

Our Ref: 24043/CPJ/am
Your Ref: BH2022/03568; PP-12745642
Email: [REDACTED]

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24 January 2024

Brighton and Hove City Council
Development Control
1st Floor, Hove Town Hall
Norton Road
Hove
BN3 3BQ

Dear Sir / Madam,

**DETAILS PURSUANT TO THE DISCHARGE OF CONDITION 10 OF PLANNING PERMISSION REF. BH2022/03568
195 NEW CHURCH ROAD, HOVE BN3 4ED**

We are instructed by our client, N Family Holdings Ltd (trading as N Family Club), to submit the enclosed application for the discharge of Condition 10 attached to Planning Permission ref: BH2022/03568 granted by Brighton and Hove City Council on 16th January 2023. Consent was granted for:

“Change of use from school and nursery (Class F.1) to a nursery (Class E) with associated buggy and cycle stores and landscaping works.”

This application has been submitted via the Planning Portal (Ref: PP-12745642) and the application fee of £145 plus the portal admin fee of £64 has been paid online.

The following documents are included with this submission:

Completed Application Form;
Cover Letter prepared by Firstplan; and
Travel Plan prepared by TTP Consulting.

Details reserved by Condition 10 – Travel Plan

Condition 10 states:

“Within 3 months of overall occupation of the development hereby approved, the applicant shall submit to the Local Planning Authority for approval in writing, a detailed Travel Plan (a document that sets out a package of measures and commitments tailored to the needs of the development, which is aimed at promoting safe, active and sustainable travel choices by its users (pupils, parents/carers, staff, visitors, suppliers, neighbours, other agencies, interest groups and stake holders). The approved Travel Plan shall be implemented and thereafter maintained.”

With the reason being:

“To ensure the promotion of safe, active and sustainable forms of travel and comply with policies SA6, CP7, CP9, CP13 of the City Plan Part One and DM33, DM35 and DM36 of City Plan Part Two.”

Travel Plan

In respect of Condition 10, a Nursery Travel Plan has been prepared by TTP Consulting. The Travel Plan has been prepared in line with the criteria as set out in Informative 2 on the Decision Notice. The Travel Plan sets out the management tools that are necessary to enable all nursery users to make informed decisions about their travel to the nursery and to encourage safe, active and sustainable travel choices. The Travel Plan aims to minimise the adverse impacts of travel to and from the nursery on the environment. This aim is achieved by setting out a strategy for eliminating the barriers of sustainable transport.

Once the Travel Plan has been approved by the Local Planning Authority, N Family Club will implement the Action Plan, as outlined at Section 7 of the Travel Plan. N Family Club will appoint a Travel Plan Co-ordinator (TPC) who will be responsible for overseeing the management, development, implementation, monitoring and review of the Travel Plan. If there is any change in the specified person, the Council will be notified.

A detailed baseline travel survey will be undertaken within six months of opening, which will provide accurate information on how users travel to the development and enable targets to be reviewed and refined as appropriate. Further to this, the Travel Plan will be monitored and reviewed on a yearly cycle, with a complete review and update after 5 years.

Conclusion

We trust that the enclosed information is sufficient to enable officers to successfully discharge Condition 10 attached to Planning Permission ref: BH2022/03568.

In the meantime, we look forward to receiving confirmation that the enclosed application has been validated, however, if you have any queries please do not hesitate to contact me.

Yours sincerely,



CHRIS PIRIS-JONES

Director

Encs.