities of these neighbouring properties, located on Ovingdean Road, with regards to overlooking or loss of privacy.
- 8.26.3 The proposed western most sited dwellings would be located a minimum of approximately 13m from the western boundary of the site. A wooded area of approximately 25m wide is located to the west of the site, between the western boundary of the site and The Vale. Due to the distance of the nearest western sited houses from the western boundary and the presence of the wooded area to the west of the site it is not considered that the proposal would have significant adverse

impact upon the amenities of the existing eastern neighbouring properties, located along The Vale, with regards to overlooking or loss of privacy.

8.27 **Noise and Vibration**

8.27.1 The Council's Environmental Health Officer has stated that the submitted ES details that a baseline noise survey has been carried out which consists of two road traffic noise surveys and a background noise survey. The road traffic noise surveys were carried out on the eastern side of the site boundary with Falmer Road and on the northern site boundary with Ovingdean Road. A background noise survey was also carried out on the southern site boundary with the Longhill School playing fields.

8.27.2 Noise and vibration sensitive receptors were also been identified around the site. They are identified as;

- Receptor R1 – Gable End, Ovingdean Road;
- Receptor R2 – 12 The Vale;
- Receptor R3 – School Playing Fields;
- Receptor R4 – Longhill School.

8.27.3 Construction Noise and Vibration

Residents living nearest to the site would be exposed to construction noise. It is foreseen that the construction of the development would be phased over a 3 year period. Measurements taken at the noise survey sites of between 58 to 61 dB(A) results in yield noise levels of above 65dB(A) at receptors indicating a potentially significant effect during the standard proposed construction times of weekdays 07.00 - 19.00 and Saturdays 07.00 - 13.00.

8.27.4 The Environmental Health Officer states, that based on knowledge of previous projects of similar scale and duration, the report has used a typical selection of construction plant and machinery and used recognised noise modelling techniques to predict noise levels during both phases of the site preparation and construction. Noise levels that will result from an average case scenario (all plant being located in approximate centre of development) and those that will result in a worst case scenario (loudest item of plant on development site boundary closest to the nearest noise sensitive receptor) have been calculated at all 4 of the receptor sites stated above.

8.27.5 Due to their location and type, sensitivity to noise is categorised as 'high' for all of the receptors. When considering this against the calculated average and worst case site noise levels during both site preparation and construction, at every receptor there is predicted to be an adverse temporary short term effect categorised as being of 'Major' significance. However, the Environmental Health Officer notes that the report points out that the prediction is arrived at when assuming a worst case scenario with no mitigation measures.

- 8.27.6 The report also notes that it is unlikely that operations are to be conducted on the sections of the development site closest to each of the identified receptors for significant periods of time and that for the majority of the site, it is expected that preparation and construction phases will be conducted at greater distances from the receptors.
- 8.27.7 The ES also examines issues regarding construction vibration. A table of 'Predicted Groundborne Vibration Levels Applicable to Typical Vibration Generating Construction Activities' is provided. This is used to make an assessment of 'Predicted Magnitudes of Impact from Groundborne Vibration' at all of the receptors from the construction piling activities.
- 8.27.8 When considering that the sensitivity of the receptors is 'high' at R1, R2 & R3, the predictions indicate there will be an adverse temporary short term effect categorised as being of 'Major' significance.
- 8.27.9 While still having a sensitivity of 'high', Receptor R4 (Longhill school) fares slightly better but only during the construction phase when the adverse temporary short term effect is categorised as being of 'Moderate significance whereas during the site preparation phase the adverse temporary short term effect is as with the others, of 'Major' significance.

However, the ES report again notes:

'...that this is very much a worst case assessment based on the minimum possible distances at which construction activities could reasonably take place from existing vibration sensitive receptors. In reality, for the large majority of the earthwork/construction phase, it is expected that activities will take place at greater distances from such properties thus leading to lesser significance of effects.'

- 8.27.10 With regards to mitigating the effects of construction noise, the ES lists generic safeguards which exist to minimise the effects of construction noise. If overall the proposal was considered acceptable.
- 8.27.11 The Council's Environmental Health Officer has stated that monitoring methods and management techniques would help to manage noise and vibration levels. If overall the proposal was considered acceptable a Construction Environmental Management Plan (CEMP) could be secured through a Section 106 Agreement. The CEMP would set out the broad principles for construction, while the individual activities would be covered in more detail by a Section 61 Consent, the requirement of which could also be ensured via a S106 Agreement.
- 8.28 Construction Generate Road Traffic Noise
In order to accommodate the proposed development it would be necessary to move an amount of material to and from the site, resulting in a number of construction generated road traffic movements. The Environmental Health Officer notes that the

submitted ES sets out that an increase in construction generate road traffic noise levels would be below 3dB(A) and therefore the report concludes that there is predicted to be a negligible effect in all receptors and as a result the Environmental Officer does not consider that it is necessary to consider mitigation measures for construction generated road traffic noise.

8.29 *After Completion Road Traffic Noise Effect on Proposed Development*

8.29.1 The addendum ES takes account of the reduced number of dwelling units proposed. One effect of the reduction in the number of dwellings proposed is that the dwellings and associated amenity areas have been moved further away from Falmer Road.

8.29.2 In order to achieve World Health Organisation external noise levels criteria in external amenity areas, within the addendum ES it is stated that barriers (formed of either fencing or solid walls) of 1.5m on the northern boundary with Ovingdean Road and barriers of at least 1.7m high on the eastern boundary with Falmer Road, would be installed to the most exposed part of the external amenity areas. Full details of such boundaries could be obtained via a condition.

8.30 *Construction Environmental Management Plan*

8.30.1 It is recommended that should the application be approved a Construction Environmental Management Plan (CEMP) is secured through a Section 106 Agreement, which builds on the information set out in the ES (section 3.5 entitled 'Construction Programme'). The CEMP would set out the broad principles for construction, while the individual activities would be covered in more detail by the Section 61 Consent. As consent under Section 61 of the Control of Pollution Act (1974) is voluntary, it is also recommended that the Section 106 Agreement requires the developer gain a Section 61 Consent.

8.30.2 Monitoring methods and management techniques would help to manage noise and vibration levels and should enable quick identification of problems and subsequently prompt action to bring noise levels down to acceptable levels, if complaints are made or if noise monitoring shows that it is necessary.

8.30.3 Details ensuring how local residents would be kept fully briefed on the development should also be contained within a CEMP and it would be critical that developers are open to meetings and communications with local residents before and during the development.

8.31 **Arboriculture/Landscaping**

8.31.1 As part of the application soft landscape plans have been submitted. These plans indicate the provision of existing and proposed vegetation and tree planting across the site, including the proposed species.

- 8.31.2 The Council's Arboriculturist considers that the arboricultural information submitted as part of the application is comprehensive and is in full agreement with the contents.
- 8.31.3 The proposal would result in several trees scattered through the site, such as Elder, some ornamental conifers and self-set Sycamores being lost. As a result of these trees being considered to have little Arboricultural value no objections to their loss are raised.
- 8.31.4 Other trees, additional to those referred to above, would also be removed in order to accommodate the proposal. Trees referred to as G9 is a group consisting of 2 Hawthorns and 1 Elder situated on the north-east corner of the site. The Arboricultural Section has no objection to the loss of this Group as all specimens are of low arboricultural value.
- 8.31.5 A section of a group of trees referred to as G8 will also need to be removed on the lower eastern side of the site to facilitate a pedestrian access. This linear group along the boundary consists of a Elder, a Dogrose, a Hawthorn and a Bramble, all considered to be of low arboricultural value and as a result no objection so their removal are raised.
- 8.31.6 The application site itself does not contain any trees protected by Preservation Order, however, there are two areas adjoining the site that contain trees covered by Preservation Orders. The Arboricultural Officer notes that all of the proposed development would be outside of the Root Protection Areas of all trees covered by the existing Preservation Orders.
- 8.31.7 It should be noted that a tree (identified as Tree T3), an English Elm and a group of English Elms (identified as G2), have all succumbed to Dutch Elm Disease and will be removed by the City Council in due course.
- 8.31.8 The submitted landscape plans show the provision Quercus robur, Liquidamber and Amalanchier arborea tree species that the Council's Arboriculturist considers unlikely to survive on the sites chalky soil and therefore recommended that such species should be omitted or substituted.
- 8.31.9 Overall, no objections to the proposals on arboricultural or landscaping grounds are raised, subject to suitable conditions should the application overall be considered acceptable, regarding revised landscaping to address the issues raised above and tree protection.
- 8.32 **Archaeology**
- 8.32.1 Policy HE12 of the Local Plan relates to scheduled ancient monuments and other important archaeological sites. The policy

states that development proposals must preserve and enhance sites known and potential archaeological interest and their setting.

- 8.32.2 The development is site is situated within an Archaeological Notification Area, defining an area or prehistoric and Romano-British activity, including settlement.
- 8.32.3 The site has been subject to an archaeological geophysical survey, which indicates that the site does not contain remains of national importance, however the undertaken survey has identified a number of potential features of archaeological interest. As a result of the finding of the survey mitigation of damage to below ground archaeological remains would be required, the first phase of which would need to comprise evaluation excavation, prior to any building works or site preparation commencing.
- 8.32.4 The County Archaeologist recommends that, as a result of the potential loss of heritage assets on the site, the area affected by the proposal should be subject to a programme of archaeological works, an issue which can be dealt with via the attachment of a condition should overall the proposal be considered acceptable.
- 8.33 Ecology/Biodiversity/Nature Conservation**
- 8.33.1 Policy QD17 of the Local Plan requires development to minimise the impact on existing nature conservation features on site and also that new nature conservation features be provided as part of the design of the scheme. SPD 06, Nature Conservation & Development provides further guidance regarding this.
- 8.33.2 Paragraph 109 of the NPPF states that “The planning system should contribute to and enhance the natural and local environment by: ...minimising impacts on biodiversity and providing net gains in biodiversity where possible....”.
- 8.33.3 Paragraph 118 of the NPPF sets out that Local Planning Authority’s, in determining applications, should aim to conserve and enhance biodiversity by applying principles including “if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.
- 8.33.4 As stated previously the site is not covered by any designations, statutory or non-statutory for nature conservation interest. However, within close proximity to the site is Ovingdean Road Horse Paddocks Site of Nature Conservation Importance (SNCI). The County Ecologists state that the site shares the same interest as this nearby SNCI.

8.34 Habitats and Plants

8.34.1 The site currently comprises semi-improved grassland, scrub and ruderal vegetation, hedgerow with scattered trees and buildings. The grassland is classified by the Sussex Biodiversity Record Centre as Lowland Calcareous Grassland, a Habitat of Principle Importance under Section 41 of the Natural Environment and Rural Communities Act 2006.

8.34.2 Although some additional botanical surveys have been carried out since submission of the application, in November 2014, the County Ecologist considers that that the Environmental Statement underestimates the botanical value of the site;

- Whilst the ES acknowledges that the grassland has a calcareous character, can be classified as moderately species-rich and supports species which are indicators of Lowland Calcareous Grassland priority habitat, it goes on to state that it does not qualify as the Section 41 habitat but classifies the site as Mesotrophic Grassland of low to moderate ecological value,
- Independent botanical surveys undertaken in summer 2014 reported several species which were not recorded in the ES, and conclude that the site does meet the required species abundance threshold for Lowland Calcareous Grassland. Also, rather than constituting a single community, the site comprises a number of different plant communities, including Calicolous Grassland Communities,
- Whilst the ES confirms the presence of Red Star-thistle (a Critically Endangered, Nationally Rare, Section 41 Species), and additional surveys undertaken in November 2014 showed more than was recorded in the summer, from the available evidence it is considered that the ES has underestimated the abundance and distribution of the species on site. Independent botanical surveys undertaken in summer 2014 showed a greater abundance and wider distribution on-site than that reported in the ES,
- The ES confirms the presence of Cut-leaved Selfheal (listed on the Sussex Rare Species Inventory). However, its distribution and abundance is again disputed by independent botanical surveys undertaken in summer 2014. The ES also fails to acknowledge that the site is the only known location of the species in Sussex,
- The ES does not make reference to the presence of other notable plant species on site including Hybrid Selfheal (for which the site is the only known location in Sussex) and Corky Fruited Water-dropwort, both of which are listed on the Sussex Rare Species Inventory.

8.35 Invertebrates

8.35.1 Despite a request in the EIA Regulation 22 letter dated the 13th November 2014, the value of the site with regards to invertebrates has not been reassessed in the ES.

8.35.2 The addendum ES states that information, from the Sussex Biodiversity Record Centre, includes no records of protected or

notable invertebrate species from the application site and subsequently assesses the site as being unlikely to support any significant populations of protected, rare or notable species. However the County Ecologist states that this is incorrect and that a search of the same records in early November returned 5 records of Hornet Robberfly, a Section 41 species, from the application site. In addition independent surveys, in the summer of 2014, recorded the Hornet Robberfly species being on site, as well as other rare and notable species and species indicative of calcareous grassland.

8.36 Reptiles

8.36.1 The site has been shown to support populations of slow worm and common lizard, which are protected species. Despite a request in the Regulation 22 letter for further information as to assess whether reptile surveys had been carried out in accordance with best practice, such information regarding the survey methodology has not be included as part of the addendum ES. However, from the information provided within the ES the County Ecologist considers it likely that the populations may have been underestimated.

8.36.2 From the information submitted it is apparent that the proposed mitigation would consist of habitat manipulation, possibly accompanied by trapping to a temporary holding area and the enhancement of retained areas/open spaces along the eastern and western boundaries of the site, or reptiles. However it is unclear how the proposed habitat manipulation and proposed enhancements would impact on the proposed mitigation for chalk grassland and notable botanical species previously mentioned.

8.36.3 Once development is complete, the proposed temporary reptile holding area would be opened allowing reptiles to permeate the site. However the County Ecologist notes that the two areas of suitable reptile habitat are isolated from one another by the proposed development, therefore reducing the area of habitat available to the on-site populations.

8.37 Absence of Development

In accordance with best practice guidance, the ES bases an assessment of ecological impacts on the likely future scenario in the absence of development. The ES states that the botanical interest of the site, including the existing populations of Red Star-thistle, has the potential to decline if grazing was to persist and if grazing was relaxed. The County Ecologist considers that, whilst it cannot be guaranteed that current management practices, which are conducive to the preservation of a favourable environment for the species discussed, would continue in the absence of development, there is no indication that grazing at the current level would change in the absence of development, or that agricultural practices would change to use herbicides. As a result the County Ecologist considers that it is

reasonable to assume that in the absence of any predicated change, that the species would prevail.

8.38 Proposed Mitigation

In order to agree the appropriate mitigation and/or compensation the County Ecologist states that the baseline ecological value of the site needs to be established. However despite the baseline not being agreed, the following general comments have been provided by the County Ecologist in relation to the proposed mitigation for likely impacts in the grassland and associated species;

- The ES proposes the retention of some small areas of Red Star-thistle along the western boundary of the site. The Landscape Concept Plan and the soft landscape proposal drawings show tree planting, proposed chalk grassland and amenity grassland within the same area, and state that preparation for planting and seeding will involve the application of herbicide and cultivation of the land. The proposed landscaping scheme and its required preparation are unlikely to be conducive to retention of a healthy population of Red Star-thistle. The linear nature of the areas proposed for retention of the species, confined by a proposed access route, limit any possible expansion of the populations. It is also unclear how the management proposed for the species in the Red Star-thistle mitigation strategy, as set out in the ES, would be undertaken in such an area confined by other planting and seeding.
- The ES also proposed the translocation of the remainder of the Red Star-thistle on-site to areas of green space within the site, and to off-site locations. However the provided soft landscape proposals do not show any areas of retained grassland, as stated in the submitted ES, other than the areas of Red-Star-thistle to be retained in situ along the western edge. All of the grassland around the areas of Red-Star-thistle to be retained and to be translocated is shown as “proposed chalk grassland” and “proposed amenity grass”. The richest area of grassland along the eastern boundary is shown as “proposed native structure planting”. There the proposed landscape plans do not reflect the recommended mitigation/compensation measures of the semi-improved grassland.
- The submitted landscape plans also state that preparation of areas to be seeded as amenity grassland and meadow would include the areas being sprayed out a glyphosate herbicide. As it is recognised that the survival of Red-Star-thistle relies on the absence of agricultural improvement such as the use of herbicides to benefit grasses, the Red-Star thistle mitigation strategy set out in the submitted ES states that the use of herbicides and fertilizers would be avoided altogether within the receptor areas. However the proposed landscape plans conflict with the mitigation strategy set out in the ES.
- Red Star-thistle is reliant on a continuity of heavy grazing at the same locality for its survival, as this provides areas of bare ground

where new seedlings can establish and limits competition from other plants. Seeds also do not tend to disperse long distances other than on the hoofs of animals. The proposed mitigation strategy for Red Star-thistle includes management of translocated land on-site through regular mowing/scarifying and the collection and sowing of seeds by hand. It is not clear whether the proposed mitigation will adequately replicate the effects of heavy grazing. Also, it is labour intensive, which means there is a risk that it will not be continued in the long term without a robust long term management agreement. Furthermore, as management of the Red Star-thistle areas is likely to differ from management of the surrounding chalk grassland, any expansion of the population is restricted.

- Whilst the technique of turf lifting has been successfully used for the translocation of grassland habitats, it is strongly recommended that advice be sought from the Millennium Seed Bank on best practice guidelines. The proposals include no back-up in case the retained populations and/or the translocated populations fail. It is therefore strongly recommended that mitigation should include the collection and storage of seed in advance of any translocation.
- SPD11 states that to achieve sustainable development, the area of habitat available for species and habitats within Brighton & Hove should at least be maintained and wherever possible increased as a consequence of development proposals. It goes on to state that to achieve this, translocation of species to sites which already support good populations of the same species, or when habitat enhancement to accommodate the increased population size cannot be reasonably achieved, is not acceptable. Both the proposed off-site receptor sites are SNCIs designated for the presence of Red Star-thistle. The ES states that Cowley Drive Paddocks SNCI has the capacity to receive at least 13,000m² of Red Star-thistle, although it is unclear how this figure has been derived. Further detail is required on whether translocation to sites which already support Red Star-thistle will meet the requirements of SPD 11 and will result in no net loss of the species.
- In A policy for conservation translocation of species in Britain, the Joint Nature Conservation Committee (JNCC) state that it is the view of the statutory conservation agencies that relocation of species is not an acceptable alternative to in situ conservation, but where a development has been given planning approval, relocation should be considered as a means of partially compensating for the loss of populations affected. It is recognised that guidance is needed to deal more fully with relocation of species threatened by development, but principles include that translocation of species should not damage donor populations, or species or communities at recipient sites. Further information is required to ascertain whether the proposed mitigation strategy will achieve this aim.

- JNCC's policy also states that post translocation, establishing appropriate monitoring for the species concerned is required to assess the outcome of the translocation. Monitoring will need to be continued for a sufficiently long period so as to be able to measure the population's performance over several generations. Resources to undertake the monitoring should be available at the inception and for an agreed duration to assess the outcome.
- The proposed aims of monitoring within the proposed mitigation strategy require more detail. For example, how is a satisfactory level of overall Red Star-thistle defined, and what constitutes excessive levels of grazing/poaching? There are also no targets for monitoring success of the retained populations and those translocated within the proposed development site.

Overall the County Ecologist considers that the ecological value of the site, particularly regarding plants, invertebrates and reptiles, has been underestimated and as such the potential impacts of the development on ecology/biodiversity cannot be properly assessed and subsequently appropriate mitigation and/or compensation cannot be agreed. Such uncertainties weigh as a potential adverse impact of the scheme contrary to paragraph 118 of the NPPF and policies QD17, QD18 of the Local Plan and policy CP10 of the City Plan.

8.39 **Sustainability**

- 8.39.1 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.
- 8.39.2 Following receipt of the Planning Inspectors initial conclusions on the submission City Plan, the Local Planning Authority has published Modifications to the City Plan which has resulted in amendments to policy CP8. These amendments specify a recommended standard of Code for Sustainable Homes Level 4 for housing development prior to 2016, as a result of announcements from the Government (in March and September 2014) and the Inspectors Initial conclusions.
- 8.39.3 Since submission of the application the applicant has agreed to meet Code for Sustainable Homes Level 4.
- 8.39.4 Energy modelling was undertaken for the scheme with respect to the provision of 100 dwellings, when the scheme was proposed to meet Building Regulations standards under Part L only. At this point the housing scheme was expected to result in carbon emissions of a massive 7,475 tonnes CO₂ per year (minimum). This fell well below the average currently delivered in the city. The energy modelling has not been re-modelled now that Code Level 4 is proposed, but carbon emissions are expected to be lower due to the proposed Code for Sustainable Homes standard.

8.39.5 Very limited information has been submitted to demonstrate how sustainability policy is being addressed with the proposal. From the Sustainability Checklist it has been identified that positive sustainability aspects of the proposed scheme would include the use of timber from certified sustainable sources and the use of rainwater butts.

8.39.6 Whilst the scheme overall is disappointing with respect to the lack of consideration given to sustainability at this point, if Code Level 4 is achieved across the scheme, the Council's Sustainability Officer considers that sustainability issues over the key areas would be broadly addressed.

8.40 Waste Management

8.40.1 No details of the storage of refuse and recycling for the proposed new dwellings have been submitted as part of the application however it is considered that there would be sufficient space on site for such facilities to be provided and therefore details could be obtained via a condition if overall the proposal was considered acceptable.

8.40.2 A Site Waste Management Plan has been submitted as part of the application which sets out the approach to waste management that would be applied to the construction of the proposal.

8.40.3 The anticipate construction waste includes soils and organic waste from site clearance works, waste of construction materials during build phase and cardboard packing.

8.40.4 At this stage the likely amounts of waste that would be generate by the proposed development is unknown and a contractor is yet to be appointed. A Site Waste Management Plan would need to be updated in more detail and become a working document as the construction process take place and this could be conditioned.

8.41 **Developer Contributions**

Public Art

Local Plan policy QD6 states that the provision of public art will be sought from major development schemes although the type of public art and level of contribution will vary depending on the nature of the development proposal, the characteristics of the site and its surroundings. No acknowledgment of policy QD6 has been made within the application however an 'artistic component schedule' could be included as part of a S106 agreement, to the value of at least £63,000, if overall the proposal is deemed acceptable, in order to ensure that the proposal complies with policy QD6.

8.42 Local Employment Scheme

8.42.1 Should the application be approved, the Developer Contributions Interim Technical Guidance provides the supporting information to request a contribution through a S106 agreement to the Local

Employment Scheme. In this instance a financial contribution of £42,500 would be sought (based on £500 per residential unit).

- 8.42.2 An Employment and Training Strategy would also be required, with the developer committing to using an agreed percentage of local labour. It would be requested that in respect of the proposed development 20% local employment is utilised during the construction phase.

8.43 Education

- 8.43.1 Should the development be considered acceptable, a contribution of £348,300 towards the cost of providing primary and secondary educational infrastructure in the City for the school age pupils this development would generate has been requested by the Education Officer.

- 8.43.2 Such contribution request takes into account the fact that it is considered that the proposed age-restricted units (restricted to persons over 60 years old) would be unlikely to generate young children.

- 8.43.3 It is considered entirely appropriate to request a sum of money for primary and secondary education in respect of this development as it is expected by the Department of Education that the Council should maintain between 5% and 10% surplus places to allow for parental preference. Taking account of the schools in the area there are a total of 1,260 primary places available and currently there are 1,200 children on roll. This means that there is less than the 5% minimum in this part of the City. A development of residential units would have a serious impact on the school places issue in this part of the City and parents would have no choice whatsoever. The Council's Education Officer believes that developers should ensure that their developments are sustainable in the broadest sense of the work and this has to include funding the education infrastructure that their development demands.

8.44 Other

It is noted that Sussex Police have requested a financial contribution of £44,178 (equivalent to £441.78 per dwelling) towards the provision, maintenance and operation of the forces infrastructure, to be used in the policing of the Ovingdean and Brighton areas should the development be allowed, otherwise they would object to the proposal. Policies QD28 and SU15 outlines the policy basis for securing developer contributions and further detail is provided in the Developer Contributions Technical Guidance approved. There is no policy basis to justify the securing of contributions specifically towards funding of the police service and therefore such a contribution would not be sought should the proposal be deemed acceptable.

8.45 **Other Considerations**

- 8.45.1 Flood Risk and Water Drainage

Policy SU4 of the Local Plan states that development will not be permitted if it would increase the risk of flooding is located in an area at risk of flooding or would create additional surface water run-off liable to harm people, property of the environment.

8.45.2 The Environment Agency has stated that as the proposed development site is less than 5 hectares in Flood Zone 1 they have no comments to make. However the Council's Flood Engineer has assessed the proposal and has confirmed that there are existing flood defences, comprising of embankments and ditches, within the vicinity of the site, at New Barn Valley and Longhill School.

8.45.3 It is noted that there is a history of muddy flooding in the area in October 2987, January and December 1998 and in November 2000. The updated Flood Map for Surface Water (uFMfSW) indicates that the site is at risk from surface water flooding. However no objections are raised to the proposed development by the Council's Flood Engineer as the proposed residential development would be located away from the flow route as indicated by the uFMfSW 1 in 1000-year event and the Micro Drainage calculations provided estimate the development should be able to cope with a 1 in 100-year storm including climate change.

8.45.4 Full details of the proposed drainage system including the long term maintenance of the soakaways and permeable paving could be dealt with via a condition.

8.46 Air Quality

8.46.1 Policy SU9 of the Local Plan will only permit development which may cause pollution, when human health is not put at risk and it does not reduce the Local Planning Authority's ability to meet the Government's air quality targets.

8.46.2 As set out in the submitted ES "The proposed development has the potential to cause air quality effects during the construction and operational phases. These may include fugitive dust emissions during construction and road vehicle exhaust emissions associated with traffic generated during the operational phase".

8.46.3 The ES states that the potential effects associated with fugitive dust emission during the construction phase have been assessed in accordance with the methodology outlined within the Institute of Air Quality Management document 'Guidance on the Assessment of Dust from Demolition and Construction'.

8.46.4 The Council's Environmental Health Officer acknowledges that much of the Air Quality Chapter of the submitted ES discusses dust and particulate matter (PM) however such assessment is not deemed a priority for the villages in this scope where it is known that PM levels are low much of the time. The important issue in this case is the

impact of the proposed development upon the Rottingdean Air Quality Management Area (AQMA), as declared in August 2013, which is located between Vicarage Lane and Marine Drive (A259), approximately 1.45km south of the application site.

- 8.46.5 Within the EIA Regulation 22 letter the applicant was requested to acknowledge the presence of the AQMA within Rottingdean and to include the predictions of nitrogen dioxide (NO₂) levels at three monitoring receptors in the Rottingdean High Street (which is classed as a tight street canyon), with and without the proposed development, during construction phase and first years of operation. It was also requested that a receptor should be placed at the nearest resident to the hotspot junction of Warren Road and Falmer Road, which is located to the north of the site.
- 8.46.6 The Council's Air Quality Officer has stated that many of the receptors selected for assessment within the ES do not have an issue for air quality and are not representative of worse case. The Officer agrees that the locations outside of the AQMA are not an issue for air pollution. However the impact of the proposed development on the Rottingdean AQMA is critical.
- 8.46.7 The Council's Air Quality Officer has stated that in comparisons to the Council's advanced dispersion models the assessment submitted in the ES under predicts traffic and emissions through Rottingdean village. The Officer also states that lower counts of diesel vehicles used in the submitted ES will give lower emission rates with Defra's Emissions Factor Toolkit, which is likely to underestimate the impact of the development in the AQMA.
- 8.46.8 The Council's Air Quality Officer concludes that for many hours of the week Rottingdean High Street does not have the capacity for additional traffic. Mitigation measures are likely to be justified in order to reduce any additional road traffic emissions as a result of the proposed development however the Air Quality is not convinced that the proposed development would cause an increase of NO₂ that is less than 1% of the annual legal limit.
- 8.46.9 Model predictions need to be;
- Verified with all three long term monitoring results in the AQMA (verification to date does not take account of the monitor with the highest levels of NO₂ over a prolonged period, known as E23), and
 - Additional traffic generated by the site including attracted traffic such as deliveries and maintenance (diesel vans), visitors (assume diesel cars with higher emissions of NO₂ compared to petrol cars).
- 8.46.10 Overall the Council's Environmental Health Officer does not accept the developer's assessment of the impact of the proposed

development on the Rottingdean AQMA and as a result it is considered that the submitted ES is incomplete.

8.47 Ground Conditions and Contamination

8.47.1 Policy SU11 of the Local Plan states that proposals for the development of known or suspected polluted land or premises will help to ensure effective and productive use is made of brownfield sites. However, such proposals must ensure that an increase in contamination does not occur and remediation must be effective to ensure there is no harm to the environment and human health.

8.47.2 The submitted ES includes a 'Phase 1 Geotechnical & Contaminated Land Desk Survey, which concludes that the site is considered to have an overall low or very low potential from remnant contamination. However the Council's Environmental Health Officer considers that due to the size of the proposed development, the proposed residential usage and the potential human receptors to contamination of construction workers and future site occupier's, further geotechnical investigation would be required. The report recommends that 'check' contamination analyses are undertaken to confirm a conceptual model and allow a generic quantitative risk assessment to be undertaken. This model should then be used to determine any appropriate remedial works or design features, if proven to be necessary. Further contaminated land investigation needs to be carried out before development begins and as such, must be a condition of any consent granted.

8.48 External Lighting

8.48.1 Policy QD25 of the Local Plan will not permit lighting units which would emit over-intense light in the context of the use of the building or space to be illuminated and which could cause detriment to amenity, highway safety, or cause light pollution.

8.48.2 Lighting of the proposed scheme would include street lighting, lighting of open spaces and lighting of courtyard parking areas.

8.48.3 As part of the application a Lighting Statement has been submitted in which it is confirmed that a detailed lighting scheme would be devised at Reserved Matters stage should the Outline Application be approved. However it is stated that the proposed lighting of the development would be informed by general principles including the recommendations of the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light (2011) for Zone E". The Council's Environmental Health Officer recommends that a condition is attached to an approval regarding external lighting of the proposed development.

8.49 Omissions in the Environmental Statement

The Local Planning Authority considers that the Environmental Statement has the following omissions;

- With respect to Air quality in the Rottingdean Air Quality Management Area, insufficient information has been submitted to satisfy the Local Planning Authority that the development would cause an increase of NO² that is less than 1% of the annual legal limit, and
- With regards to ecology there is insufficient and conflicting detail to satisfy the Local Planning Authority that there would be no adverse impacts on the ecology of the site. It is considered that the ecological value of the site, particularly for plants, invertebrates and reptiles has been underestimated and as such the potential impacts of the proposed development cannot be properly assessed and appropriate mitigation and/or compensation cannot be agreed.

9 CONCLUSION

- 9.1 In accordance with the NPPF it is recognised that the proposed development would lead to social and economic benefits, including contributing towards meeting the City's significant housing requirements, the provision of 34 affordable units and job creation particularly during the construction phase. However the net benefits of the proposed scheme must be weighted against the adverse impacts of the proposal.
- 9.2 Since submission of the application the scheme has been amended to reduce the proposed number of dwellings from 100 to 85 and to increase the landscape buffer along the eastern boundary of the site in an effort to reduce the adverse visual impact on the scheme. Despite such amendments it is considered that the revised layout does not adequately address concerns raised regarding the proposal representing an overdevelopment of the site and would have a resultant adverse impact on the local landscape character and views in addition the proposal would have an unacceptable detrimental impact on the South Downs National Park and its setting.
- 9.3 The ecology evidence provided underestimates the ecological value of the site and, as a consequence, the potential impacts of the proposed development on ecology and biodiversity cannot properly be assessed nor can appropriate mitigation measures be agreed.
- 9.4 Having assessed the identified adverse impacts of the proposed scheme against the net benefits, on balance it is considered that the harmful impacts of the proposal on local landscape character, visual amenity and the setting of the National Park in this sensitive location represents demonstrable and significant adverse impacts that outweigh the benefits of the proposed scheme. The proposal is considered contrary to policies NC7 and NC8 of the Local Plan and SA5 of the emerging City Plan. In addition uncertainties remain in relation to the impacts of the proposal upon ecology and biodiversity. This uncertainty also weighs as a potential adverse impact of the scheme contrary to paragraph 118 of the NPPF and policies QD17, QD18 of the Local Plan and policy CP10 of the City Plan.

10 EQUALITIES

- 10.1 The scheme would provide for 40% affordable housing. If overall considered acceptable conditions could be attached to ensure that all dwellings are built to Lifetime Homes standards and that 5% would be built to Wheelchair Accessible Standards.

11 REASON FOR REFUSAL / INFORMATIVES

11.1 Reasons for Refusal:

1. The Local Planning Authority has not been able to assess the likely impacts of the proposed development with respect to Air Quality within the Rottingdean Air Quality Management Area, due to the omissions in the Environmental Statement. Consequently it has not been possible to identify whether and what mitigation measures may be appropriate and therefore the Local Planning Authority is unable to complete a full assessment of the proposal. The proposal is therefore considered to be contrary to the requirements of the Town and Country Planning (Environmental Impact Assessment) 2011 Regulations, policies SU9 of the Brighton & Hove Local Plan.
2. The Local Planning Authority has not been able to assess the likely impacts of the proposed development with respect to Ecology due to the omissions in the Environmental Statement. Consequently it has not been possible to identify whether and what mitigation measures may be appropriate and therefore the Local Planning Authority is unable to complete a full assessment of the proposal. The proposal is therefore considered to be contrary to the requirements of the Town and Country Planning (Environmental Impact Assessment) 2011 Regulations, policies QD17 and QD18 of the Brighton & Hove Local Plan, policies CP10 of the emerging City Plan Part One and SPD11 on Nature Conservation and Development.
3. By virtue of the scale of development proposed and the site coverage, it is considered that the harmful impacts of the proposal on local landscape character, visual amenity and the setting of the National Park, in this sensitive location, represents an overdevelopment of the site. The demonstrable and significant adverse impacts are considered to outweigh any benefits of the proposed scheme. As such the proposal is contrary to policy NC8 of the Brighton & Hove Local Plan and policies SA4 and SA5 of the emerging City Plan part 1.

11.2 Informatives:

1. The applicant is advised that the Local Planning Authority has identified concerns regarding the positioning of the dwellings on plots identified as nos. 4 and 34 with regards to potential outlook for future occupiers and, overlooking and loss of privacy for neighbouring properties depending upon the positioning of window openings, due to the proposed orientation towards neighbouring properties.
2. 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.

3. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site Location Plan	BRS.4783_04 -1	Rev. B	13 th August 2014
Topographical Survey – Sheet 1 of 3	TS14-099S\1	-	1 st August 2014
Topographical Survey – Sheet 2 of 3	TS14-099S\2	-	1 st August 2014
Topographical Survey – Sheet 3 of 3	TS14-099S\3	-	1 st August 2014
Building Heights Plan	BRS.4783_46	Rev. B	3 rd December 2014
Layout Plan	BRS.4783_20	Rev. Q	3 rd December 2014
Landscape Concept Plan	BRS.4783_ 32-1	Rev I	3 rd December 2014
Proposed Site Access Arrangement	SK03	-	3 rd December 2014
Proposed Access Arrangements on Ovingdean Road	Figure 5.1	Rev. B	3 rd December 2014
Detailed On-Plot Soft Landscape Proposals – Sheet 1 of 2	BRS.4783_45	Rev. B	12 th December 2014
Detailed On-Plot Soft Landscape Proposals – Sheet 2 of 2	BRS.4783_45	Rev. B	12 th December 2014

Appendix B - Letters of Objection (Re-consultation)

Property Name/Number	Street	Town	Postcode
15 (x2)	Ainsworth Avenue		BN2 7BG
17	Ainsworth Close	Ovingdean	BN2 7BH
77	Aysgarth Court		FY4 5LX
85	Balsdean Road		BN2 6PG
2	Beacon Court		BN2 7AY
29	Beacon Hill		BN2 7BN
Unknown	Beacon Point		BN2 7BE
50	Brownleaf Road		BN2 6LB
53 (x2)	Chailey Avenue	Rottingdean	BN2 7GH
21	Cowley Drive		BN2 6WB
38	Cowley Drive		BN2 6WB
84	Cowley Drive		BN2 6WD
139	Cowley Drive	Brighton	BN2 6TE
13	Cranleigh Avenue		BN2 7GT
21	Cranleigh Avenue	Rottingdean	BN2 7GN
30	Crescent Drive South		BN2 6RB
118	Crescent Drive South		BN2 6SA
124	Crescent Drive South	Brighton	BN2 6SA
31 (x2)	Donnington Road	Brighton	BN2 6WH
12	Downland Close		BN2 6DN
65	Downs Valley Road		BN2 6RG
9	Eileen Avenue	Saltdean	BN2 8AD
13	Eley Crescent		BN2 7FE
34	Eley Drive		BN2 7FH
8 (x2)	Elvin Crescent		BN2 7FF
47	Elvin Crescent		BN2 7FF
498	Falmer Road		BN2 6LH
553	Falmer Road		BN2 6NA
1 Winton Cottages	Falmer Road		BN2 7FJ
5	Grand Crescent	Rottingdean	BN2 7GL
14 (x3)	Knole Road	Rottingdean	BN2 7GR
17	Lindfield Close		BN2 8AP
6	Longhill Close		BN2 7AX
8	Longhill Road	Brighton	BN2 7BE
24	Longhill Road		BN2 7BE
1 Meadow Vale	Ovingdean Road	Brighton	BN2 7AA
4 Meadow Vale	Ovingdean Road		BN2 7AA
11	Meadow Close		BN2 7FB
13	Meadow Close		BN2 7FB
58	Nevill Road		BN2 7HG
2	New Barn Road		BN2 7FN

8	New Barn Road		BN2 7FN
3	Ovingdean Close		BN2 7AD
5	Ovingdean Close		BN2 7AD
18 (x2)	Ovingdean Close		BN2 7AD
20	Ovingdean Close		BN2 7AD
Gable End Cottage	Ovingdean Road	Brighton	BN2 7AA
Newlands (x2)	Ovingdean Road	Brighton	BN2 7AA
Threeways	Ovingdean Road	Ovingdean	BN2 7BB
Winton	Ovingdean Road	Brighton	BN2 7AA
Firhaven	Rock Road	Storrington	RH20 3AF
6	Romney Road	Rottingdean	BN2 7GG
33 (x2)	Rowan Way	Rottingdean	BN2 7FP
43	Rowan Way	Rottingdean	BN2 7FP
54	Rowan Way		BN2 7FP
58	Rowan Way	Rottingdean	BN2 7FP
66	Rowan Way		BN2 7FP
74	Saltdean Drive	Saltdean	BN2 8SD
76	Saltdean Drive	Saltdean	BN2 8SD
35	Selhurst Road		BN2 6WE
7 Kipling Court	St Aubyns Mead		BN2 7JT
1	The Ridings	Ovingdean	BN2 7A
2	The Ridings	Ovingdean	BN2 7AE
12	The Ridings	Ovingdean	BN2 7AE
10	The Rotyngs		BN2 7DX
3	The Vale	Brighton	BN2 7AB
4	The Vale		BN2 7AB
6	The Vale		BN2 7AB
5 (x2)	The Vale	Ovingdean	BN2 7AB
11	The Vale	Brighton	BN2 7AB
14	The Vale		BN2 7AB
15	The Vale	Brighton	BN2 7AB
16	The Vale		BN2 7AB
21	Tintnern Close		SW15 2HF
11	Wanderdown Road		BN2 7BT
27	Wanderdown Road	Ovingdean	BN2 7BT
45	Wanderdown Road	Ovingdean	BN2 7BT
48 (x2)	Wanderdown Road	Ovingdean	BN2 7BF
54	Wanderdown Road	Ovingdean	BN2 7BT
8	Wanderdown Way	Brighton	BN2 7BX
11	Wanderdown Way		BN2 7BX
Broomfield Cottage	West End Lane		GU10 3EP
39	Westfield Avenue North	Saltdean	BN2 8HS
18	Westfield Avenue South	Saltdean	BN2 8HT
Unknown -	Unknown	Unknown	BN2 9SQ

Emily Furman			
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Appendix A - Letters of Objection

Property Name	Street	Town	Postcode
29	Abinger Road	Woodingdean	BN2 6LF
31	Abinger Road	Brighton	BN2 6LF
33	Abinger Road	Brighton	BN2 6LF
5	Ainsworth Avenue	Ovingdean	BN2 7BG
Badgers Copse, 11	Ainsworth Avenue	Ovingdean	BN2 7BG
14 (x2)	Ainsworth Avenue	Ovingdean	BN2 7BG
15 (x2)	Ainsworth Avenue	Ovingdean	BN2 7BG
26	Ainsworth Avenue	Ovingdean	BN2 7BG
31	Ainsworth Avenue	Brighton	BN2 7BG
32	Ainsworth Avenue		BN2 7BG
34	Ainsworth Avenue	Ovingdean	BN2 7BG
41	Ainsworth Avenue	Ovingdean	BN2 7BG
42 (x2)	Ainsworth Avenue	Ovingdean	BN2 7BG
50	Ainsworth Avenue	Ovingdean	BN2 7BG
54	Ainsworth Avenue	Ovingdean	BN2 7BG
60	Ainsworth Avenue	Ovingdean	BN2 7BG
68	Ainsworth Avenue	Ovingdean	BN2 7BG
70	Ainsworth Avenue	Ovingdean	BN2 7BG
9	Ainsworth Close	Ovingdean	BN2 7BH
14	Ainsworth Close	Ovingdean	BN2 7BH
15	Ainsworth Close	Ovingdean	BN2 7BH
17	Ainsworth Close	Ovingdean	BN2 7BH
195	Arundel Road Central	Peacehaven	BN10 7NU
23	Ashdown Avenue	Saltdean	BN2 8AH
9	Balsdean Road	Woodingdean	BN2 6PG
18	Balsdean Road	Woodingdean	BN2 6PF
30	Balsdean Road	Woodingdean	
52	Balsdean Road	Woodingdean	BN2 6PF
53	Balsdean Road	Woodingdean	BN2 6PG
55	Balsdean Road	Woodingdean	BN2 6PG
85	Balsdean Road	Brighton	BN2 6PG
101	Bannings Vale	Saltdean	BN2 8DH
13	Bazehill Road	Rottingdean	BN2 7DB
15 (x2)	Bazehill Road	Rottingdean	BN2 7DB
1A	Beacon Hill	Ovingdean	BN2 7BN
7	Beacon Hill	Ovingdean	BN2 7BN
15	Beacon Hill	Ovingdean	BN2 7BN
19	Beacon Hill	Brighton	BN2 7BN
27	Beacon Hill	Brighton	BN2 7BN
29	Beacon Hill	Ovingdean	BN2 7BN
Green Point	Beacon Hill	Ovingdean	BN2 7BN
Unknown	Beacon Point		BN2 7BE

74	Bexhill Road	Woodingdean	BN2 6QA
142	Bexhill Road	Woodingdean	BN2 6QA
146	Bexhill Road	Woodingdean	BN2 6QA
6	Bishopstone Drive	Saltdean	BN2 8FF
17	Bishopstone Drive	Saltdean	BN2 8FF
42	Bishopstone Drive	Saltdean	BN2 8FF
15 (x2)	Briarcroft Road	Woodingdean	BN2 6LL
1	Broad Green	Woodingdean	BN2 6TB
3	Broad Green	Woodingdean	BN2 6TB
Brook Cottage		Adforton	SY7 0NF
19	Brownleaf Road	Woodingdean	BN2 6LD
34	Brownleaf Road	Woodingdean	BN2 6LB
50 (x2)	Brownleaf Road	Woodingdean	BN2 6LB
Ferndale House	Burdell Road	Yapton	BN18 0HT
3	Burnham Drive	Reigate	RH2 9HD
16 (x2)	Burnes Vale	Rottingdean	BN2 7DW
20	Burns Vale	Rottingdean	BN2 7DW
24	Burnes Vale	Rottingdean	BN2 7DW
4	Bush Close	Woodingdean	BN2 6SS
2	Byre Cottages	Rottingdean	BN2 7BB
6	Byre Cottages	Ovingdean	BN2 7BB
10	Catherine Vale	Brighton	BN2 6TZ
28	Catherine Vale	Brighton	BN2 6TZ
160	Cavell Avenue North	Peacehaven	BN10 7QQ
16	Chailey Avenue	Rottingdean	BN2 7GH
26	Chailey Avenue	Rottingdean	BN2 7GH
53 (x2)	Chailey Avenue	Brighton	BN2 7GH
33	Chalkland Rise	Woodingdean	BN2 6RJ
43	Chalkland Rise		BN2 6RJ
45	Chalkland Rise	Woodingdean	BN2 6RJ
65 (x3)	Chalkland Rise	Woodingdean	BN2 6RJ
2 (x2)	Challoners Close	Rottingdean	BN2 7DG
7	Challoners Close	Rottingdean	BN2 7DG
9	Challoners Close	Rottingdean	BN2 7DG
11	Challoners Close	Rottingdean	BN2 7DG
9	Chesham Street	Brighton	BN2 1NA
36	Chichester Drive East		BN2 8LB
2	Chorley Avenue	Saltdean	BN2 8AQ
12	Court Farm Road	Rottingdean	BN2 7FL
3	Court Ord Cottages	Rottingdean	BN2 7FT
8	Court Ord Cottages	Brighton	BN2 7FT
10	Court Ord Road	Rottingdean	BN2 7FD
12	Court Ord Road	Rottingdean	BN2 7FD
21	Court Ord Road	Rottingdean	BN2 7FD
25	Court Ord Road	Rottingdean	BN2 7FD
14	Cowley Drive	Woodingdean	BN2 6WA

22	Cowley Drive	Woodingdean	BN2 6WA
38	Cowley Drive	Woodingdean	BN2 6WB
39	Cowley Drive	Woodingdean	
42	Cowley Drive	Woodingdean	BN2 6WB
48	Cowley Drive		BN2 6WB
66	Cowley Drive	Woodingdean	BN2 6WD
72	Cowley Drive	Woodingdean	BN2 6WD
78	Cowley Drive	Woodingdean	BN2 6WD
84 (x2)	Cowley Drive		BN2 6WD
107	Cowley Drive	Brighton	BN2 6WD
139	Cowley Drive	Woodingdean	BN2 6TE
12	Cranleigh Avenue	Rottingdean	BN2 7GT
13 (x2)	Cranleigh Avenue	Rottingdean	BN2 7GT
26	Cranleigh Avenue	Rottingdean	BN2 7GN
37	Cranleigh Avenue	Rottingdean	BN2 7GN
The Rockeries, 69	Crescent Drive North	Woodingdean	BN2 6SL
12A	Crescent Drive South	Woodingdean	BN2 6RB
30	Crescent Drive South	Woodingdean	BN2 6RB
73	Crescent Drive South	Woodingdean	BN2 6SB
84	Crescent Drive South		BN2 6SA
99	Crescent Drive South	Woodingdean	BN2 6SB
107	Crescent Drive South	Brighton	BN2 6SB
110	Crescent Drive South	Woodingdean	BN2 6SA
124	Crescent Drive South	Brighton	BN2 6SA
7 (x2)	Crowborough Road		BN2 8EA
31	Cruden Street	London	N1 8NH
5 Tudor Close	Dean Court Road	Rottingdean	BN2 7DF
6	Dean Court Road	Rottingdean	BN2 7DH
46 (x2)	Dean Court Road	Rottingdean	BN2 7DJ
48	Dean Court Road	Rottingdean	BN2 7DJ
57	Dean Court Road	Rottingdean	BN2 7DL
60	Dean Court Road	Rottingdean	BN2 7DJ
69	Dean Court Road	Rottingdean	BN2 7DL
79	Dean Court Road	Rottingdean	BN2 7DL
82	Dean Court Road	Rottingdean	BN2 7DJ
90	Dean Court Road	Rottingdean	BN2 7DJ
92	Dean Court Road	Rottingdean	BN2 7DJ
109	Dean Court Road	Rottingdean	BN2 7DL
111	Dean Court Road	Rottingdean	BN2 7DL
117	Dean Court Road	Rottingdean	BN2 7DL
8	Deans Close	Brighton	BN2 6RN
11	Deans Close	Brighton	BN2 6RN
27	Donnington Road	Woodingdean	BN2 7WH
31 (x2)	Donnington Road	Brighton	BN2 6WH
5	Dower Close	Rottingdean	BN2 7BW
6	Dower Close	Brighton	BN2 7BW

18	Downhill View	Woodingdean	BN2 6ST
5 (x2)	Downland Close	Woodingdean	BN2 6DN
12	Downland Close	Brighton	BN2 6DN
1A	Downs Valley Road	Woodingdean	BN2 6RP
4 (x2)	Downs Valley Road	Woodingdean	BN2 6RP
43	Downs Valley Road	Woodingdean	BN2 6RG
45A	Downs Valley Road	Woodingdean	BN2 6RG
45	Downs Valley Road	Woodingdean	BN2 6RG
65	Downs Valley Road	Woodingdean	BN2 6RG
74	Downs Valley Road	Woodingdean	BN2 6RF
79	Downs Valley Road	Woodingdean	BN2 6RG
33	Downsway	Woodingdean	BN2 6BD
9	Eileen Avenue	Saltdean	BN2 8AD
12	Eley Crescent	Rottingdean	BN2 7FE
13	Eley Crescent		BN2 7FE
16	Eley Crescent	Rottingdean	BN2 7FE
9	Eley Drive		BN2 7FH
10	Eley Drive	Rottingdean	BN2 7FH
16	Eley Drive	Rottingdean	BN2 7FH
18 (x2)	Eley Drive	Rottingdean	BN2 7FH
25	Eley Drive	Rottingdean	BN2 7FH
26	Eley Drive	Rottingdean	BN2 7FH
29 (x2)	Eley Drive	Rottingdean	BN2 7FH
34	Eley Drive	Brighton	BN2 7FH
39	Eley Drive	Rottingdean	BN2 7FG
64	Eley Drive	Rottingdean	BN2 7FG
67	Eley Drive	Rottingdean	BN2 7FG
69	Eley Drive	Brighton	BN2 7FG
10	Elvin Crescent	Rottingdean	BN2 7FF
12	Elvin Crescent	Rottingdean	BN2 7FF
30	Elvin Crescent	Rottingdean	BN2 7FF
37	Elvin Crescent	Rottingdean	BN2 7FF
38 (x2)	Elvin Crescent	Rottingdean	BN2 7FF
40	Elvin Crescent	Rottingdean	BN2 7FF
47	Elvin Crescent	Rottingdean	BN2 7FF
61	Elvin Crescent	Rottingdean	BN2 7FF
73	Elvin Crescent	Rottingdean	BN2 7FF
13	Falmer Avenue	Saltdean	BN2 8FH
6	Falmer Gardens	Brighton	BN2 6NE
34	Falmer Gardens	Woodingdean	BN2 6NE
29	Falmer Road	Rottingdean	BN2 7DH
31	Falmer Road	Rottingdean	BN2 7DA
33	Falmer Road	Rottingdean	BN2 7DA
35	Falmer Road	Rottingdean	BN2 7DA
5 Winton Cottages, 57 (x2)	Falmer Road	Rottingdean	BN2 7FJ

71	Falmer Road	Rottingdean	BN2 7FJ
386	Falmer Road	Brighton	BN2 6LA
450	Falmer Road	Brighton	BN2 6LG
456	Falmer Road	Brighton	BN2 6LG
486	Falmer Road	Brighton	BN2 6LH
498	Falmer Road	Brighton	BN2 6LH
553	Falmer Road	Brighton	BN2 6NA
558	Falmer Road	Brighton	BN2 6NA
Unknown	Rottingdean Place, Falmer Road		BN2 7FS
16	Rottingdean Place, Falmer Road	Rottingdean	BN2 7FS
48 (x2)	Rottingdean Place, Falmer Road	Rottingdean	BN2 7FS
Ballaria (x2)	Founthill Road	Rottingdean	BN2 8AJ
56	Foxdown Road	Woodingdean	BN2 6TL
1	Frimley Close		BN2 6SD
2	Frimley Close		BN2 6SD
13	Frimley Close	Woodingdean	BN2 6SD
24A	Gladstone Place	Brighton	BN2 3QD
Flat 12, 23-25	Gloucester Place	Brighton	BN1 4UD
16	Glynde Avenue		BN2 8QR
111	Goldstone Crescent	Brighton	BN3 6LS
16 (x2)	Gorham Avenue	Rottingdean	BN2 7DP
18	Gorham Avenue	Rottingdean	BN2 7DP
26	Gorham Avenue	Rottingdean	BN2 7DP
35	Gorham Avenue	Rottingdean	BN2 7DP
50	Gorham Avenue	Rottingdean	BN2 7DP
4	Gorham Close	Rottingdean	BN2 7EA
7	Gorham Way	Telscombe Cliffs	BN10 7BA
4	Grand Crescent	Rottingdean	BN2 7GL
5	Grand Crescent	Rottingdean	BN2 7GL
23	Grand Crescent	Rottingdean	BN2 7GL
24	Grand Crescent		BN2 7GL
29	Grand Crescent	Rottingdean	BN2 7GL
38	Grand Crescent	Rottingdean	BN2 7GL
46-48	Grand Crescent	Rottingdean	BN2 7GL
2 Beacon Court	Greenways	Ovingdean	BN2 7AY
5 Beacon Court	Greenways	Ovingdean	BN2 7AY
7 Beacon Court	Greenways	Ovingdean	BN2 7AY
13 Grange Farm Cottages	Greenways	Ovingdean	BN2 7BA
76	Greenways	Rottingdean	
88A	Greenways	Ovingdean	BN2 7BL
88	Greenways	Ovingdean	BN2 7BL
100	Greenways	Brighton	BN2 7BL

The Barn (x2)	Beacon Court	Ovingdean	BN2 7AY
The Rectory	Greenways	Ovingdean	BN2 7BA
7	Greenways Corner	Ovingdean	BN2 7BQ
20	Heathfield Avenue	Saltdean	BN2 8QB
6 Denes Mews	High Street	Rottingdean	BN2 7AH
71A	High Street	Rottingdean	BN2 7HE
16	Holtview Road		BN2 6DH
11	Hunston Close	Woodingdean	BN2 6TN
Unknown	Kipling Avenue	Woodingdean	BN2 6UD
20	Kipling Avenue	Woodingdean	BN2 6UD
76	Kipling Avenue	Woodingdean	BN2 7UE
86	Kipling Avenue	Woodingdean	BN2 6UE
94	Kipling Avenue	Woodingdean	BN2 6UE
100	Kipling Avenue	Woodingdean	BN2 6UE
134	Kipling Avenue	Woodingdean	BN2 6UE
137	Kipling Avenue	Woodingdean	BN2 6UF
14 (x3)	Knole Road	Rottingdean	BN2 7GR
6	Laughton Road	Brighton	BN2 6QF
1 (x2)	Lenham Road East	Rottingdean	BN2 7GP
2	Lenham Road East	Rottingdean	BN2 7GP
2A	Lenham Road West	Rottingdean	BN2 7GJ
13	Lenham Road West	Rottingdean	BN2 7GJ
14	Lenham Road West	Rottingdean	BN2 7GJ
19	Lenham Road West	Rottingdean	BN2 7GJ
2 Ursa Court, 108	Lewes Road		BN2 4AE
4 (x2)	Little Crescent	Rottingdean	BN2 7GF
17	Little Crescent	Rottingdean	BN2 7GF
18	Little Crescent	Rottingdean	BN2 7GF
20	Little Crescent	Rottingdean	BN2 7GF
23	Little Crescent	Rottingdean	BN2 7GF
6	Lockwood Crescent	Woodingdean	BN2 6UG
36 (x2)	Lockwood Crescent		BN2 6UG
2 (x3)	Longhill Close	Ovingdean	BN2 7AX
6 (x2)	Longhill Close	Ovingdean	BN2 7AX
11	Longhill Close	Ovingdean	BN2 7AX
7	Longhill Road	Ovingdean	BN2 7BF
8 (x2)	Longhill Road	Ovingdean	BN2 7BE
11	Longhill Road	Ovingdean	BN2 7BF
12	Longhill Road	Ovingdean	BN2 7BE
15	Longhill Road	Ovingdean	BN2 7BF
16	Longhill Road	Ovingdean	BN2 7BE
21	Longhill Road		BN2 7BF
23 (x2)	Longhill Road	Ovingdean	BN2 7BF
24	Longhill Road	Ovingdean	BN2 7BE
Flat 3, Beacon Hill House, 27A	Longhill Road	Ovingdean	BN2 7BF

27A	Longhill Road	Ovingdean	BN2 7BF
Flat 6, Beacon Hill House, 27A (x2)	Longhill Road	Ovingdean	BN2 7BF
29	Longhill Road	Ovingdean	BN2 7BF
31A	Longhill Road	Ovingdean	BN2 7BF
33	Longhill Road	Ovingdean	BN2 7BF
35	Longhill Road	Ovingdean	BN2 7BF
37	Longhill Road	Ovingdean	BN2 7BF
43	Longhill Road	Ovingdean	BN2 7BF
44	Longhill Road	Ovingdean	BN2 7BE
46	Longhill Road	Ovingdean	BN2 7BE
47	Longhill Road	Ovingdean	BN2 7BF
51	Longhill Road	Ovingdean	BN2 7BF
52 (x2)	Longhill Road	Ovingdean	BN2 7BE
58A (x2)	Longhill Road	Ovingdean	BN2 7BE
90 (x2)	Longhill Road	Ovingdean	BN2 7BD
92	Longhill Road	Ovingdean	BN2 7BD
108	Longhill Road	Ovingdean	BN2 7BD
126	Longhill Road	Ovingdean	BN2 7BD
136A	Longhill Road	Ovingdean	BN2 7BD
140	Longhill Road	Ovingdean	BN2 7BD
77	Lustrells Crescent	Saltdean	BN2 8FL
78	Lustrells Crescent	Saltdean	BN2 8FL
94	Lustrells Crescent	Saltdean	BN2 8FL
110 (x2)	Lustrells Crescent	Saltdean	BN2 8FL
116	Lustrells Crescent	Saltdean	BN2 8FL
128	Lustrells Crescent	Saltdean	BN2 8FL
Point Clear	Lustrells Road	Rottingdean	BN2 7DS
28	Lustrells Vale	Saltdean	BN2 8FE
160	Lustrells Vale	Saltdean	BN2 8FB
15 (x2)	Marine Drive	Rottingdean	BN2 7HJ
12	Marine Square		BN2 1DL
14	Martyns Close	Ovingdean	BN2 7BU
9	Meadow Close		BN2 7FB
11	Meadow Close		BN2 7FB
13	Meadow Close		BN2 7FB
14	Meadow Close	Rottingdean	BN2 7FB
25	Meadow Close	Rottingdean	BN2 7FB
28	Meadow Close	Rottingdean	BN2 7FB
41 (x2)	Meadow Close	Rottingdean	BN2 7FB
49	Meadow Close		BN2 7FB
63	Meadow Close	Rottingdean	BN2 7FB
6	Meadow Parade	Rottingdean	
9	Merston Close	Woodingdean	BN2 6WJ
12	Millyard Crescent	Woodingdean	BN2 6LJ
32 (x2)	Millyard Crescent		BN2 6LJ

18	Netherfield Green		BN2 6QP
32	Netherfield Green	Woodingdean	BN2 6QP
22	Nevill Road		BN2 7HG
24	Nevill Road	Rottingdean	BN2 7HG
28	Nevill Road		BN2 7HG
30	Nevill Road	Rottingdean	BN2 7HG
33	Nevill Road	Rottingdean	BN2 7HH
36	Nevill Road	Rottingdean	BN2 7HG
37	Nevill Road	Rottingdean	BN2 7HH
2	New Barn Road	Rottingdean	BN2 7FN
3 Ocean Reach	Newlands Road	Rottingdean	BN2 7GD
16 (x2)	Newlands Road	Rottingdean	BN2 7GD
20	Newlands Road	Brighton	BN2 7GD
2	Nolan Road		BN2 6RS
8	Northfield Rise	Rottingdean	BN2 7DR
1	Northgate Close	Rottingdean	BN2 7DZ
101 (x2)	Oaklands Avenue	Saltdean	BN2 8PD
2	Ovingdean Close	Ovingdean	BN2 7AD
3	Ovingdean Close	Ovingdean	BN2 7AD
6	Ovingdean Close	Ovingdean	BN2 7AD
7	Ovingdean Close	Ovingdean	
8	Ovingdean Close	Ovingdean	BN2 7AD
11	Ovingdean Close	Ovingdean	BN2 7AD
18 (x2)	Ovingdean Close	Ovingdean	BN2 7AD
20 (x2)	Ovingdean Close	Ovingdean	BN2 7AD
21	Ovingdean Close	Ovingdean	BN2 7AD
Ashdown House	Ovingdean Road		BN2 7BB
4 Byre Cottages	Ovingdean Road	Ovingdean	BN2 7BB
Gable End Cottage	Ovingdean Road		BN2 7AA
1 Meadow Vale (x2)	Ovingdean Road	Ovingdean Road	BN2 7AA
2 Meadow Vale	Ovingdean Road	Ovingdean	BN2 7AA
4 Meadow Vale	Ovingdean Road	Ovingdean	BN2 7AA
5 Meadow Vale	Ovingdean Road	Ovingdean	BN2 7AA
6 Meadow Vale	Ovingdean Road	Ovingdean	BN2 7AA
Newlands (x2)	Ovingdean Road	Ovingdean	BN2 7AA
1 Orchard Court (x2)	Ovingdean Road	Ovingdean	BN2 7BB
3 Orchard Court	Ovingdean Road	Ovingdean	BN2 7BB
Sandhurst	Ovingdean Road	Ovingdean	BN2 7AA
The Lodge (x2)	Ovingdean Road	Ovingdean	BN2 7BB
The Nook	Ovingdean Road	Ovingdean	BN2 7BB
Threeways	Ovingdean Road	Ovingdean	BN2 7BB
Winton	Ovingdean Road	Ovingdean	BN2 7AA
Woodingcote House	Ovingdean Road	Ovingdean	BN2 7AA
2 Upper Cottages	Ovingdean Road	Ovingdean	BN2 7BR
16	Park Close	Rottingdean	BN2 7HL

4 Conway Court	Park Crescent		BN2 7JB
17	Park Crescent		BN2 7HN
Upper Flat 4	Park Road	Rottingdean	BN2 7HL
14	Park Road	Rottingdean	BN2 7HL
15	Park Road	Rottingdean	BN2 7HL
16	Park Road	Rottingdean	BN2 7HL
1	Pinfold Close		BN2 6WG
11	Pinfold Close	Woodingdean	BN2 6WG
12	Pinfold Close	Brighton	BN2 6WG
16	Pinfold Close	Brighton	BN2 6WG
12	Pitt Gardens	Woodingdean	BN2 6LR
17	Pitt Gardens	Woodingdean	BN2 6LR
19	Pitt Gardens	Woodingdean	BN2 6LR
48	Princes Road		BN2 3RH
100	Rodmell Avenue	Saltdean	BN2 8PJ
114A	Rodmell Avenue	Saltdean	BN2 8PJ
6	Romney Road	Rottingdean	BN2 7GG
5	Rosedene Close	Woodingdean	BN2 6LE
19	Rosedene Close	Woodingdean	BN2 6LE
3	Rowan Way	Rottingdean	BN2 7FP
12	Rowan Way	Rottingdean	BN2 7FP
13	Rowan Way	Rottingdean	BN2 7FP
18	Rowan Way	Rottingdean	BN2 7FP
19 (x2)	Rowan Way	Rottingdean	BN2 7FP
20	Rowan Way	Rottingdean	BN2 7FP
33 (x2)	Rowan Way	Rottingdean	BN2 7FP
34	Rowan Way	Rottingdean	BN2 7FP
37	Rowan Way	Rottingdean	BN2 7FP
43	Rowan Way	Rottingdean	BN2 7FP
46	Rowan Way	Rottingdean	BN2 7FP
54	Rowan Way	Rottingdean	BN2 7FP
56	Rowan Way	Rottingdean	BN2 7FP
58 (x2)	Rowan Way	Rottingdean	BN2 7FP
64	Rowan Way		BN2 7FP
66	Rowan Way	Rottingdean	BN2 7FP
2	Royles Close	Rottingdean	BN2 7DQ
10 (x2)	Royles Close	Rottingdean	BN2 7DQ
12	Royles Close	Rottingdean	BN2 7DQ
40	Rudyard Road		BN2 6UB
43 (x2)	Rudyard Road	Woodingdean	BN2 6UB
36	Saltdean Drive	Saltdean	BN2 8SB
74 (x2)	Saltdean Drive	Saltdean	BN2 8SD
44	Saltdean Vale	Brighton	BN2 8HQ
135	Saltdean Vale	Brighton	BN2 8HE
1	Selhurst Road		BN2 6WE
18	Selhurst Road	Woodingdean	BN2 6WF

19	Selhurst Road	Woodingdean	BN2 6WE
27	Selhurst Road		BN2 6WE
28	Selhurst Road	Woodingdean	BN2 6WF
35	Selhurst Road	Brighton	BN2 6WE
3	Sherrington Road	Woodingdean	BN2 6QJ
13	Sherrington Road	Woodingdean	BN2 6QJ
21	Sherrington Road	Woodingdean	BN2 6QJ
12	Shipley Road		BN2 6TA
23	Shipley Road	Woodingdean	BN2 6TA
7 Kipling Court	St Aubyns Mead	Rottingdean	BN2 7JT
15	St Aubyns Mead		BN2 7HY
1	Stanstead Crescent	Woodingdean	BN2 6TR
37	Stanstead Crescent	Brighton	BN2 6TR
66	Stanstead Crescent		BN2 6TQ
Blenheim House	Steyning Road	Rottingdean	BN2 7GA
Braemar House (x2)	Steyning Road	Rottingdean	BN2 7GA
4 (x3)	Sudeley Street		BN2 1HE
Flat 3, 19-20 Bristol Mansions	Sussex Square	Brighton	BN2 5AA
49	Sutton Road	Seaford	BN25 1SU
1	Sycamore Close	Woodingdean	BN2 6SJ
5	Sycamore Close	Woodingdean	BN2 6SJ
6	Sycamore Close	Woodingdean	BN2 6SJ
16	Sycamore Close		BN2 6SJ
28	Terminus Road		BN1 3PD
22A	The Brow	Woodingdean	BN2 6LN
24A	The Brow	Woodingdean	BN2 6LN
41	The Brow	Woodingdean	BN2 6LP
51	The Brow		BN2 6LP
64	The Brow	Woodingdean	BN2 7LN
Hillside	The Green	Rottingdean	BN2 7HA
Little Barn	The Green	Rottingdean	BN2 7DD
Pax	The Green	Rottingdean	BN2 7HA
18	The Park	Rottingdean	BN2 7GQ
23	The Ridgway	Woodingdean	BN2 6PE
26 (x2)	The Ridgway		BN2 6PE
38	The Ridgway		BN2 6PE
48	The Ridgway	Woodingdean	BN2 6PD
70	The Ridgway	Woodingdean	BN2 6PD
75	The Ridgway	Woodingdean	BN2 6PB
83	The Ridgway	Woodingdean	BN2 6PB
1	The Ridings	Ovingdean	BN2 7AE
2	The Ridings	Ovingdean	BN2 7AE
4	The Ridings	Ovingdean	BN2 7AE
7	The Ridings	Ovingdean	BN2 7AE
8	The Ridings	Ovingdean	BN2 7AE

12	The Ridings	Ovingdean	BN2 7AE
7 (x2)	The Rotyngs	Rottingdean	BN2 7DX
9	The Rotyngs, Falmer Road	Rottingdean	BN2 7DX
15	The Rotyngs	Rottingdean	BN2 7DX
16	The Rotyngs	Rottingdean	BN2 7DX
20	The Rotyngs	Rottingdean	BN2 7DX
23	The Rotyngs	Rottingdean	BN2 7DX
1	The Vale	Ovingdean	BN2 7AB
2	The Vale	Ovingdean	BN2 7AB
3	The Vale	Ovingdean	BN2 7AB
4	The Vale	Ovingdean	BN2 7AB
5	The Vale	Ovingdean	BN2 7AB
6	The Vale	Ovingdean	
7	The Vale	Ovingdean	BN2 7AB
9	The Vale	Ovingdean	BN2 7AB
10 (x2)	The Vale	Ovingdean	BN2 7AB
11	The Vale	Ovingdean	BN2 7AB
12A	The Vale	Ovingdean	BN2 7AB
14	The Vale	Ovingdean	BN2 7AB
Hawthorns, 15 (x2)	The Vale	Ovingdean	BN2 7AB
16	The Vale	Ovingdean	BN2 7AB
18	The Vale	Ovingdean	BN2 7AB
21	The Vale	Ovingdean	BN2 7AB
21	Tintnern Close		SW15 2HG
42	Tyedean Road	Telscombe Cliffs	BN10 7AU
66-67	Upper North Street	Brighton	BN1 3FL
1	Vicarage Terrace		BN2 7HT
3	Vicarage Terrace	Rottingdean	BN2 7HT
5	Vicarage Terrace	Rottingdean	BN2 7HT
1 (x2)	Wanderdown Close	Ovingdean	BN2 7BY
3 (x2)	Wanderdown Close	Ovingdean	BN2 7BY
5	Wanderdown Close		BN2 7BY
9 (x2)	Wanderdown Close	Ovingdean	BN2 7BY
6	Wanderdown Drive	Ovingdean	BN2 7BZ
8	Wanderdown Drive	Ovingdean	BN2 7BZ
7 (x2)	Wanderdown Road	Ovingdean	BN2 7BT
10	Wanderdown Road	Ovingdean	BN2 7BT
14 (x2)	Wanderdown Road	Ovingdean	BN2 7BT
15	Wanderdown Road	Ovingdean	BN2 7BT
16	Wanderdown Road	Ovingdean	BN2 7BT
17	Wanderdown Road	Ovingdean	BN2 7BT
19	Wanderdown Road	Ovingdean	BN2 7BT
25 (x2)	Wanderdown Road	Ovingdean	BN2 7BT
27	Wanderdown Road	Ovingdean	BN2 7BT
28 (x2)	Wanderdown Road	Ovingdean	BN2 7BT

31	Wanderdown Road	Ovingdean	BN2 7BT
37	Wanderdown Road	Ovingdean	BN2 7BT
44	Wanderdown Road	Ovingdean	BN2 7BT
45 (x2)	Wanderdown Road	Ovingdean	BN2 7BT
47	Wanderdown Road	Ovingdean	BN2 7BT
48 (x2)	Wanderdown Road	Ovingdean	BN2 7BT
51	Wanderdown Road	Ovingdean	BN2 7BT
53	Wanderdown Road	Ovingdean	BN2 7BT
54	Wanderdown Road	Ovingdean	BN2 7BT
57 (x2)	Wanderdown Road		BN2 7BT
58	Wanderdown Road	Ovingdean	BN2 7BT
60	Wanderdown Road	Ovingdean	BN2 7BT
61	Wanderdown Road	Ovingdean	BN2 7BT
62	Wanderdown Road	Ovingdean	BN2 7BT
63	Wanderdown Road	Ovingdean	BN2 7BT
66	Wanderdown Road	Ovingdean	BN2 7BT
3	Wanderdown Way	Ovingdean	BN2 7BX
6	Wanderdown Way		BN2 7BX
7	Wanderdown Way	Ovingdean	BN2 7BX
8	Wanderdown Way	Ovingdean	BN2 7BX
11	Wanderdown Way	Ovingdean	BN2 7BX
12	Wanderdown Way	Ovingdean	BN2 7BX
17	Wanderdown Way	Ovingdean	BN2 7BX
18	Wanderdown Way	Ovingdean	BN2 7BX
16	Warren Avenue	Woodingdean	BN2 6BJ
58	Warren Way	Woodingdean	BN2 6PJ
73	Warren Way	Woodingdean	BN2 6PH
6 (x2)	Welesmere Road	Rottingdean	BN2 7DN
16	Welesmere Road	Rottingdean	BN2 7DN
39	Westfield Avenue North	Saltdean	BN2 8HS
18	Westfield Avenue South	Saltdean	BN2 8HT
19	Westmeston Avenue	Brighton	BN2 8AL
23	Westmeston Avenue		BN2 8AL
44	Westmeston Avenue	Saltdean	BN2 8AN
64	Westmeston Avenue		BN2 8AN
73	Westmeston Avenue		BN2 8AL
2 Victoria Mews	West Street	Rottingdean	BN2 7JR
113	Wilmington Way	Brighton	BN1 8JF
7 (x2)	Woodland Walk	Ovingdean	BN2 7AR
Unknown	Woods Mill	Henfield	BN5 9SD
Unknown - Angela Thomson			BN2 7FG
Unknown – Amanda Hawes			
Unknown – Amanda Monti			

Unknown – Andrew Clark			
Unknown – Carol Alexander			
Unknown – Carol Voss			
Unknown – Dave Church			
Unknown – Elizabeth Darling			BN2 7FP
Unknown – Faebhean Kwest			
Unknown – Fr Kevin O'Donnell			
Unknown – Hester Hayes			
Unknown – Jackie Comrie			
Unknown – Joyoti Grech Cato			
Unknown – Lee Rolf			
Unknown – Liam Byrne			
Unknown – Michael Gilling			
Unknown – Michael Shove	Wanderdown Road	Ovingdean	
Unknown – Nina Merchant			
Unknown – Rachel Gordon		Woodingdean	
Unknown – Ross Hudson			
Unknown – Simon Dobson			BN2 7GN
Unknown – Tracy Woodcock			
Unknown – W Durant			

Appendix B - Letters of Support

Property Name / Number	Street	Town	Postcode
43	Abbey Close		
32	Abergavenny Road	Lewes	BN7 1SN
29	Aldrington Avenue	Hove	BN3 7EL
29	Applesham Avenue	Hove	

12	Arthur Road	New Malden	KT3 6LX
10	Baden Road	Muswell Hill	N8 7RJ
3A	Beaconsfield Villas	Brighton	BN1 6HD
3	Bennett Road	Brighton	BN2 5JL
29	Bevendean Road	Brighton	BN2 4FN
Hodges Farmhouse	Bodle Street Green	Hailsham	BN27 4RH
6	Briarcroft Road	Brighton	BN2 6LL
1A (x2)	Buckingham Place	Brighton	BN1 3TG
5 (x3)	Caburn Road	Hove	BN3 6EF
8 Cecil Court	Cecil Road	Lancing	
10	Cranmer Avenue	Hove	BN3 7JQ
Whitecrofts	Crofts Mews		N12 8TR
15	Denmark Road	Portslade	BN41 1GJ
91	Ditchling Road	Brighton	BN1 4SD
28	Downsway		BN2 6BD
99	Ewart Street	Brighton	BN2 9UP
48	Farm Hill	Brighton	BN2 6BH
7	Freshfield Close	Hailsham	BN27 2DN
5	Gloucester Street	Cardiff	CF11 6EL
13	Goldstone Villas	Hove	BN3 3RR
6	Graham Avenue	London	W13 9TQ
21	Grassmere Avenue		BN10 7BZ
18	Grosvenor Road	Seaford	BN25 2BS
2	Guild Place	Burgess Hill	RH15 0GN
Unknown (x2)	Hartington Road		
14B	Hartington Road	Brighton	BN2 3LJ
30	Highlands Drive		RH15 8JJ
79	Holdenhurst Avenue		N12 0JB
5	Jay Mews	Hove	BN1
114	King Edwards Road		
33	Kings Road	Southwick	BN42 4RJ
48	Kipling Avenue	Woodingdean	BN2 6UE
2	Ladymead	Burgess Hill	RH15 0QW
51 (x2)	Lansdowne Street	Hove	BN3 1FT
61	Larkspur Drive		RH15 0UL
35	Little Russell Street		WC1L 2HH
Unknown	London Road	Brighton	BN1 6RN
58	Lyndhurst Road	Hove	BN3 6FB
115	Mile Oak Road		BN41 2PJ
1	Modena Road	Hove	BN3 5QF
182	Mount Pleasant Road	Hastings	TN34 3SR
37	New Barn Close		BN41 2GQ
12C	Newnton Close	Woodberry Grove, London	N4 2RQ
9	Norfolk Terrace	Brighton	BN1 3AD
48	North Gardens	Brighton	BN1 3LB

70	Pankhurst Avenue		BN2 9YN
68	Park Avenue		BN43 6PG
1	Parklands	Rednal, Birmingham	B45 9PZ
22	Parkland Road		BN6 8JZ
6	Park View Close	Telescombe Cliffs	BN10 BNF
3	Park View Rise		BN10 7NQ
5	Phoenix Rise		BN2 9WR
9	Portland Mews		BN2 1EQ
52	Quarry Lane	Seaford	BN25 3BJ
16G	Queens Park Road		BN2 0GG
82	Ravendale Avenue		N12 9HT
17	Reigate Road	Brighton	BN1 5AJ
42	Richmond Street	Brighton	BN2 9PD
19	Rochester Street		BN2 0EJ
8 Ayrton Gould House	Roman Road	London	E2 0SD
32	Shaftesbury Road	Brighton	BN1 4NF
38 (x2)	South Park Road	Wimbledon	SW19 8SZ
14	Stanford Avenue	Brighton	BN1 6AA
Flat 4, 60	St Aubyns	Hove	BN3 2TE
Flat 3	St James Court	London	E2 NR5
2	Steincroft Road		LS25
52	Surrenden Lodge		BN1 6QB
69 (x3)	Sutton Lane		WF11 9DT
107	Tennyson Road	Stratford	E15 4DR
29	The Drive		
2	Tivoli Road	Brighton	BN1 5BH
112	Waldegrave Road		BN1 6GG
134	Waldegrave Road	Brighton	Bn1 6GG
76	Washington Street		BN2 9SR
3	West Common	Lindfield	RH16 2AE
17	Winfield Avenue		BN1 8QH
74	Woodland Road		N10 3UA
The Quays	Victoria Street	Shipley	BD17 7BN
18	Unknown	Woodingdean	BN2 6TB
Unknown – Gabriella Sheno	Unknown	Saltdean	BN22 8FF
Unknown – Jim Croyden	Unknown		
Unknown – Simon Brewin	Unknown		BN2 4DL

Letters of Comment

Property Name / Number	Street	Town	Postcode
15	Falmer Gardens	Brighton	BN2 6NE



Liz Arnold
Planning Officer.
Development Control

L Arnold

Councillor Mary Mears

Brighton & Hove City Council
King's House
Grand Avenue
Hove BN3 2LS



Re Amended Planning Application BH2014/02589
Land South of Ovingdean Road Brighton (Meadow Vale)

Dear Liz Arnold.

As a Councillor for Rottingdean Coastal Ward, I wish to object to the above amended planning Application.

I have already registered my objection to the original planning application, and on viewing the revised site lay-out.

With a proposed reduction from 100 houses to 85, and other amendments, which in my view is still an inappropriate development of a green field site, both Rottingdean and Ovingdean have been designated as Conservation Areas.

The amended plans do not address the very serious strain the infrastructure is already under in the surrounding area, this proposed development would add even more pressure to doctors, dentist and school places. As stated in my original letter of objection.

Nor do the proposed amended plans address the serious traffic issues this development would create with regards to added pressure on the Falmer Road and the A259 and the lack of public transport as set out in my original letter of objection.

I cannot support the proposed amended plans.
And reserve my right to speak at committee on this planning application.

Yours sincerely,

Mary Mears



Tel: (01273) 294370
B/berry: 07795 336 001
Email: mary.mears@brighton-hove.gov.uk

Conservative Member for Rottingdean Coastal Ward
Visit my blog pages at:
www.brighton-hove-councillors.org.uk/marymearsblog

Telephone: 01273 290000
www.brighton-hove.gov.uk
Printed on recycled, chlorine-free paper



COUNCILLOR DAVID SMITH

17 Pitt Gardens
Woodingdean
Brighton
BN2 6LR

Ms Liz Arnold
Planning officer
Development Control
Hove Town Hall
Norton Road
HOVE BN3 3 BQ

9th September 2014

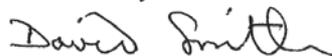
Dear Ms Arnold
Re: Planning Application BH2014/02589
Land South of Ovingdean Road (Meadow Vale)

I wish to object to the above planning application on the following grounds.

- 1 The proposed development is located between three small communities - the conservation area of two villages, Rottingdean and Ovingdean and the residential area of Woodingdean which adjoins the SDNP. The proposed development of 100 houses could set the precedent for an urban sprawl - ie the other greenfield sites already identified by the developer.
- 2 I believe Meadow Vale was withdrawn from the SDNP by mistake, since at that time the national park officials were under the impression that this area was an extension of the school playing fields.
- 3 If this development were to go ahead, even more strain would be added to an already stretched situation experienced by the bus service through Ovingdean, the primary schools, the doctors and the dentists and would result in the complete ruination of village life to this rural community.
- 4 Falmer Road (B2123) and the coast road (A259) are two of the busiest roads in the City and any increase in traffic volume would create serious bottle necks where these roads join the A27 via Woodingdean. This, in addition to the obvious additional air pollution problems already above EU regulations, makes the case for refusal obvious.

I understand my colleague Cllr Mary Mears has requested to speak at the planning meeting and I will be attending.

Yours sincerely





Councillor Mary Mears

Brighton & Hove City Council
King's House
Grand Avenue
Hove BN3 2LS
10 SEP 2014

Liz Arnold.
Planning Officer.
Development Control.
Hove Town Hall.
Norton Road.
Hove BN3 3BQ

8th September 2014

RE Planning Application BH2014/02589
Land South of Ovingdean Road Brighton (Meadow Vale)

Dear Liz Arnold

As a Councillor for Rottingdean Coastal Ward I wish to object to the above planning application for the following reasons:

The proposed development site is located between three small rural villages, Rottingdean, Ovingdean and Woodingdean. Both Rottingdean and Ovingdean have been designated as Conservation Areas, defined as having special architectural or historic interest that should be preserved and enhanced

With the proposed development of a 100 houses this would set a precedent and the start of an urban sprawl with other sites near-by already identified by the developer.

In my view the infrastructure already under strain in the surrounding area, would be put under even more pressure with this development, Already we are seeing doctor surgery's unable to cope with the demand, dentist and school places would also be affected with many new families needing to access health and school services.

The Falmer Road, and the A259 are some of the busiest roads in the city, additional cars will create more traffic, and a serious bottle neck causing queues at the proposed entrance to the development in Ovingdean Road. Plus added pollution will reduce air quality for existing and new residents. Rottingdean High Street omission levels are already seriously higher than EU regulations.

There is a very poor bus services running through Woodingdean to Ovingdean and Rottingdean, and this development will add more pressure and cause even more frustration to existing and new residents..

I wish to reserve my right to speak at committee on this planning application.

Yours sincerely



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B/berry: 07795 336 001
Email: mary.mears@brighton-hove.gov.uk

Conservative Member for Rottingdean Coastal Ward
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