

PLANNING COMMITTEE ADDENDUM Presentations

2.00PM, WEDNESDAY, 6 AUGUST 2025

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

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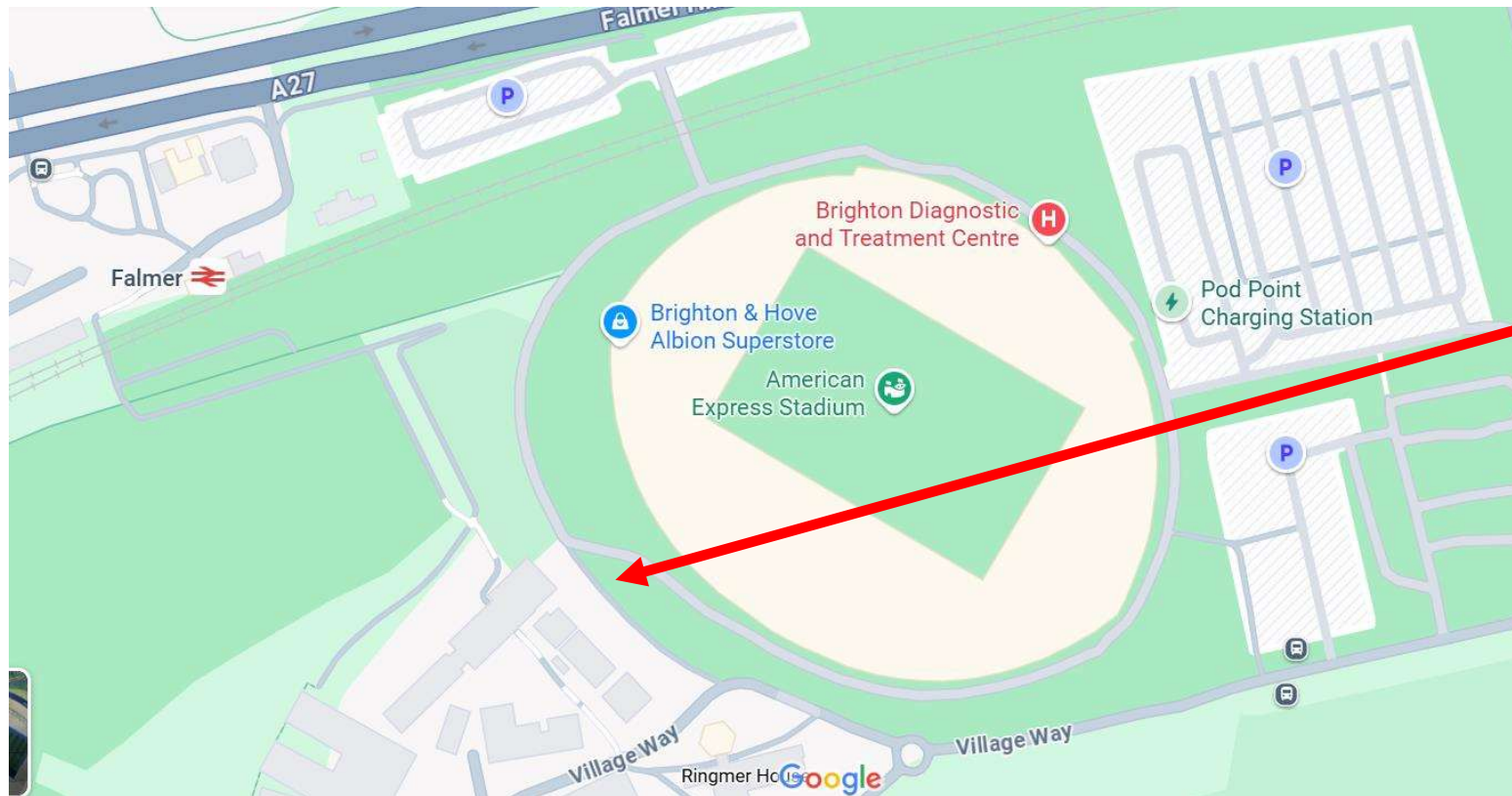
Land Adjacent To West Stand American Express Stadium Village Way BH2025/00899

6th August 2025

Application Description

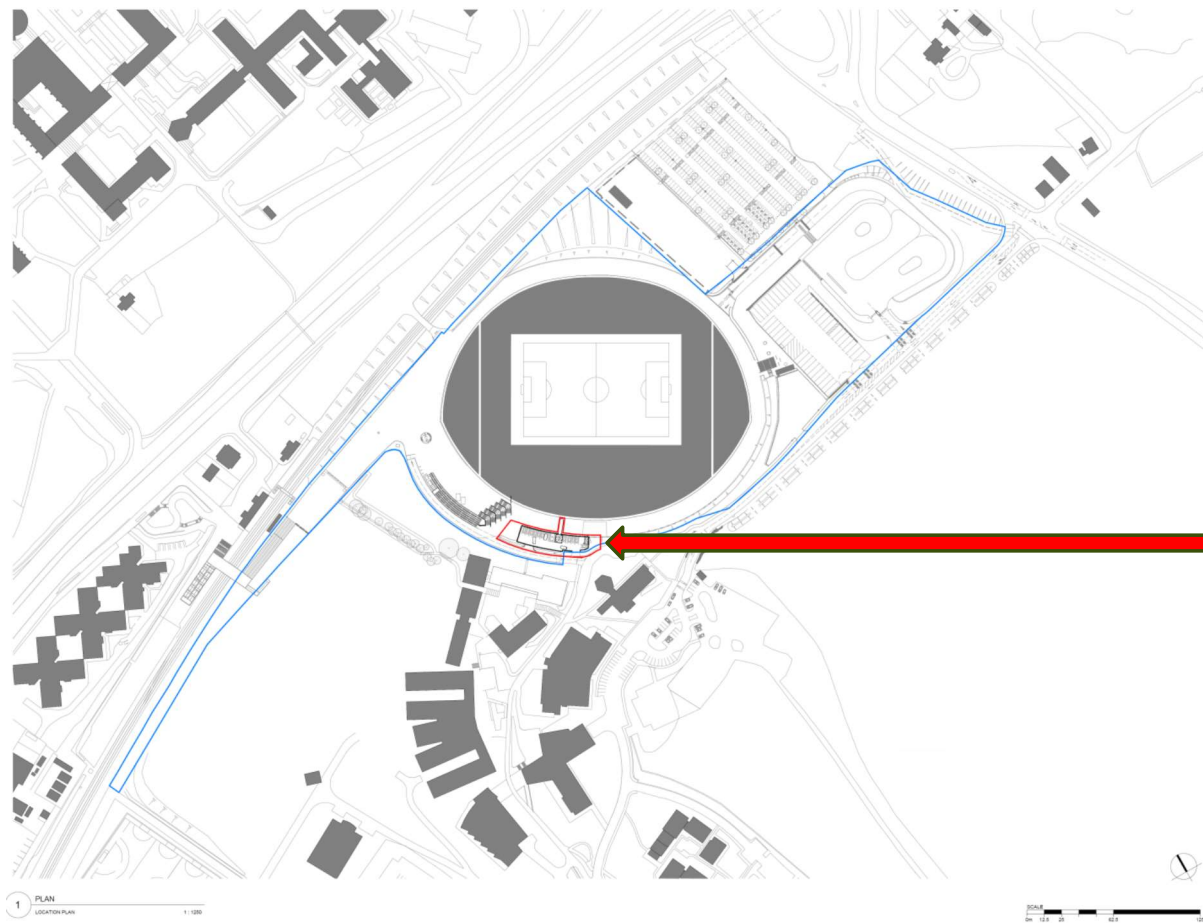
- ▶ Excavation of bank and erection of a decked car park comprising 43 spaces over 3 floors with footbridge link to Stadium to be used by employees and Directors of Brighton & Hove Albion FC.

Map of Application Site



Application Site

Location Plan

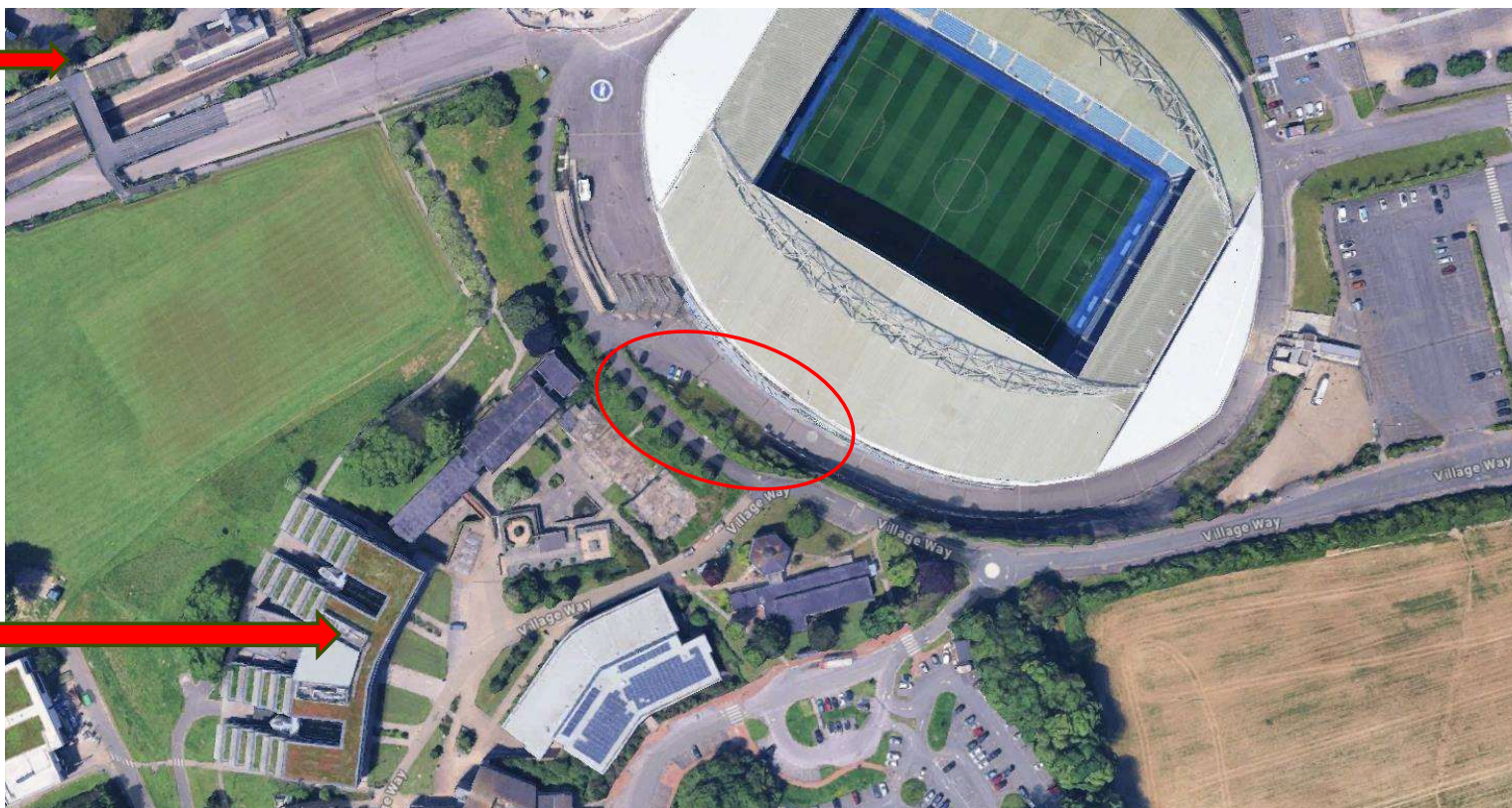


Application
site

Aerial Photo of Site

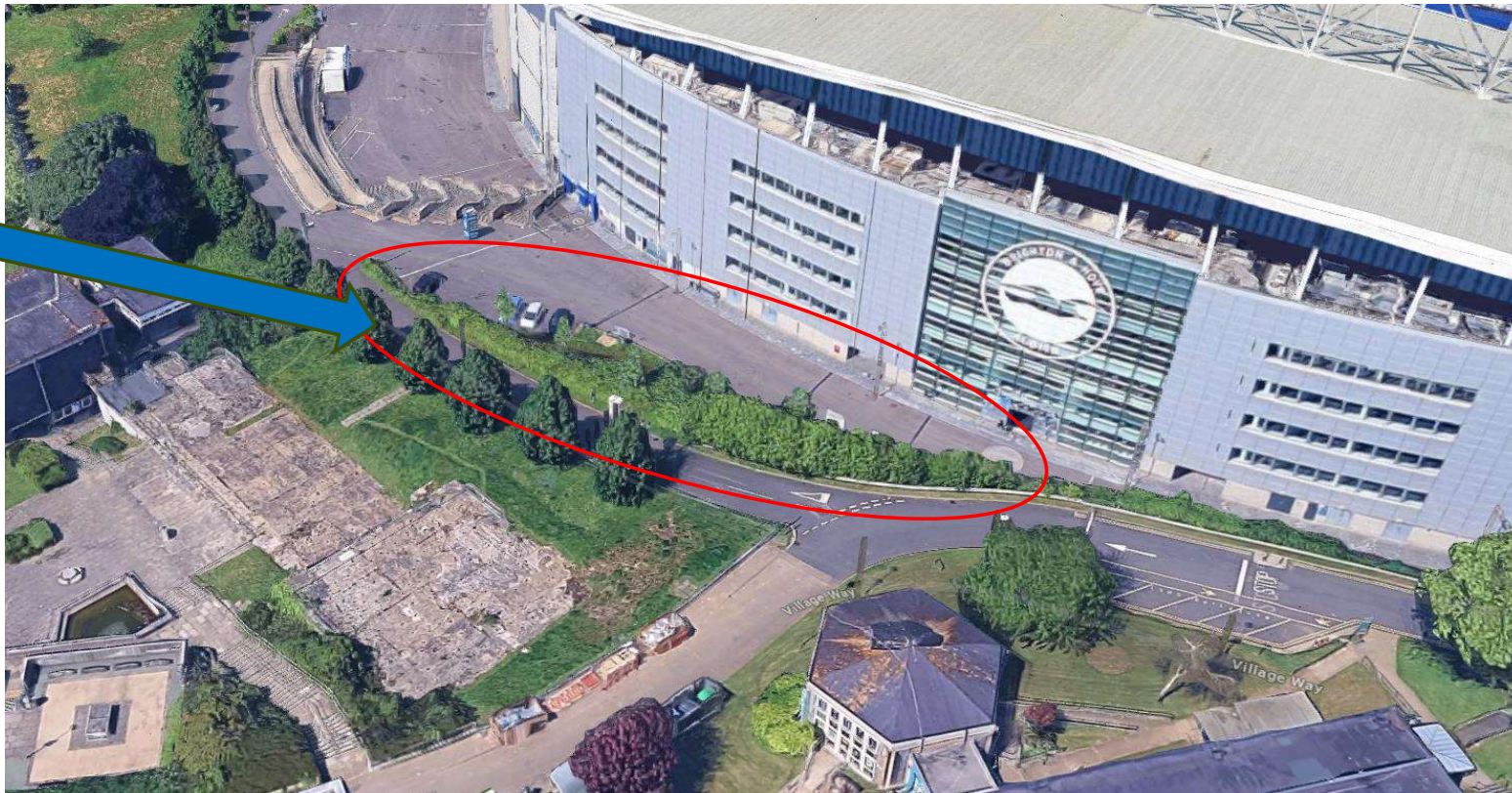
Falmer
Station

University of
Brighton



3D Aerial Photo of Site

Application
Site



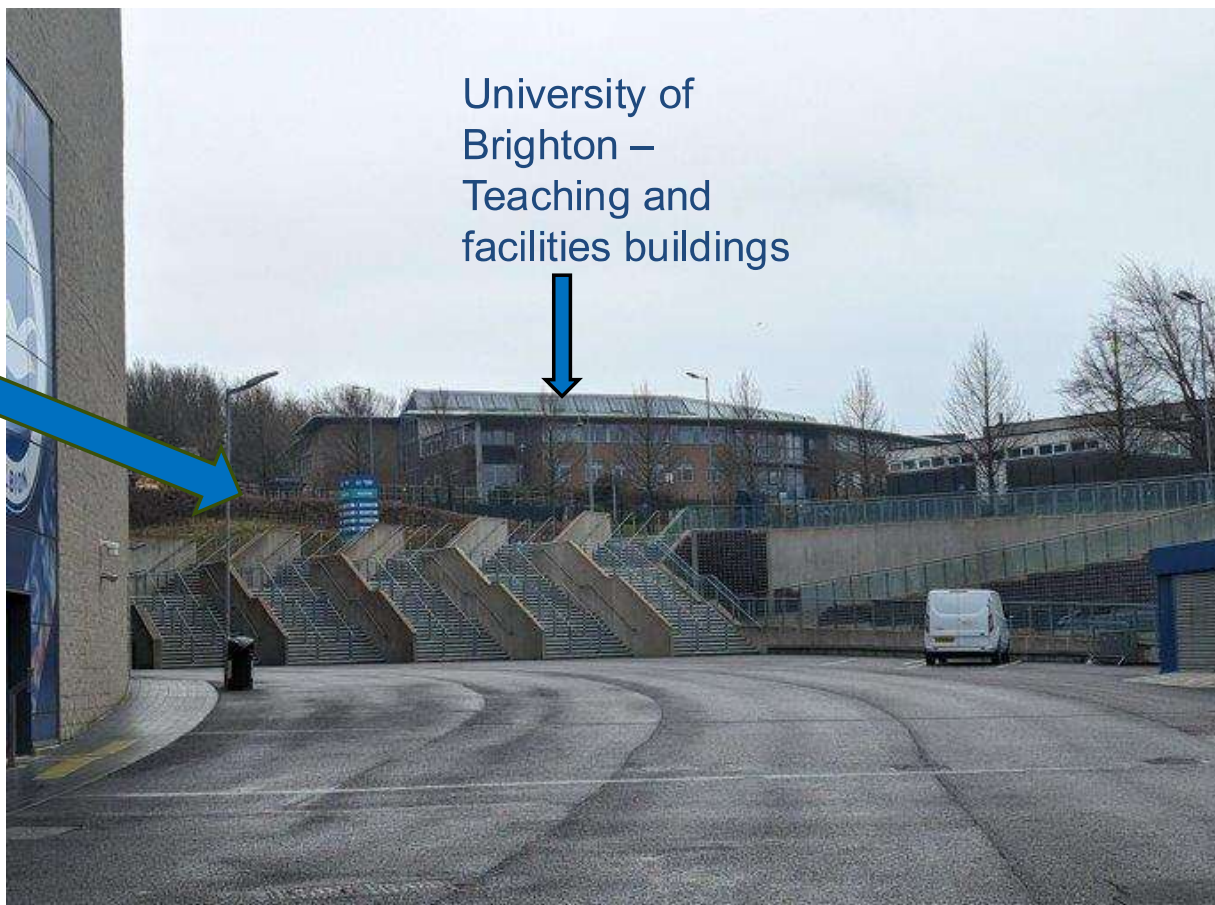
Existing Vegetation Plan



View looking towards the South

Application
Site

University of
Brighton –
Teaching and
facilities buildings



View East from Falmer Station approach



Application Site

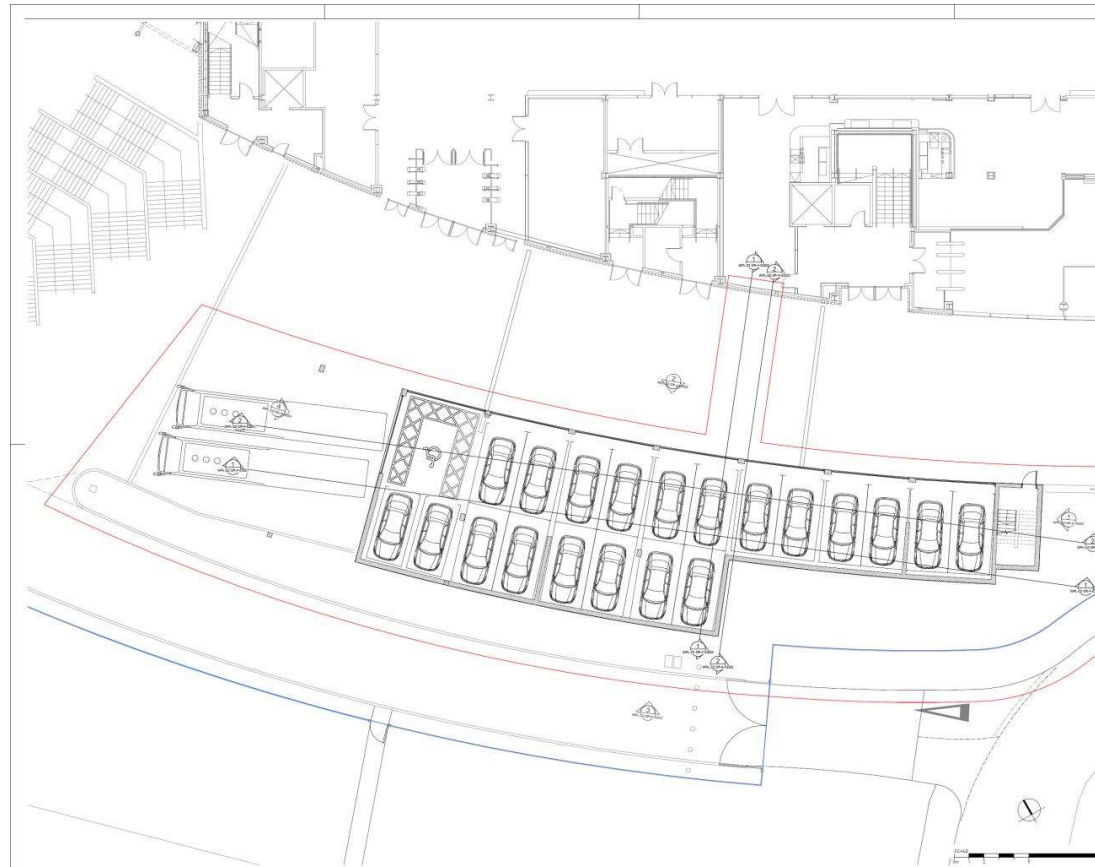
View West from Private Road



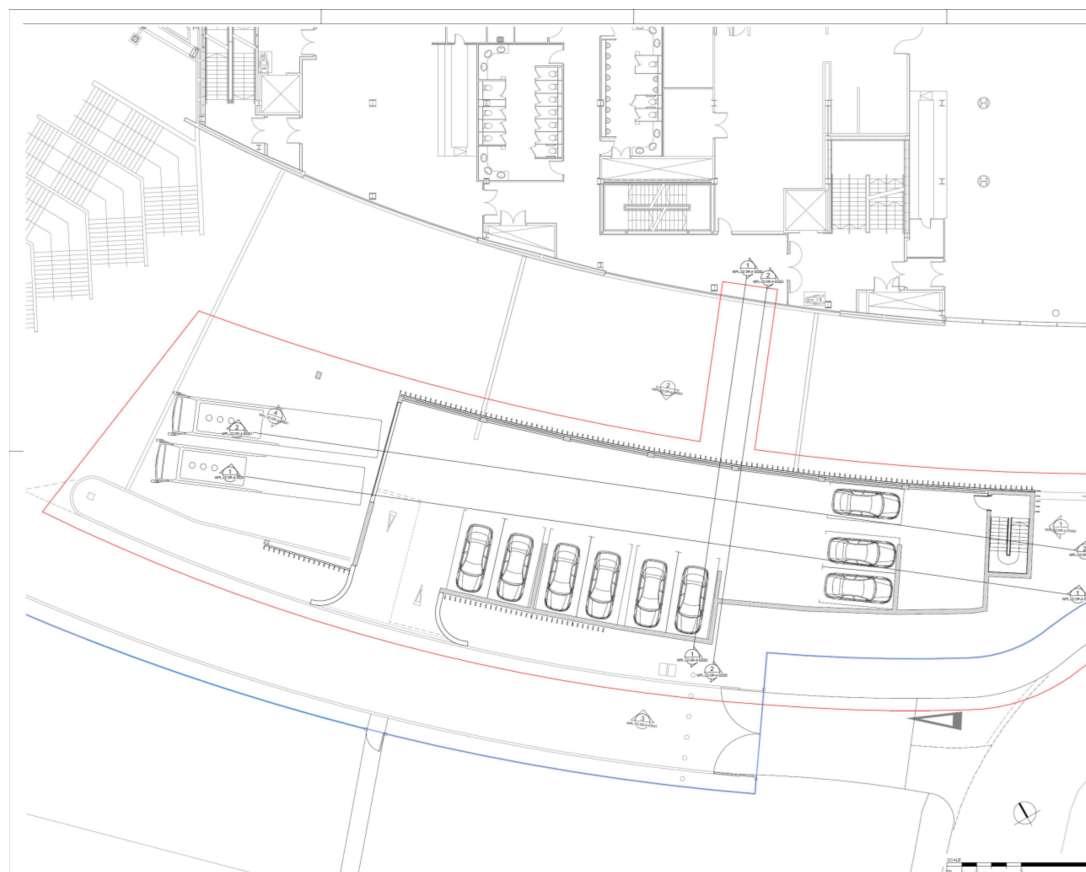
View of Existing Site from within Stadium



Proposed Floor Plan – Level 00



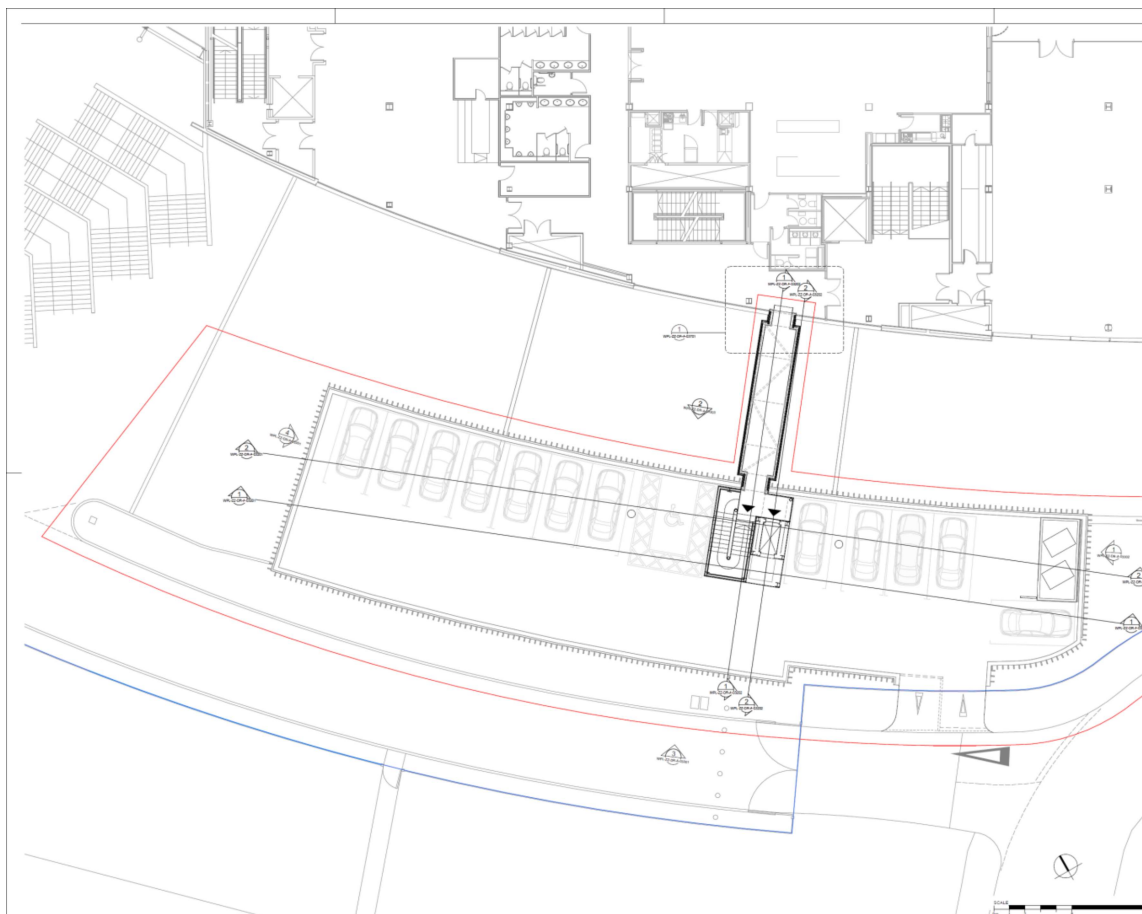
Proposed Floor Plan – Level 01



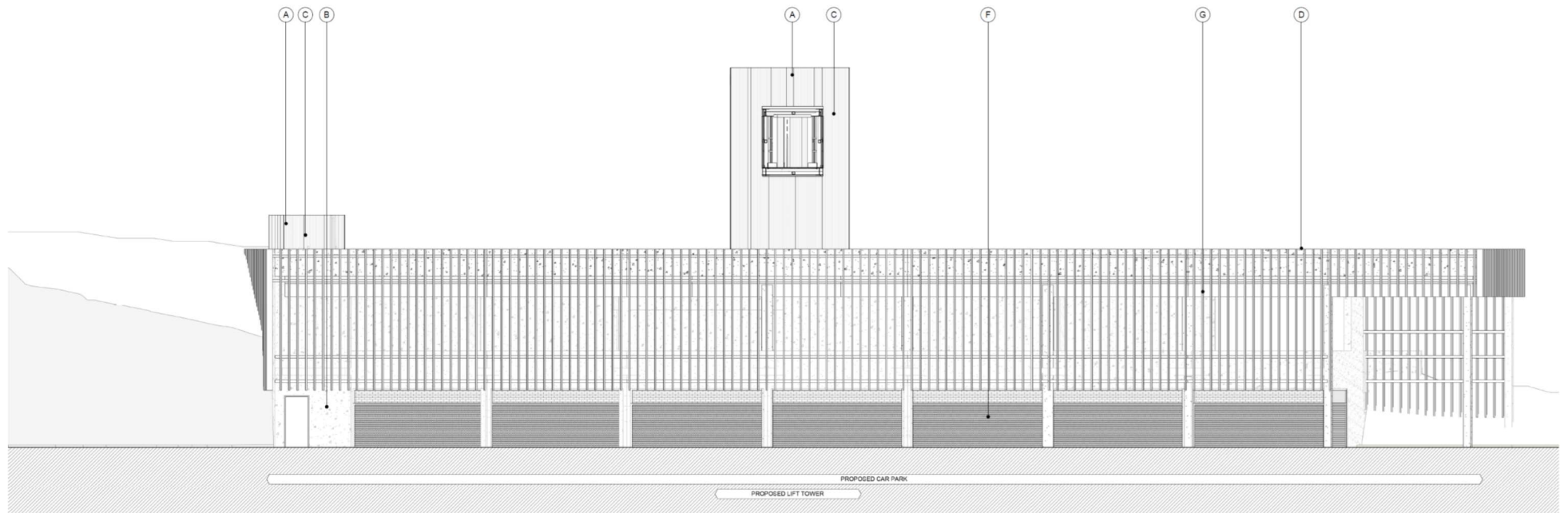
Proposed Floor Plan – Level 02



Proposed Floor Plan – Level 03 (Bridge Level)

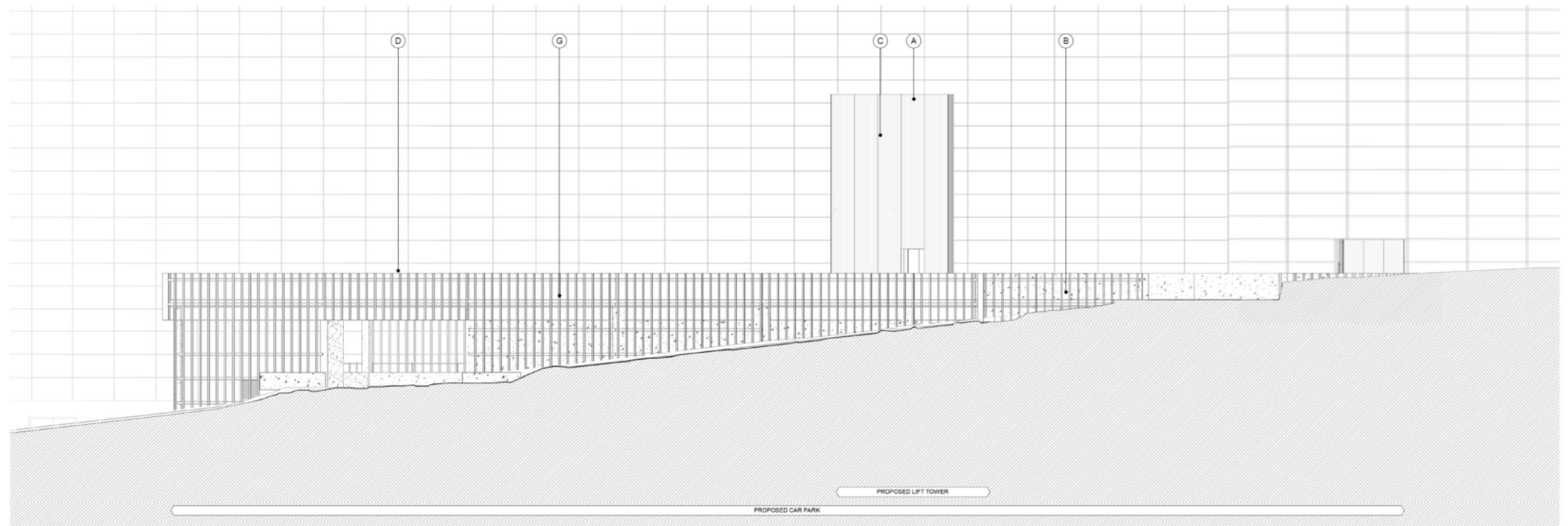


Proposed North-East Elevation



SCALE
0m 1 2 5 10

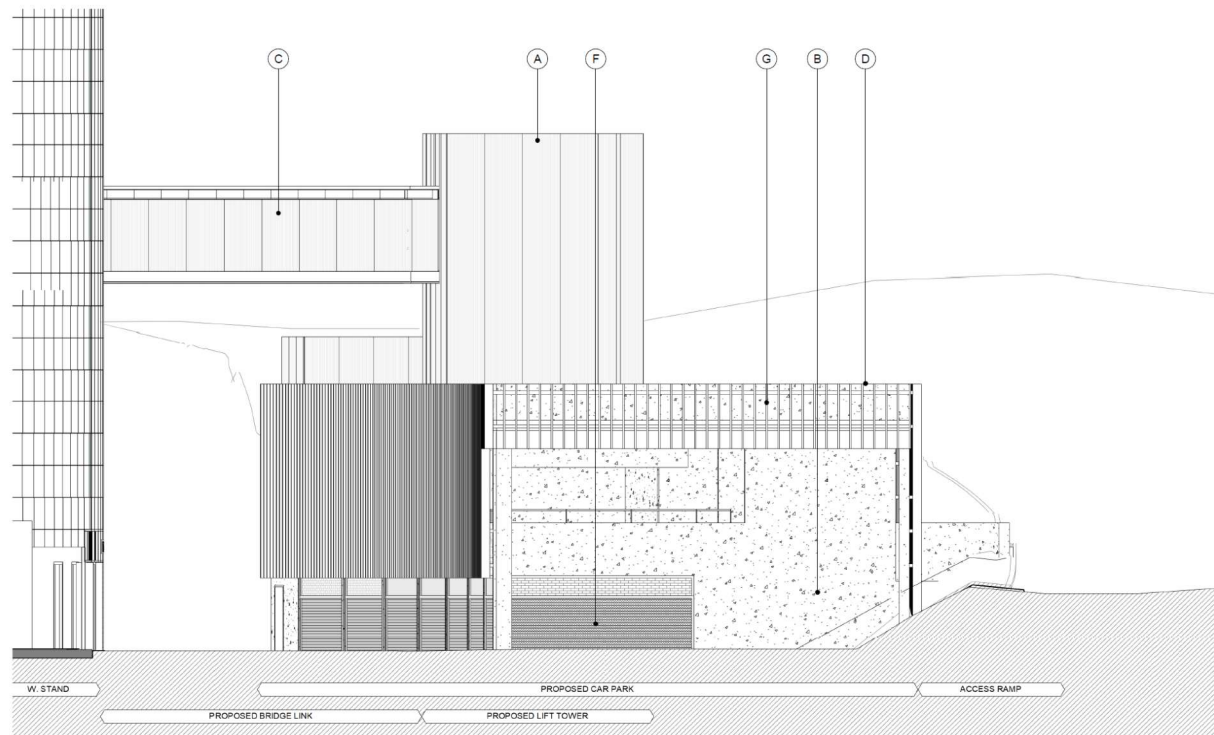
Proposed South-West Elevation



3 ELEVATION
PROPOSED WEST ELEVATION - PLANNING Copy 1 Copy 1 1 : 100



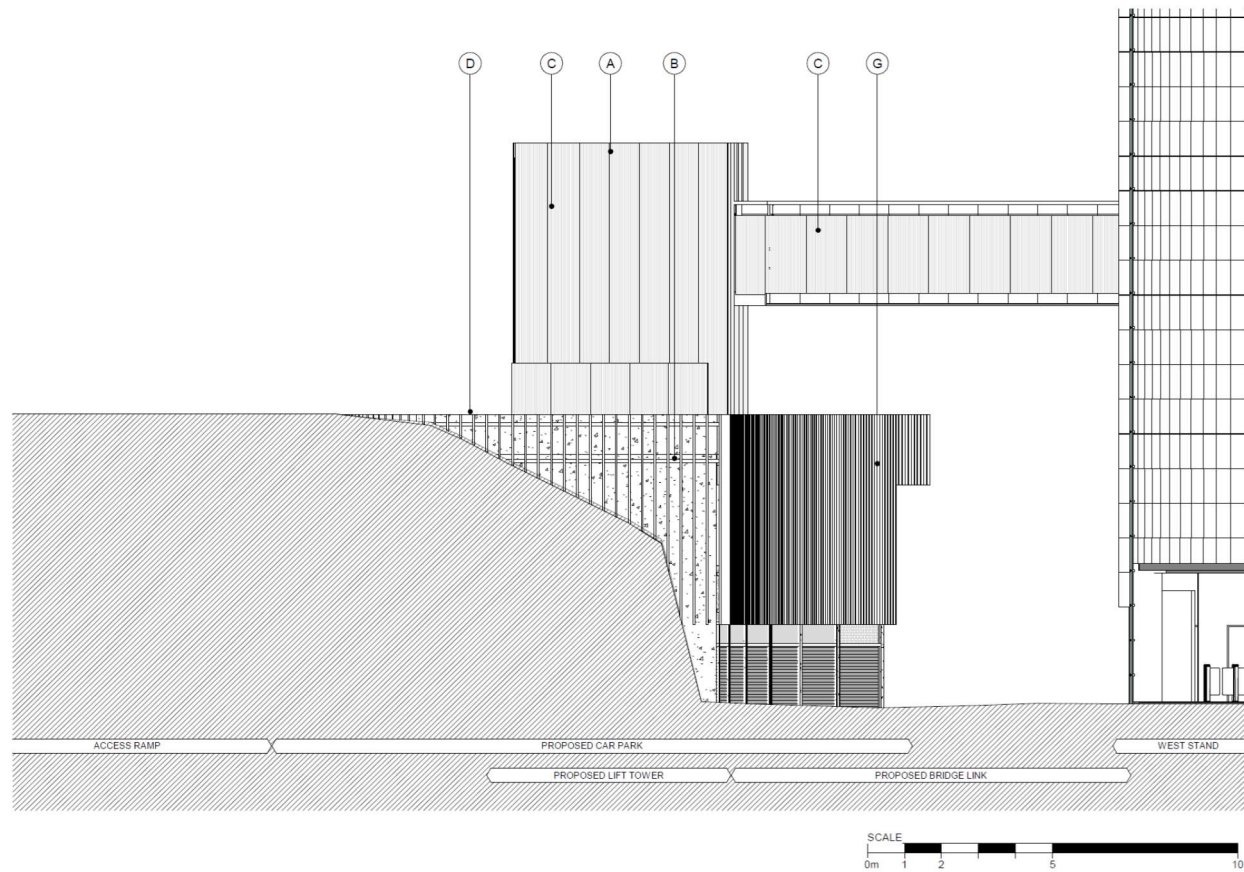
Proposed North-West Elevation



4 ELEVATION
PROPOSED NORTH ELEVATION - PLANNING Copy 1 Copy 1 1 : 100



Proposed South-East Elevation



Proposed Materials



- Concrete Columns
- Silver Vertical Metal Fins
- Polycarbonate Cladding
- Silver/White Roller Shutters

23

23



- 23



Proposed Green Wall Installed to the South-West Elevation



Proposed Visual



Representations

One (1) letter has been received objecting to the proposed development for the following reasons:

- ▶ There are already existing car parks.
- ▶ Use of BACA as a car park has restricted its use by parents picking up children from the school.
- ▶ Any additional car parking will undoubtedly increase traffic on busy traffic routes

Key Considerations

- ▶ Principle of development
- ▶ Impact on the visual amenities of the surrounding area including its impact on the setting of the South Downs National Park (SDNP)
- ▶ Design and appearance of the proposal
- ▶ Impact on neighbouring amenity
- ▶ Impact on highways and access
- ▶ Impact on ecology/biodiversity
- ▶ Sustainability matters
- ▶ Impact on sustainable drainage

S106 table

S106 Agreement Heads of Terms (based on the council's Developer Contributions Technical Guidance):

- ▶ Contribution for monitoring obligations relating to Biodiversity Net Gain
- ▶ Employment and Training Strategy
- ▶ Contribution for Employment and Skills Training (£7,200)
- ▶ Contribution for monitoring of the s106 agreement

Conclusion and Planning Balance

- ▶ Recent loss of 522 car parking bays on wider site had detrimental impact on operations on the site
- ▶ Provision of infrastructure directly supports stadium use and complies with Policies DA3 and CP17; parking supported in principle
- ▶ Improved access for users and employees, inclusive design for mobility impaired
- ▶ Good quality design and sympathetic materials, form and scale; no significant impact on the setting of the National Park or to any medium and longer views
- ▶ Ecological and landscape impacts mitigated/enhanced via conditions/S106
- ▶ Sustainability measures proposed are appropriate and secured via condition
- ▶ No adverse highways impact
- ▶ Consultees raise no objections
- ▶ **Recommend: Minded to Grant subject to s106**

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295 Dyke Road

BH2025/00936

6th August 2025

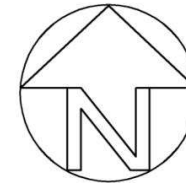


Brighton & Hove
City Council

Application Description

- ▶ Reserved Matters application pursuant to outline approval BH2021/04003 for the approval of:
- ▶ (i) layout
- ▶ (ii) scale
- ▶ (iii) appearance, and
- ▶ (iv) landscaping (including trees)
- ▶ relating to the erection of 1no single dwelling, including enlargement of existing vehicular crossover and creation of access driveway to southern boundary.

Location Plan



Proposed site location plan
Scale 1:1250@A3



Proposed Block Plan



Proposed block plan Scale 1:500@A3



Aerial Photo of Site



Brighton & Hove
City Council

3D Aerial Photo of Site



Brighton & Hove
City Council

Street Photo of Site



Other Photos of Site – towards west (in garden)



Other Photos of Site

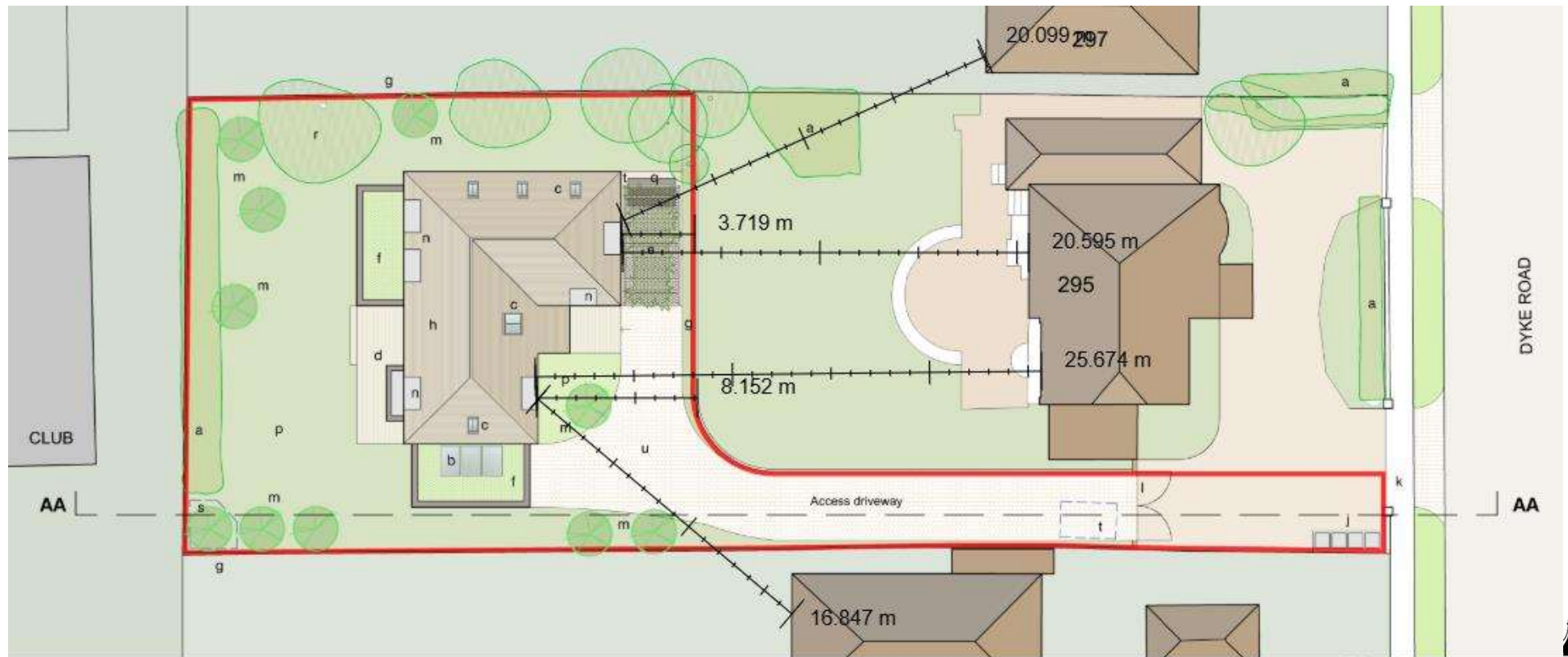


View northeast, from garden

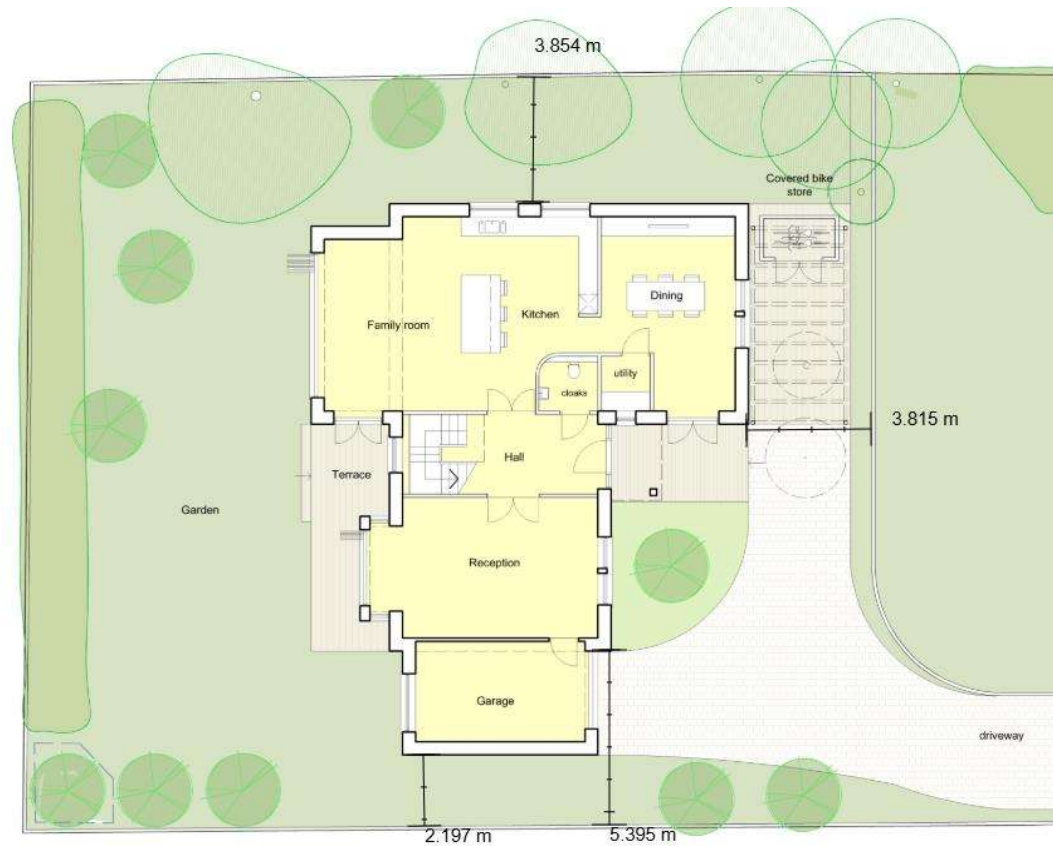


View south, from garden

Proposed Site Plan



Proposed Ground Floor Plan



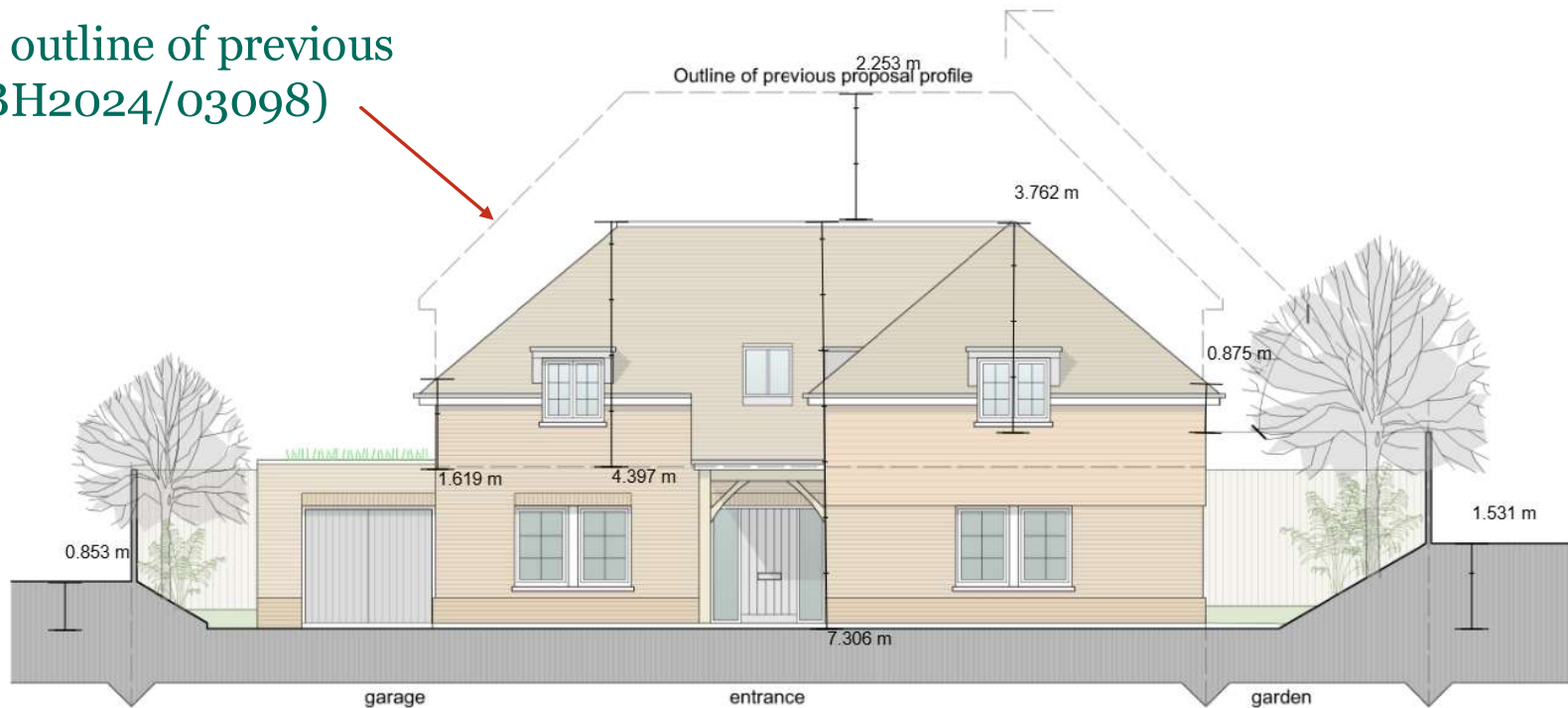
Proposed ground floor plan Scale 1:100@A3

Proposed 1st Floor Plan



Proposed Front Elevation

(Dashed outline of previous refusal BH2024/03098)



Proposed entrance (east) elevation Scale 1:100@A3

Proposed Rear Elevation

(Dashed outline of previous refusal BH2024/03098)



Proposed rear (west) elevation Scale 1:100@A3

Proposed North Side Elevation

(Dashed outline of previous refusal BH2024/03098)



Proposed side (north) elevation Scale 1:100@A3

Planning issue

Proposed South Side Elevation

(Dashed outline of previous refusal BH2024/03098)



Proposed Site Section

(Dashed outline of previous refusal BH2024/03098)



Proposed Front Elevation (Comparison)

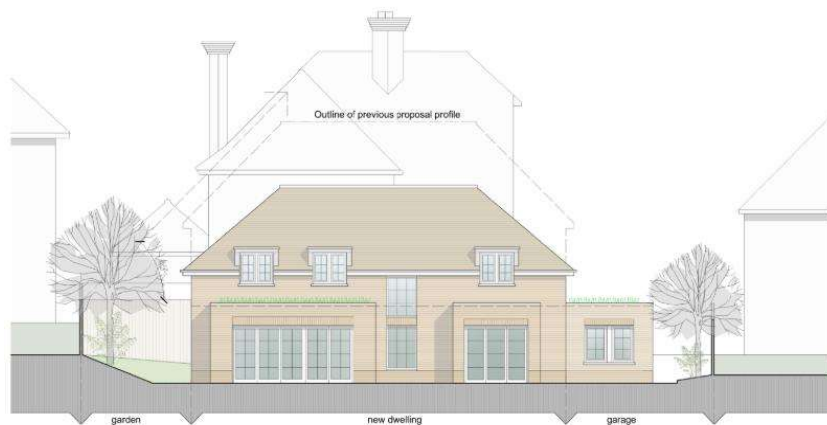
(Dashed outline of previous refusal BH2024/03098)



Current Proposal

Previous Refusal

Proposed Rear Elevation (Comparison)

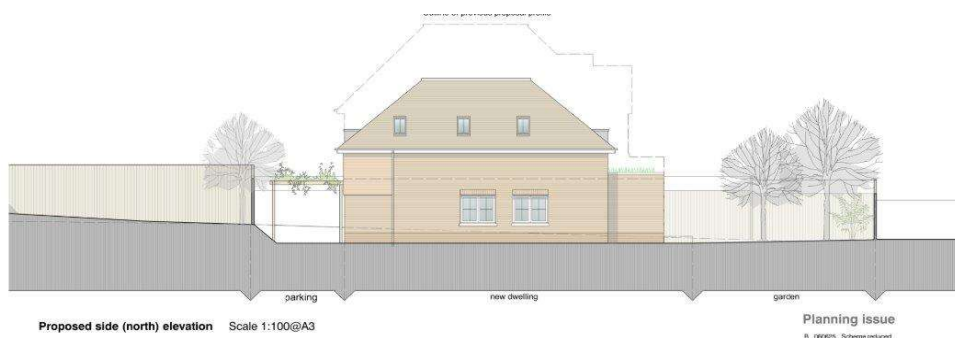


Current Proposal

Previous Refusal

Proposed North Side Elevation (Comparison)

(Dashed outline of previous refusal BH2024/03098)



Current Proposal

Previous Refusal

Proposed South Side Elevation (Comparison)

(Dashed outline of previous refusal BH2024/03098)



Current Proposal

Previous Refusal

Representations

Nine (9) representations have been received, objecting to the proposal over the following material planning considerations:

- ▶ The principle of development; sets a bad precedent
- ▶ Too large, and too close to existing dwellings
- ▶ Harm to neighbouring amenity though a) loss of privacy; b) overbearing; c) overshadowing; d) noise nuisance
- ▶ Overdevelopment
- ▶ Loss of boundary planting
- ▶ Impact on the character of the area
- ▶ The development does not help the housing shortage

Key Considerations

- ▶ Design and Appearance
- ▶ Landscaping
- ▶ Standard of Accommodation
- ▶ Impact on Amenity
- ▶ Impact on Highway Safety

Conclusion and Planning Balance

- ▶ Outline permission has established the principle of a single dwelling in this location; it is not for review as part of this Reserved Matters application.
- ▶ Reasons for the refusal of the previous application (BH2024/03098) have been overcome with the significant reduction in scale of the development. The proposal is not considered to be overdevelopment.
- ▶ There would be some impact on neighbouring amenity, but this would be limited, and not so significant as to warrant permission being refused.
- ▶ The design, landscaping and impact on the character of the area would be acceptable.
- ▶ Additional weight should be given to the delivery of housing, as per NPPF.
- ▶ **Recommendation: Approve**