

# Land Adjacent To American <sup>35</sup>Express Stadium, Village Way

BH2023/02872



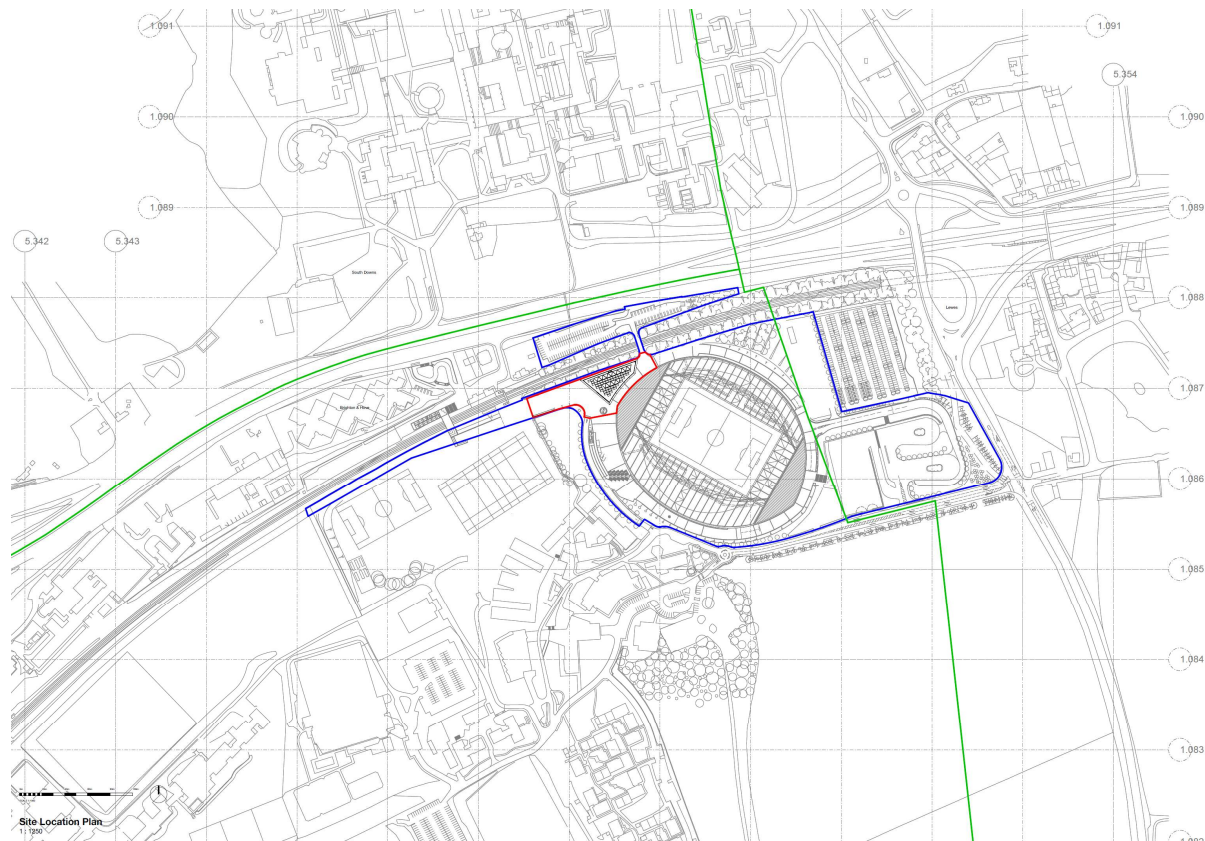
Brighton & Hove  
City Council

# Application Description

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**Removal of temporary kiosks, relocation of cycle parking and erection of a fan zone/event space (Sui Generis) comprising a two storey structure with mezzanine providing food, drink, retail kiosk, toilet facilities and associated storage.**

# Location Plan



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AFZ-BDP-ZZ-XX-DR-A-000000 P03



# Aerial photo(s) of site



# 3D Aerial photo of site



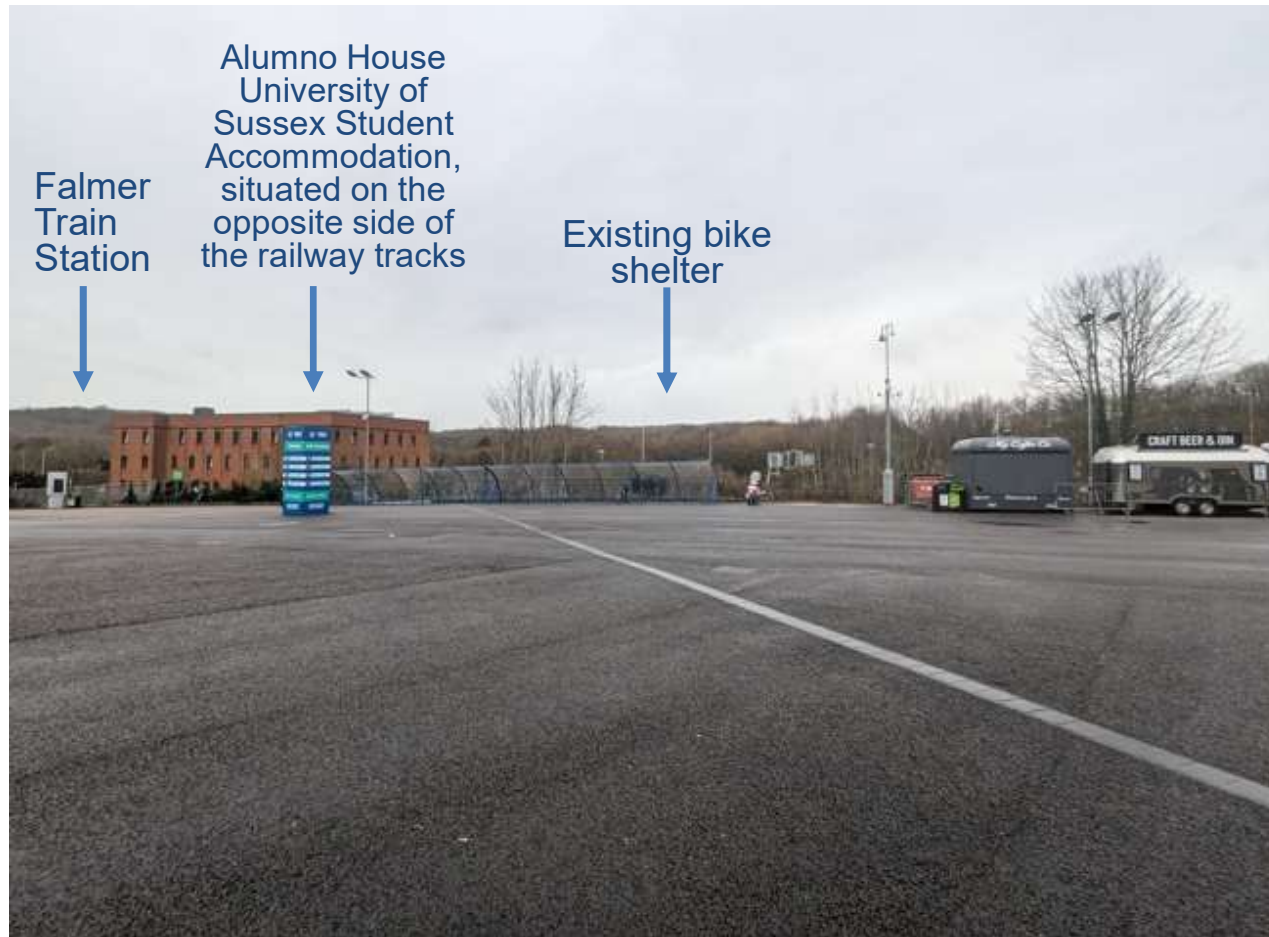
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# Northern Boundary of the site – Existing kiosks

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# Northern Boundary – Existing bike shelters



# View looking towards the south





# View West –along approach to Falmer Train station

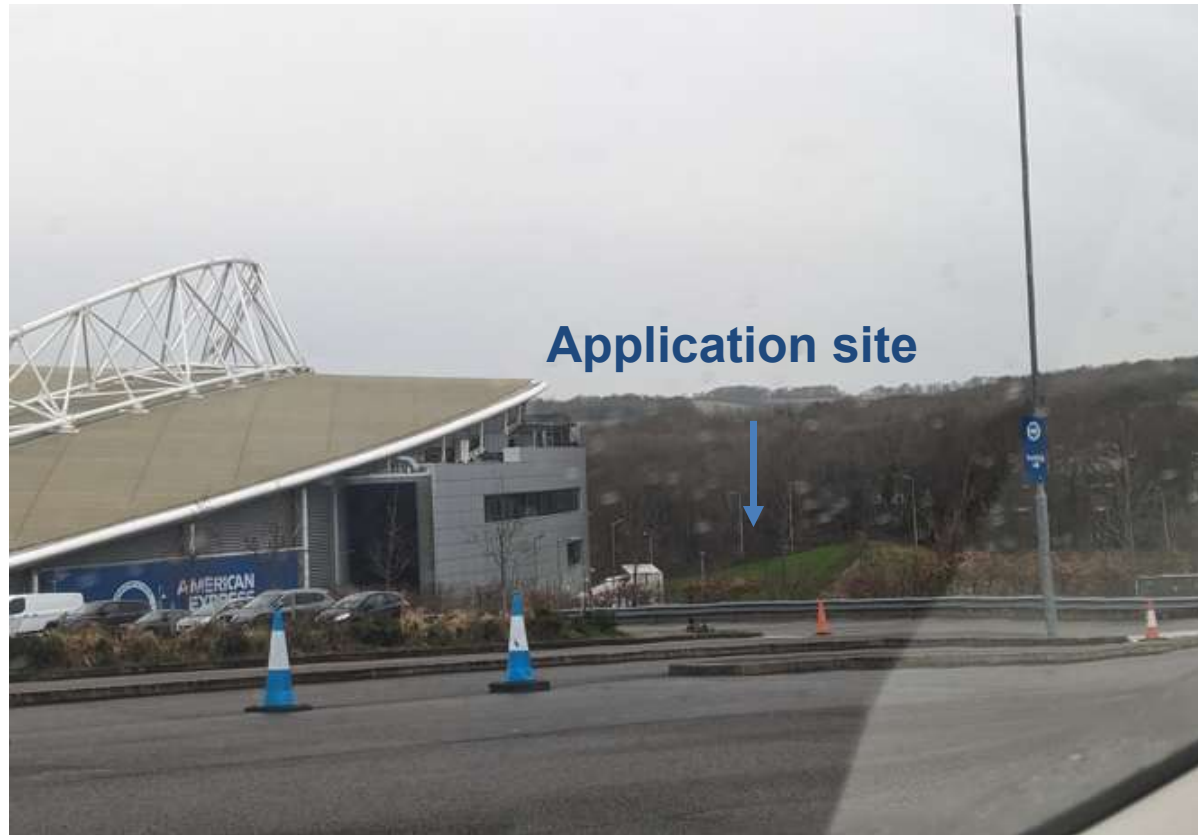


# Within stadium - from East facing site

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# View from Car Park to the east of the site

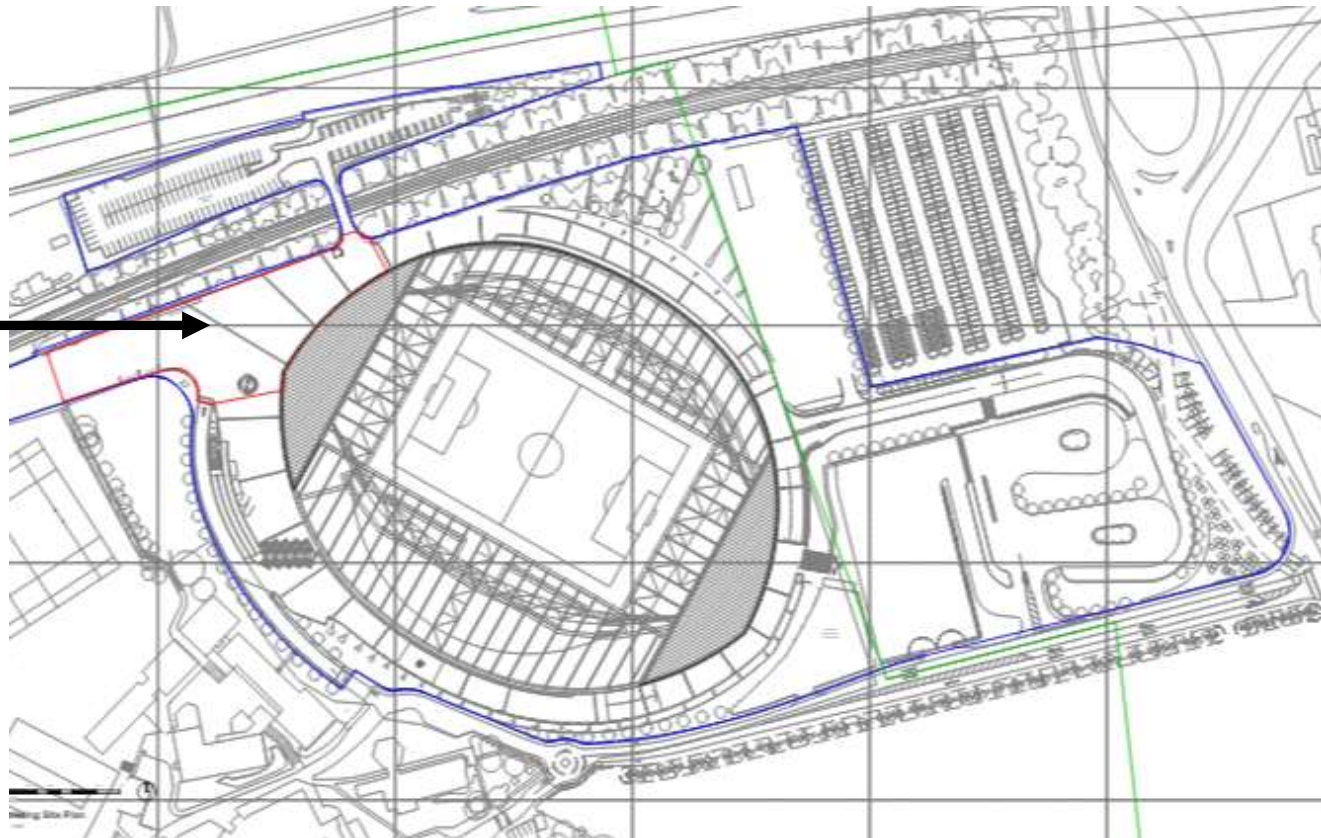


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# Existing Block Plan

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Site



46

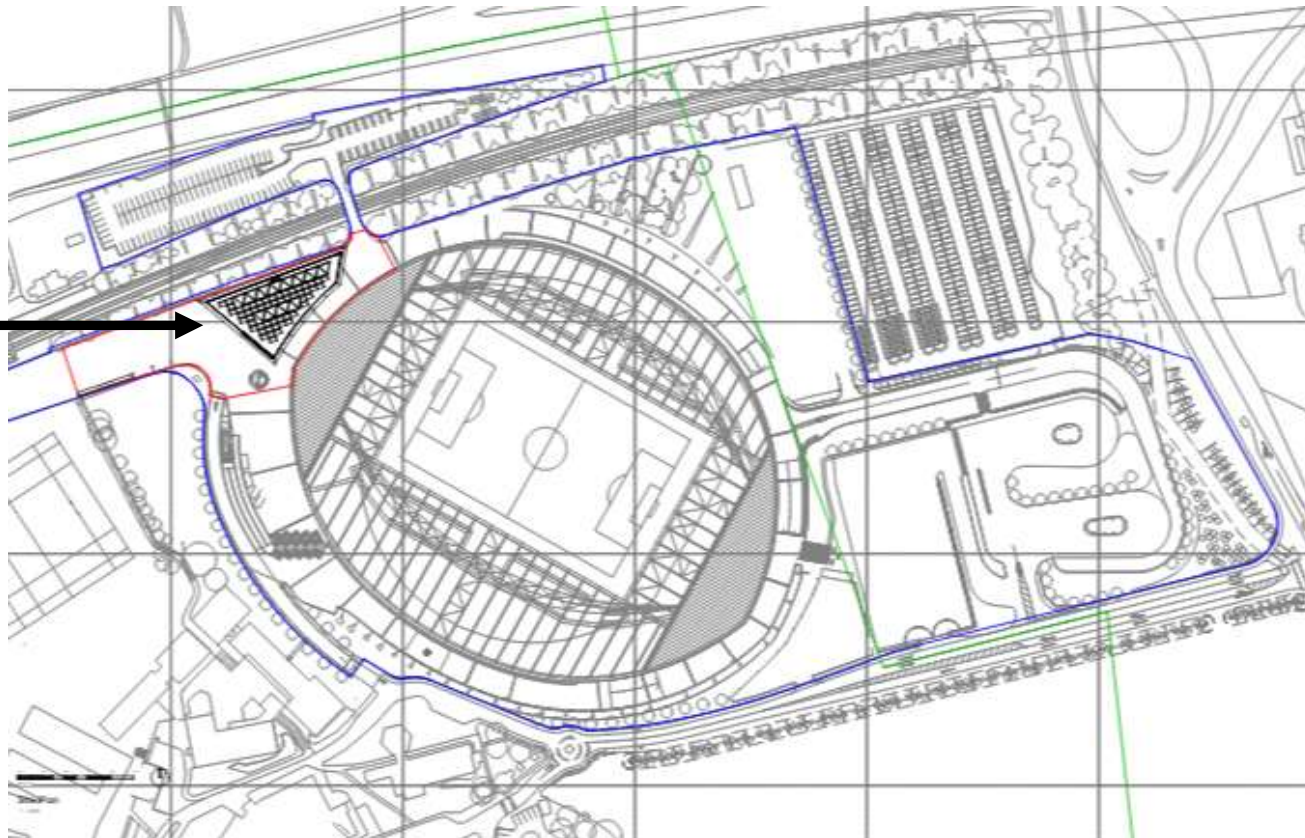
ID

# Proposed Block Plan

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47

Site

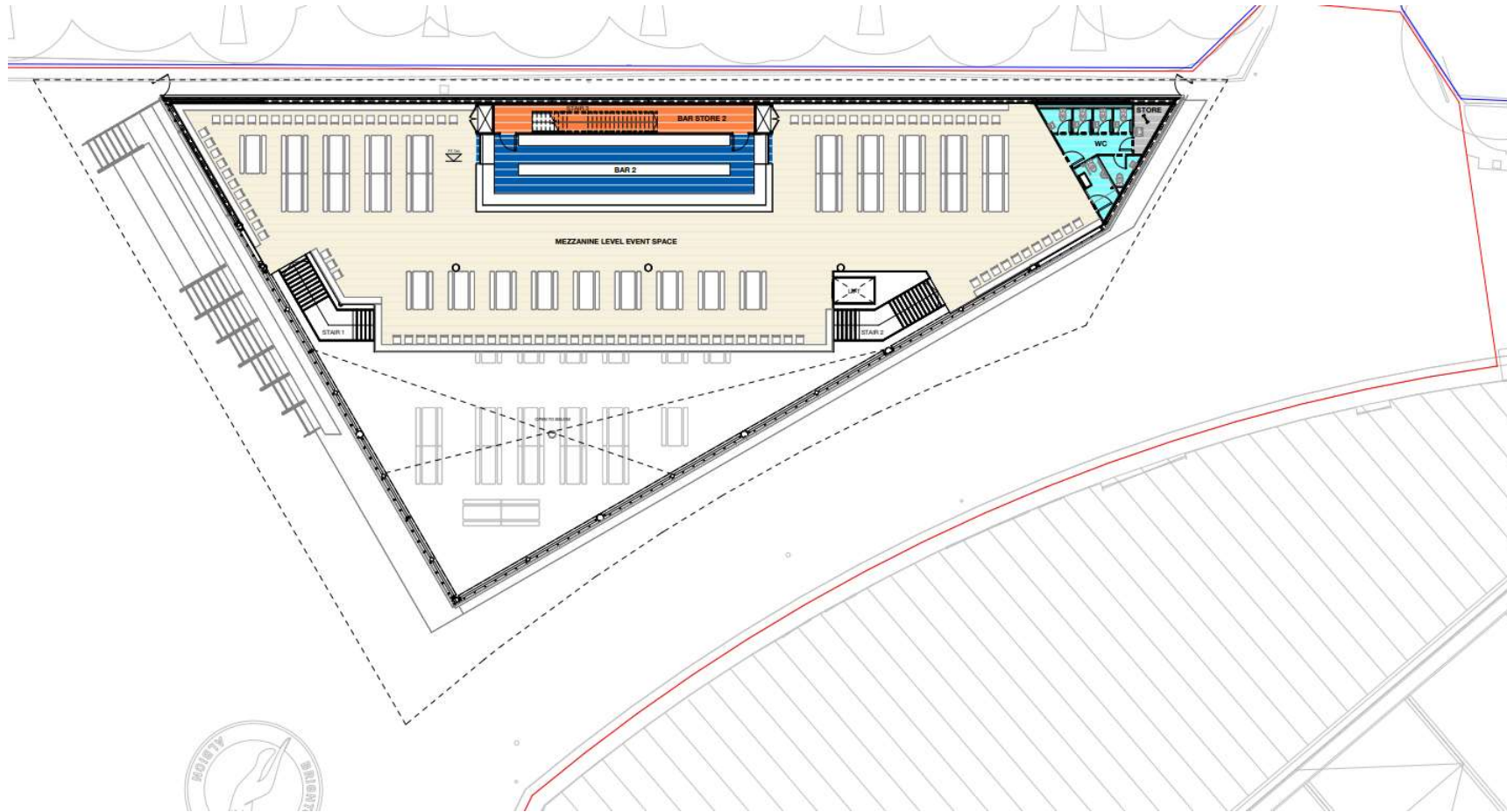


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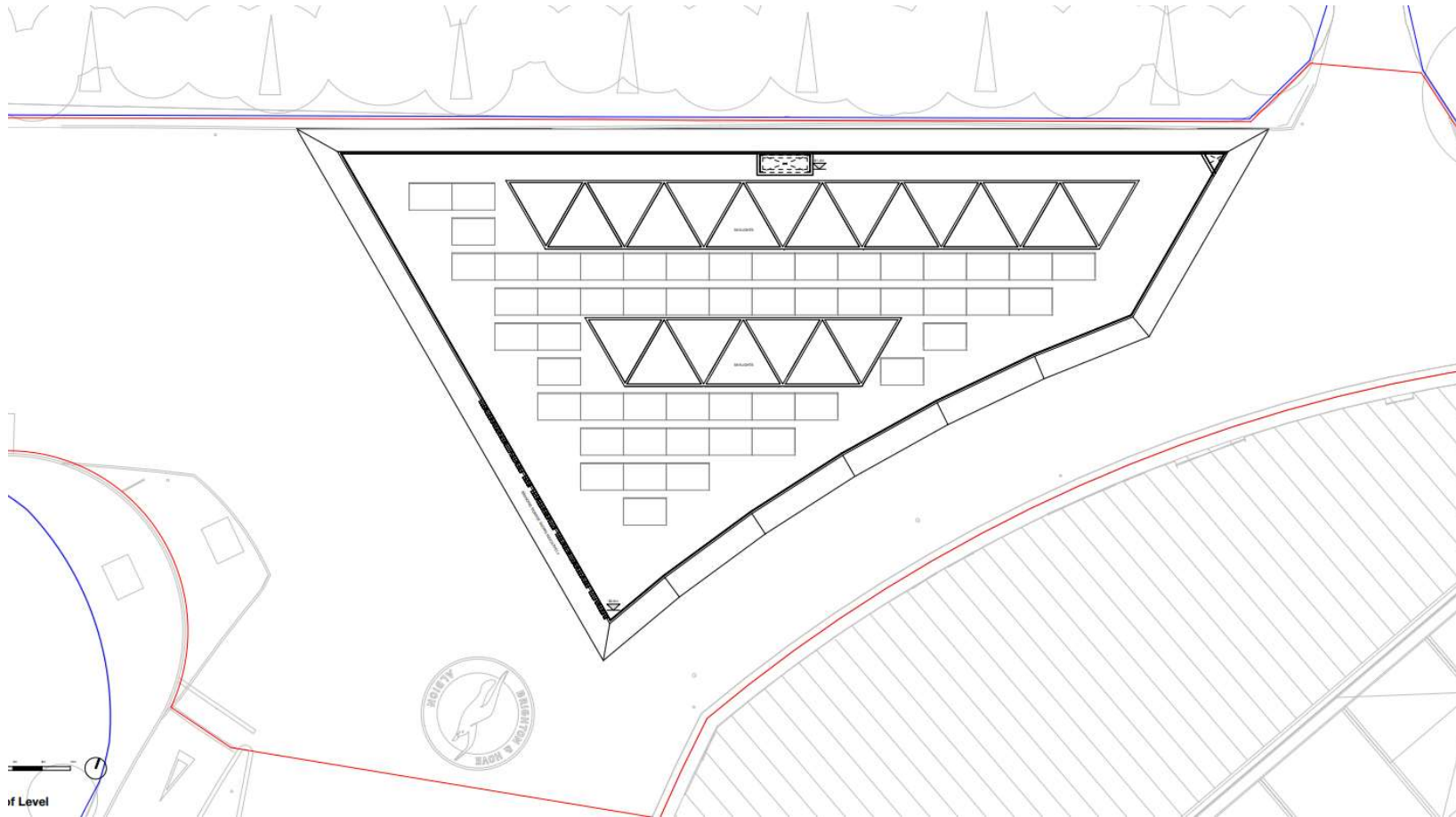
# Proposed Ground Floor Plan



# Proposed First Floor Plan



# Proposed Roof Plan



50



# Proposed South Elevation



51

ID

# Proposed South East Elevation



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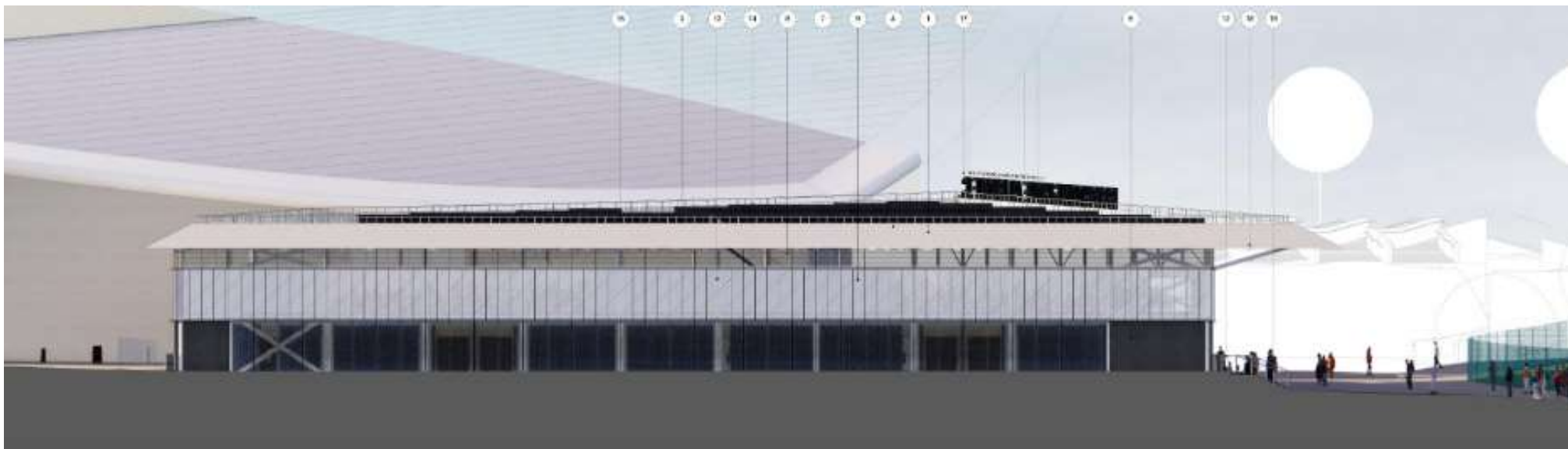
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# Proposed South West Elevation



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# Proposed North Elevation



54

ID

# Visual: south west elevation (walls open)

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# Visual: south west elevation (walls closed)

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# Visual: western end

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# Visuals: Eastern end (walls open)



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ID



# Visual: Eastern end (walls closed)



# Representations

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## 2 representations in **support**:

- Good design
- Provides an all weather shelter
- Provides employment
- Helps to aid congestion before and after matches
- Improves the facilities offered by the stadium

## University of Brighton **support**:

- The fan zone will benefit the University providing additional amenities.
- Employment opportunities for students
- Good design

## 1 **objection**:

- Additional noise and disturbance
- It would bring additional fans to the site

# **Key Considerations in the Application**

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- Design and scale of the Fan Zone
- Impact on the South Downs National Park
- Impact on neighbouring amenity and noise sensitive uses
- Traffic and highways impact
- Sustainability and biodiversity

# S106 table

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## Section 106 Heads of Terms

- Employment training
  - Contribution of £15,770;
  - Employment Training Strategy
  
- Native Tree Planting
  - Off-site compensatory biodiversity net gain (one tree) and maintenance scheme.

# Conclusion and Planning Balance

- Design, scale and height considered acceptable, appropriately subservient to stadium;
- No significant impacts on the South Downs National Park due to height and proximity to stadium, not be highly visible from longer views, particularly from the east and south.
- No significant impacts on neighbouring amenity or noise sensitive uses.
- No significant impacts on highway network – Travel Plan to be secured.
- **Recommend: Minded to Grant**

