

**DEVELOPMENT CONTROL**

Brighton and Hove City Council
 Town Hall
 Norton Road
 Hove BN3 3BQ

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

The site is located between Windlesham Close and Locks Hill in Portslade, Hove. It is accessed from Windlesham Close, via Lindfield.

Applicant Details

Name/Company

Title

Mr

First name

Nick

Surname

Fishlock

Company Name

Brighton and Hove City Council

Address

Address line 1

Hove Town Hall

Address line 2

Norton Road

Address line 3

Town/City

Hove

County

Country

UK

Postcode

BN3 3BQ

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Miller

Surname

Bourne

Company Name

Miller Bourne

Address

Address line 1

Miller Bourne Architects

Address line 2

332 Kingsway

Address line 3

Town/City

Hove

County

Country

United Kingdom

Postcode

BN3 4QW

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

6323.80

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Demolition of existing Community Centre (Portslade Village Centre) and garages and the creation of 28 affordable flats, a new Community Centre, access routes and landscaping.

Has the work or change of use already started?

- Yes
 No

Existing Use

Please describe the current use of the site

Community Centre

Is the site currently vacant?

- Yes
 No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- Yes
 No

Land where contamination is suspected for all or part of the site

- Yes
 No

A proposed use that would be particularly vulnerable to the presence of contamination

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Predominantly brown brick, with areas of render, white painted brickwork, and white horizontal board cladding at high level.

Proposed materials and finishes:

Predominantly light buff brickwork, with a contrasting red brick at lower-ground level of the west pavilion to delineate the Community Centre from the Residential use.

Type:

Roof

Existing materials and finishes:

Brown felt flat roofs and light grey corrugated metal sheet pitched roofs

Proposed materials and finishes:

Single-ply flat roof with solar PV's behind brick parapet

Type:

Windows

Existing materials and finishes:

White Upvc windows

Proposed materials and finishes:

PPC aluminium composite windows. Light maroon / burgundy

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Wire mesh fence and gates with several self-seeded trees and shrubs growing between. Mature hedgerow along east boundary. 1970s concrete garages along west boundary. Red / brown brick wall along north boundary.

Proposed materials and finishes:

The mature hedge along the east boundary will be retained, along with the north brick boundary. The wire mesh fence will be removed and new soft landscape planting will offer defensible natural screening to areas of the south boundary.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmac vehicular access from Windlesham Close via Lindfield. Concrete step pedestrian access to the Village Green. Both access points are gated and locked out of hours. The site features areas of amenity grass, a central concrete play court, and tarmac roads / parking along the north and west boundaries, with a separate car park on Blakers court (not presently connected to the site).

Proposed materials and finishes:

Large area of amenity grass along the south-west boundary to Windlesham close is to be enhanced with species rich planting and trees. A new hardstanding play space and small gardens will be provided for the proposed Community Centre. A new pedestrian pathway will connect Windlesham Close to the Village Green, with extensive landscaping, featuring species rich planting and trees throughout. Existing road and parking along the north boundary will be retained but shortened to provide further landscaping to connect to the Village Green. A grass paving system within this area will allow access and turning for Refuse and Fire vehicles only. The car park on Blakers Court will be opened to the site, providing site access and residential parking. This is to be broken-up and soften with soft landscaping.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

29

Total proposed (including spaces retained):

32

Difference in spaces:

3

Vehicle Type:

Motorcycles

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Vehicle Type:

Disability spaces

Existing number of spaces:

1

Total proposed (including spaces retained):

7

Difference in spaces:

6

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

44

Difference in spaces:

44

Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes

No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes

No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

- Sustainable drainage system
 Existing water course
 Soakaway
 Main sewer
 Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

c) Features of geological conservation importance

- Yes, on the development site
 Yes, on land adjacent to or near the proposed development
 No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains sewer
- Septic tank
- Package treatment plant
- Cess pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

- Yes
- No
- Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
- No

If Yes, please provide details:

See Design and Access Statement Part 4.0 Section 7.3 - 7.4

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
- No

If Yes, please provide details:

See Design and Access Statement Part 4.0 Section 7.3 - 7.4

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
- No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

Yes

No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

Market Housing

Social, Affordable or Intermediate Rent

Affordable Home Ownership

Starter Homes

Self-build and Custom Build

Social, Affordable or Intermediate Rent

Please specify each type of housing and number of units proposed

Housing Type:

Flats / Maisonettes

1 Bedroom:

6

2 Bedroom:

16

3 Bedroom:

6

4+ Bedroom:

0

Unknown Bedroom:

0

Total:

28

Proposed Social, Affordable or Intermediate Rent Category Totals

1 Bedroom

Total

6

2 Bedroom

Total

16

3 Bedroom

Total

6

4+ Bedroom

Total

0

Unknown

Bedroom Total

0

Total

28

Existing

Please select the housing categories for any existing units on the site

Market Housing

Social, Affordable or Intermediate Rent

Affordable Home Ownership

Starter Homes

Self-build and Custom Build

Totals

Total proposed residential units	28
Total existing residential units	0
Total net gain or loss of residential units	28

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Use Class: Other (Please specify)
Other (Please specify): F2
Existing gross internal floorspace (square metres) (a): 556.7
Gross internal floorspace to be lost by change of use or demolition (square metres) (b): 556.7
Total gross new internal floorspace proposed (including changes of use) (square metres) (c): 396.8
Net additional gross internal floorspace following development (square metres) (d = c - a): -159.90

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	556.7	556.7	396.8	-159.90000000000003

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

- Yes
 No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- Yes
 No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
 No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

F2 - Local community

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
 No

Is the proposal for a waste management development?

- Yes
 No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

If yes, please provide details of their name, role, and how they are related:

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

<p>Name of Owner/Agricultural Tenant: ***** REDACTED *****</p> <p>House name: Brighton and Hove Town Hall</p> <p>Number:</p> <p>Suffix:</p> <p>Address line 1: Norton Road</p> <p>Address Line 2:</p> <p>Town/City: Brighton and Hove</p> <p>Postcode: BN3 3BQ</p> <p>Date notice served (DD/MM/YYYY): 24/11/2023</p> <p>Person Family Name:</p>
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Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Bourne

Declaration Date

24/11/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Miller Bourne

Date

2023/11/24