

Sussex County Cricket Ground

BH2024/00904

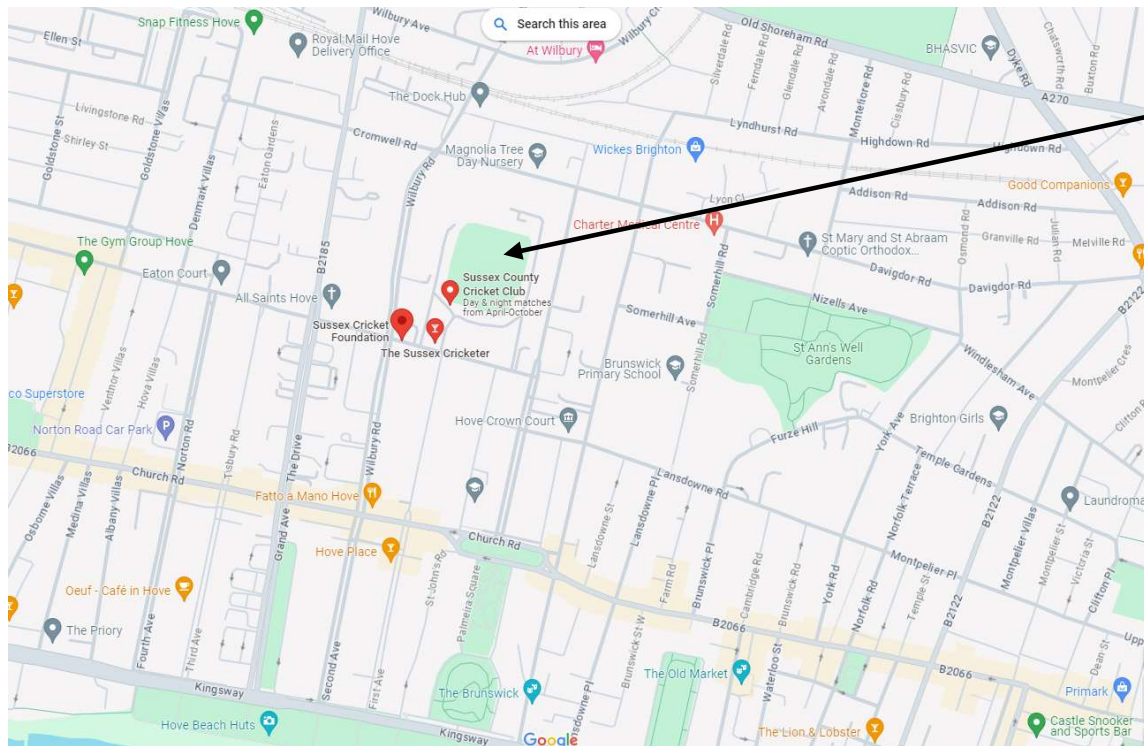


Brighton & Hove
City Council

Application Description

- Reserved Matters application pursuant to Phases 3 and 4 of outline approval BH2023/02914 (original permission BH2019/02948) for approval of appearance, landscaping, layout and scale relating to provision of two stands of permanent seating to replace informal seating areas, improvements to spectator hospitality facilities and demolition of existing hospitality area and construction of new stand.

Map of application site

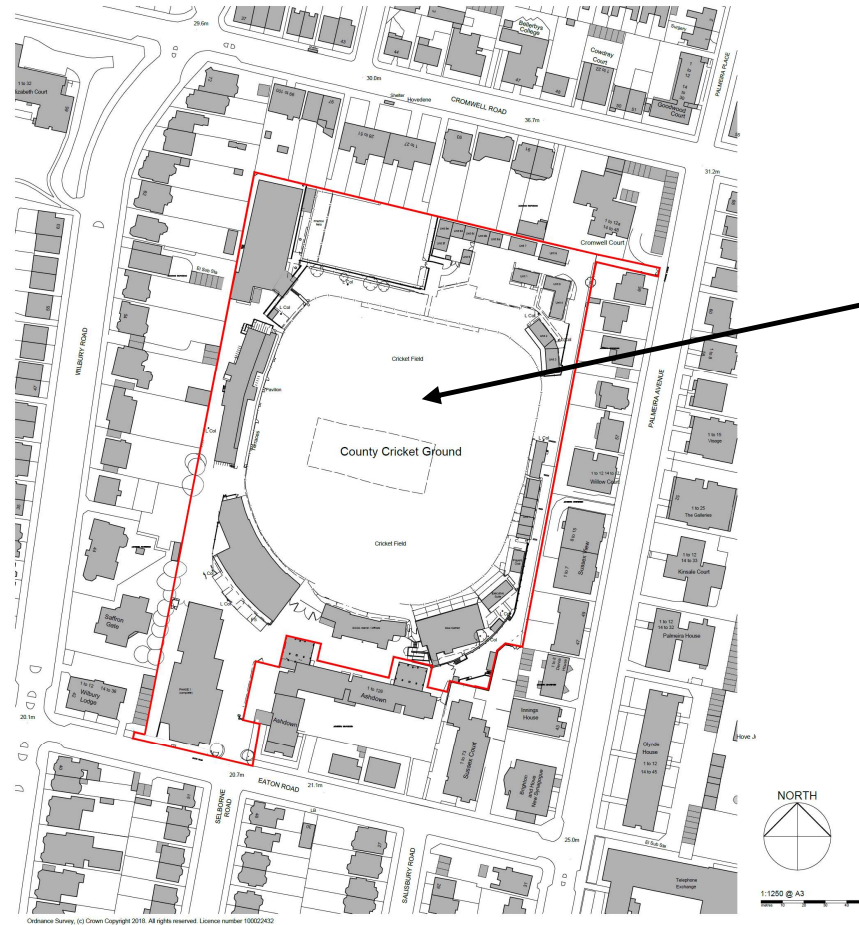


Site



Brighton & Hove
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Existing Location Plan



Site



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City Council

Aerial photo of site



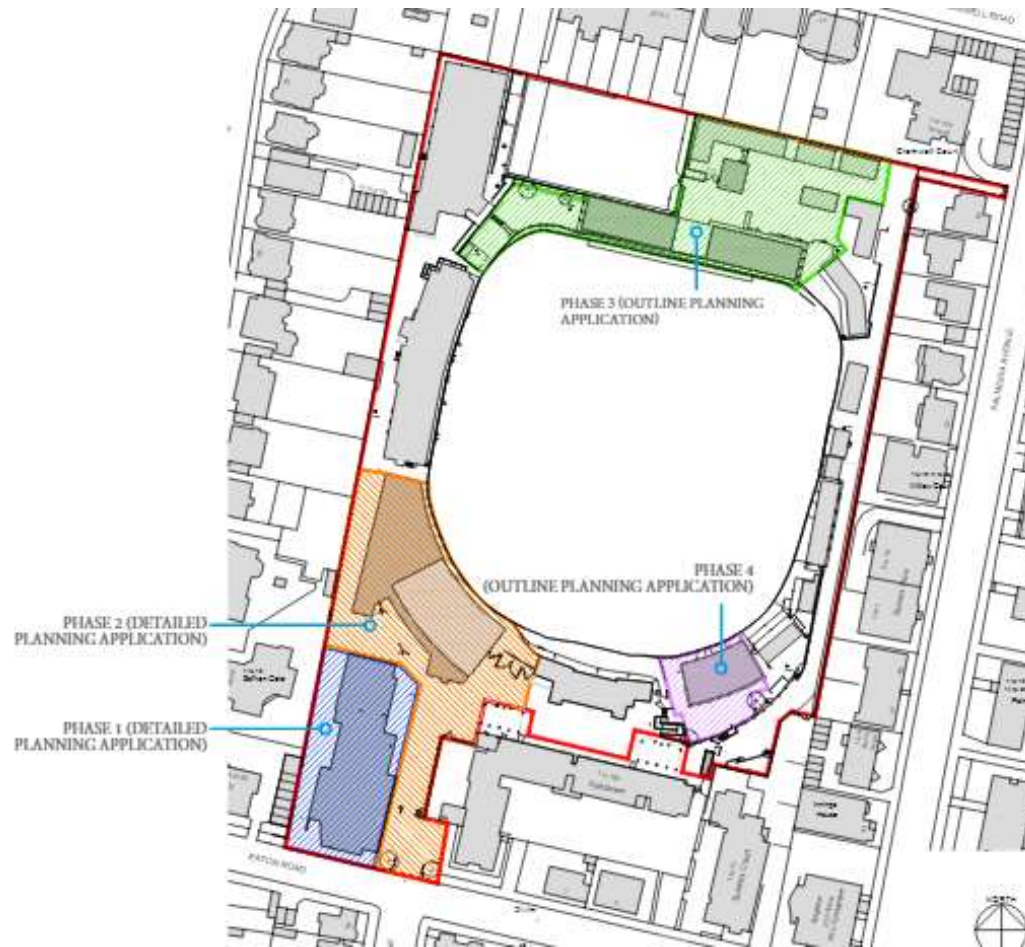
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3D Aerial photo of site



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Site wide Phasing



Photographs of Phase 3



Existing single storey buildings to the northern boundary to be extended



Existing concourse between temporary phase 3 stands and northern boundary.



View of phase 3 from the south of the ground



Existing temporary seating in the location of the proposed stands.



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Photographs of Phase 4



View of existing hospitality building from within the grounds



Existing access separating the site from properties fronting Palmeira Avenue



Existing access separating the site from Sussex Court



Existing hospitality building distance to Ashdown

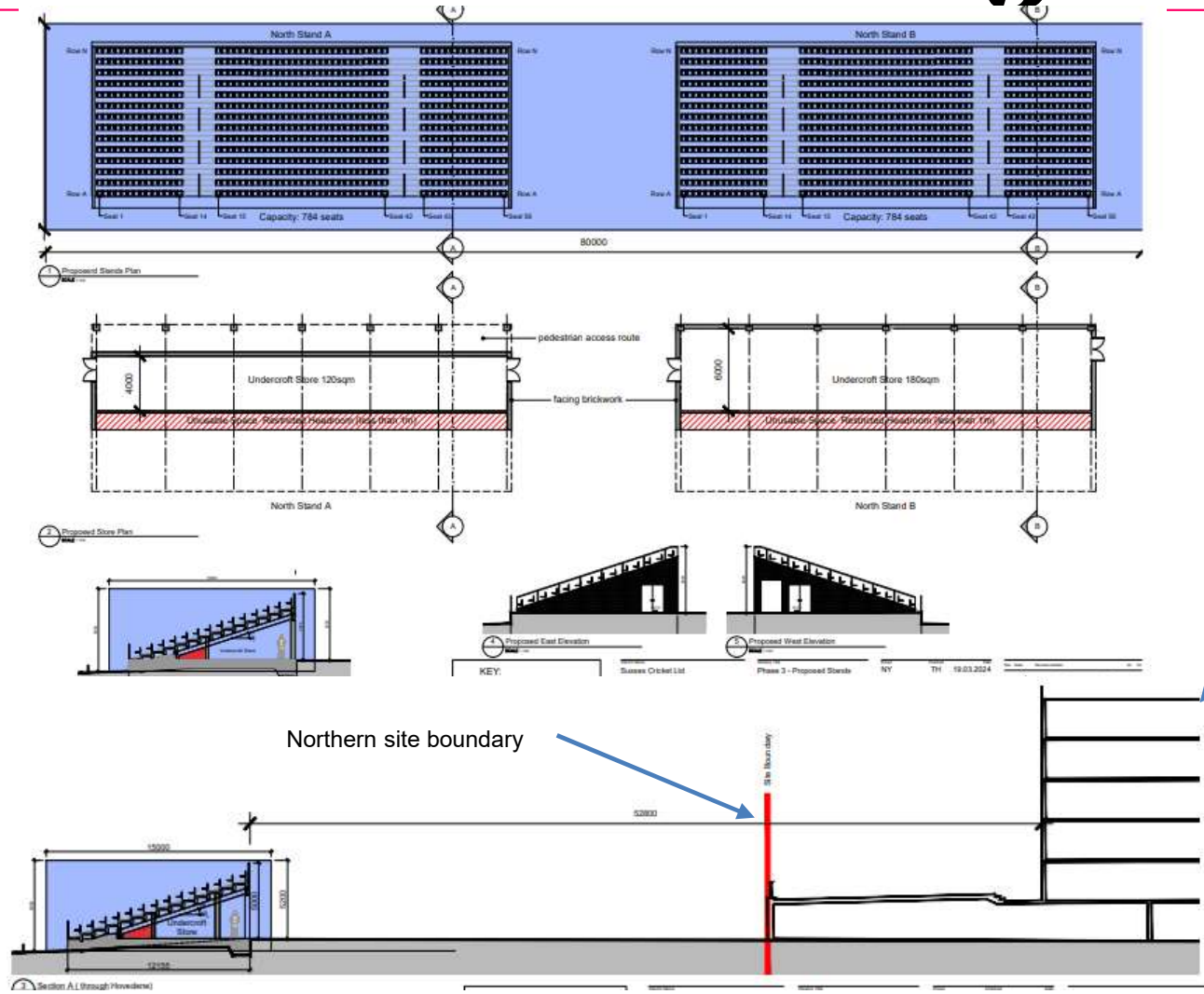
Proposed Site Plan Phase 3



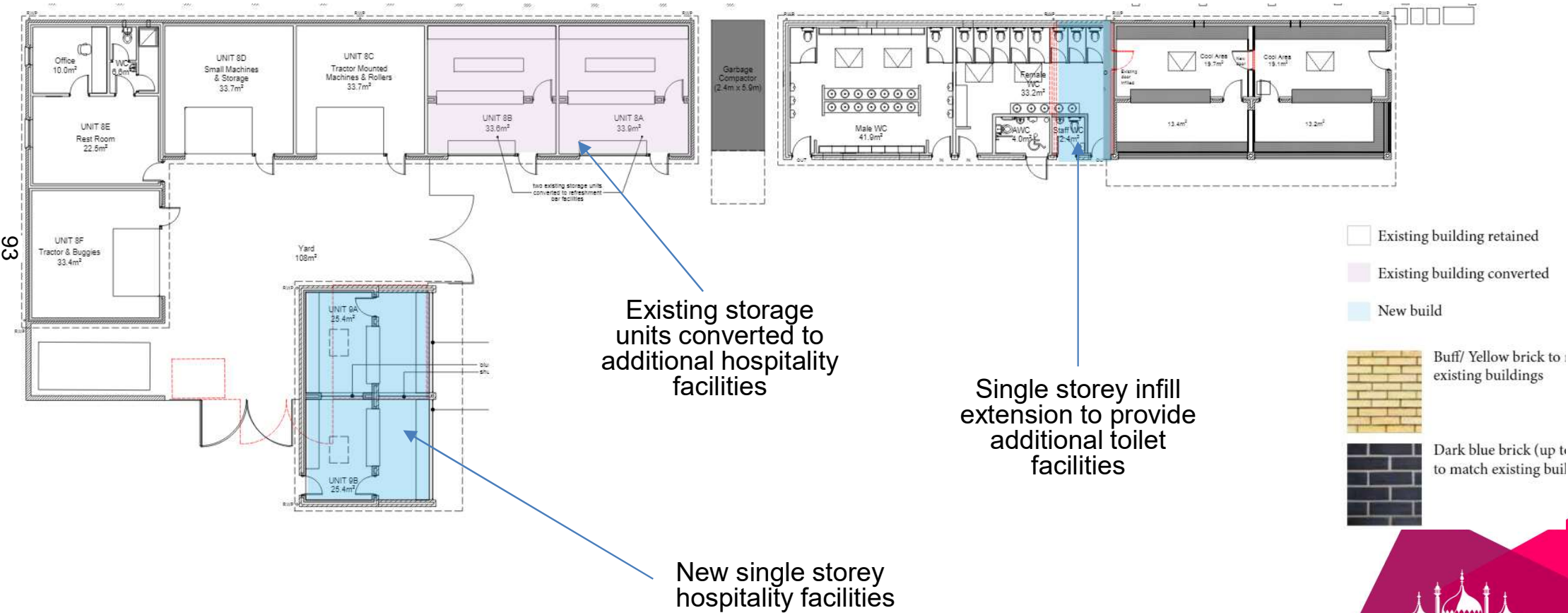
Minor single storey extension works

Proposed permanent seating stands

Proposed stands Phase 3



Proposed extension works Phase 3



Existing storage units converted to additional hospitality facilities

Single storey infill extension to provide additional toilet facilities

New single storey hospitality facilities



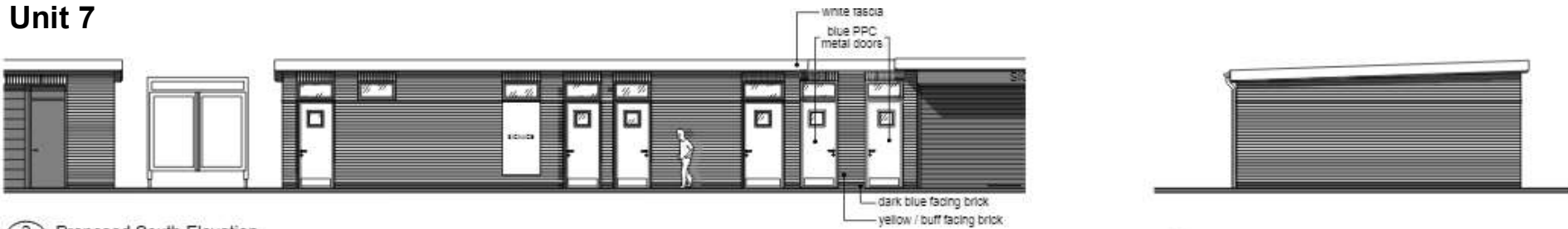
Proposed elevations of the northern units Phase 3

Unit 8



1 Proposed South Elevation

Unit 7



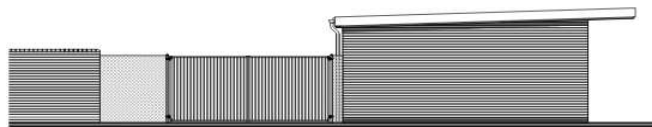
2 Proposed South Elevation

SCALE 1:100

3 Proposed West Elevation

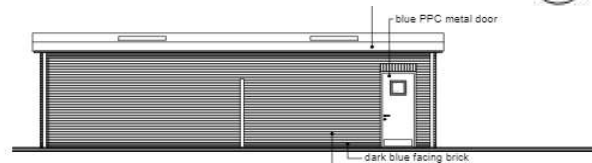
SCALE 1:100

Unit 9



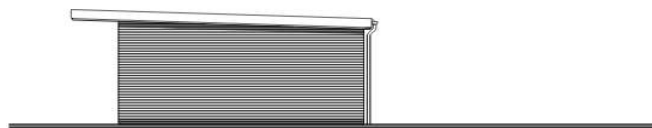
2 Proposed South Elevation

SCALE 1:100



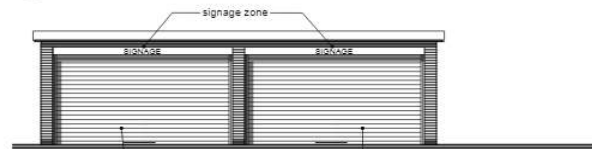
3 Proposed West Elevation

SCALE 1:100



4 Proposed North Elevation

SCALE 1:100



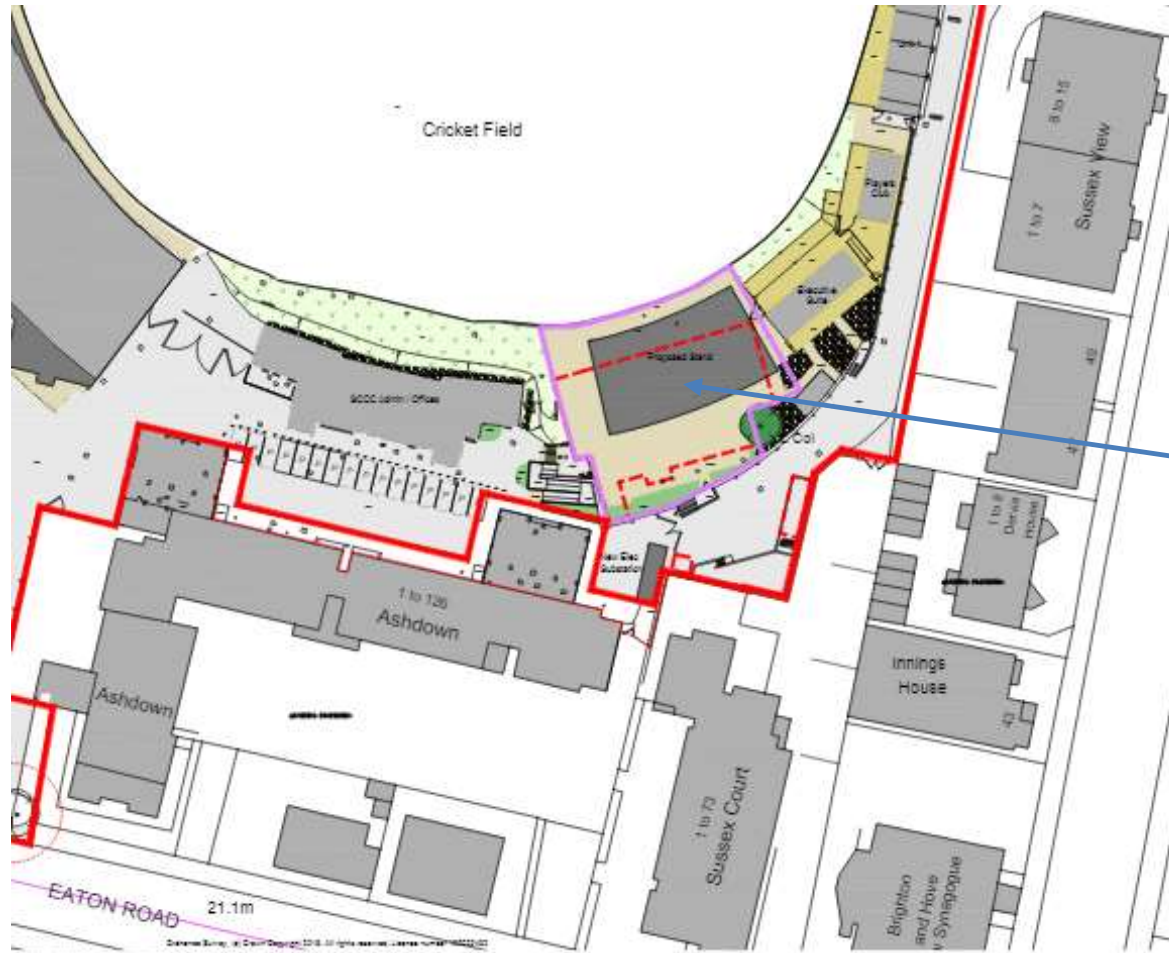
5 Proposed East Elevation

SCALE 1:100



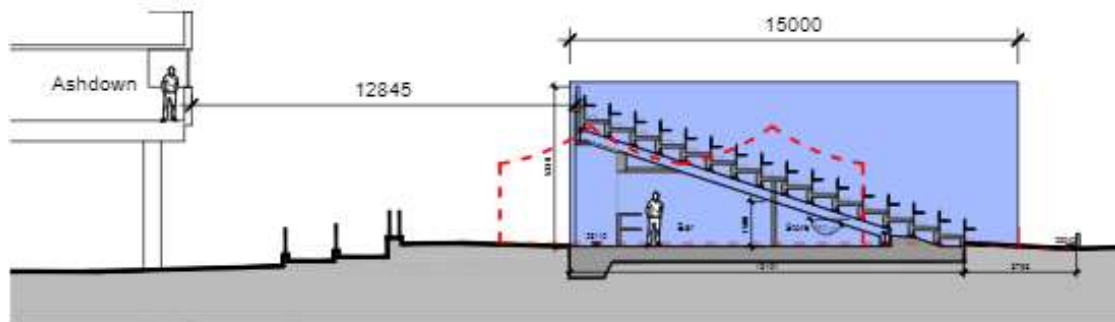
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Proposed site plan Phase 4

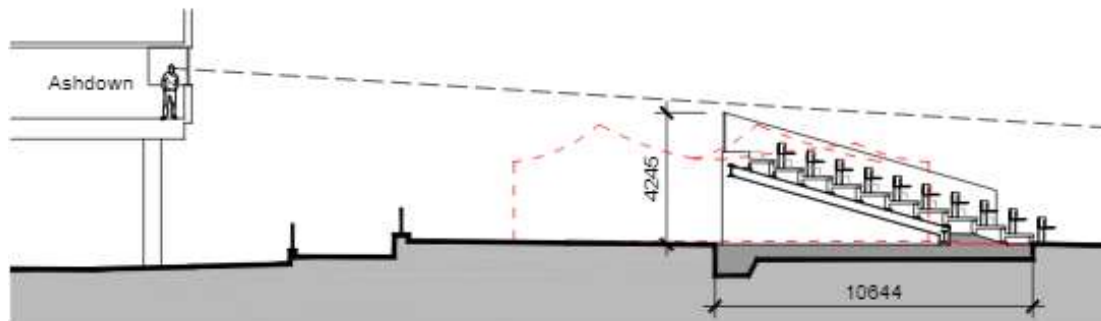


Demolition of existing hospitality facility and erection of new permanent seating stand

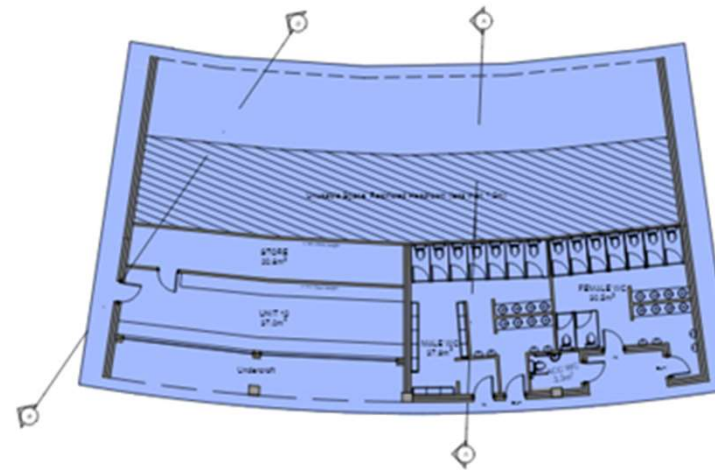
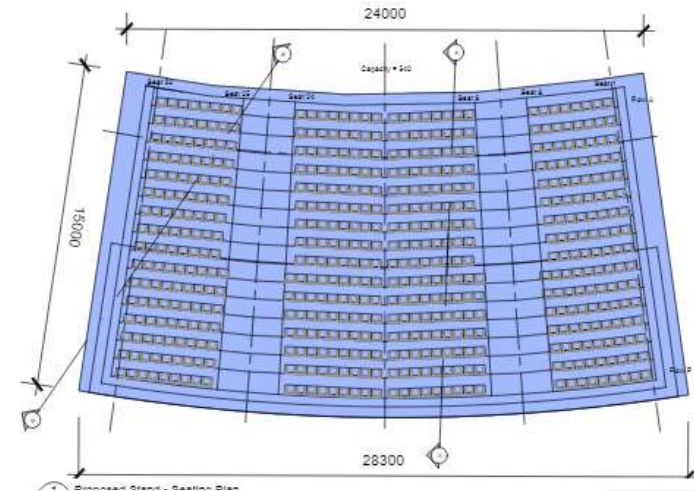
Proposed stand Phase 4



3 Proposed Stand - Section A-A
SCALE 1:100



4 Proposed Stand - Section B-B
SCALE 1:100



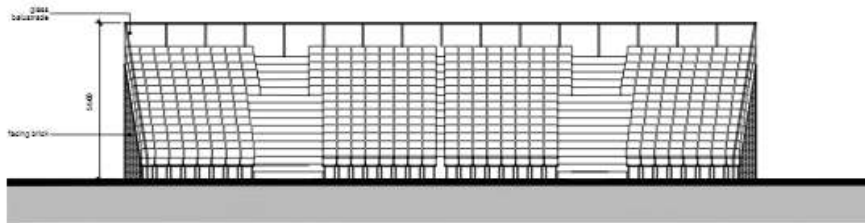
2 Proposed Stand - Refreshment Bar & WC's Plan
SCALE 1:100

KEY:

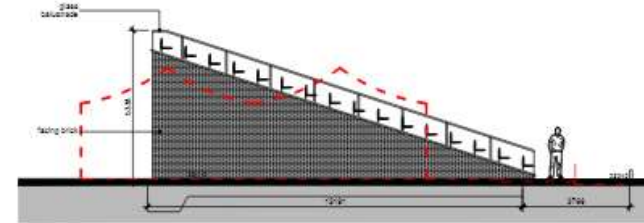
96

ID

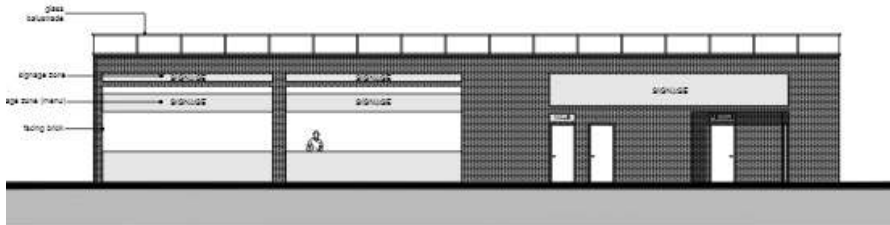
Proposed stand details Phase 4



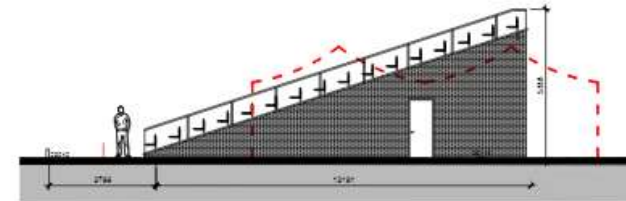
1 Proposed Stand - Front Elevation
SCALE 1:100



2 Proposed Stand - East Elevation
SCALE 1:100

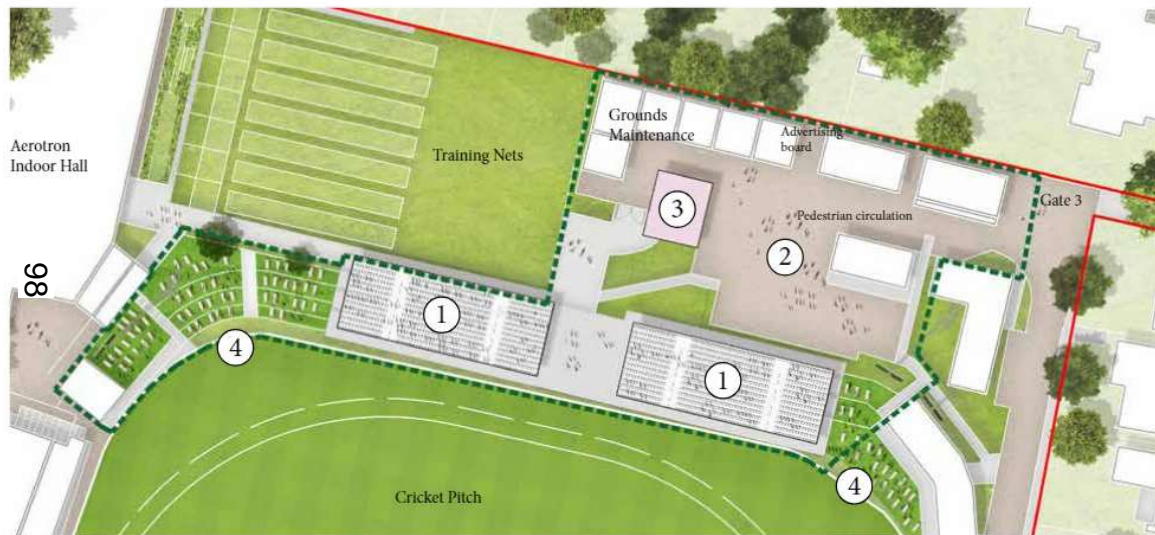


3 Proposed Stand - Rear Elevation
SCALE 1:100



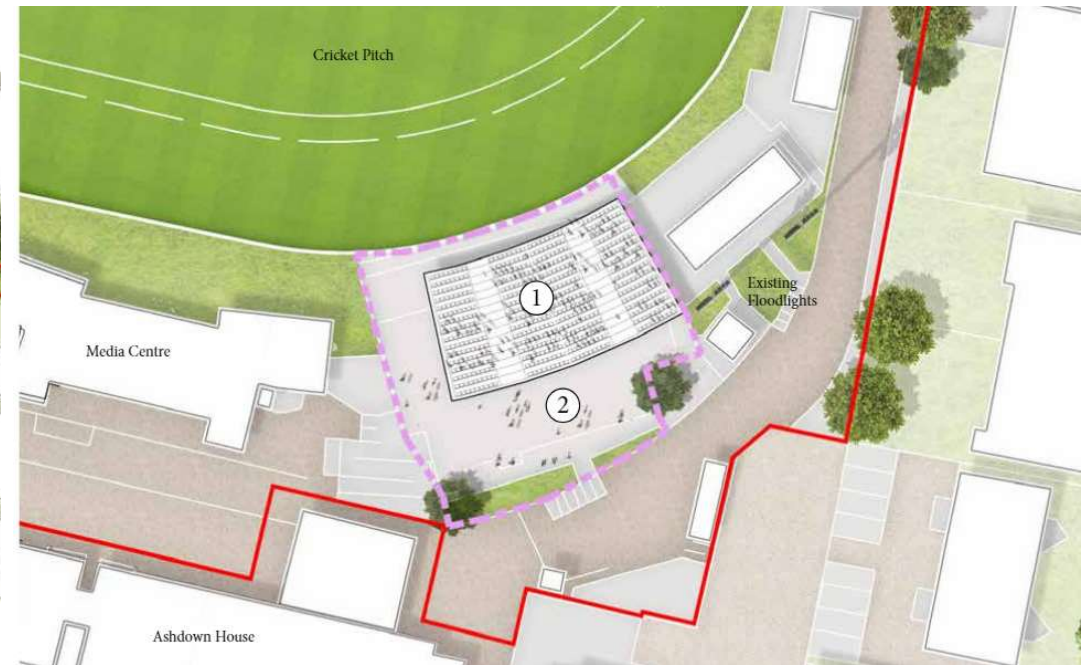
4 Proposed Stand - West Elevation
SCALE 1:100

Proposed landscaping



Phase 3

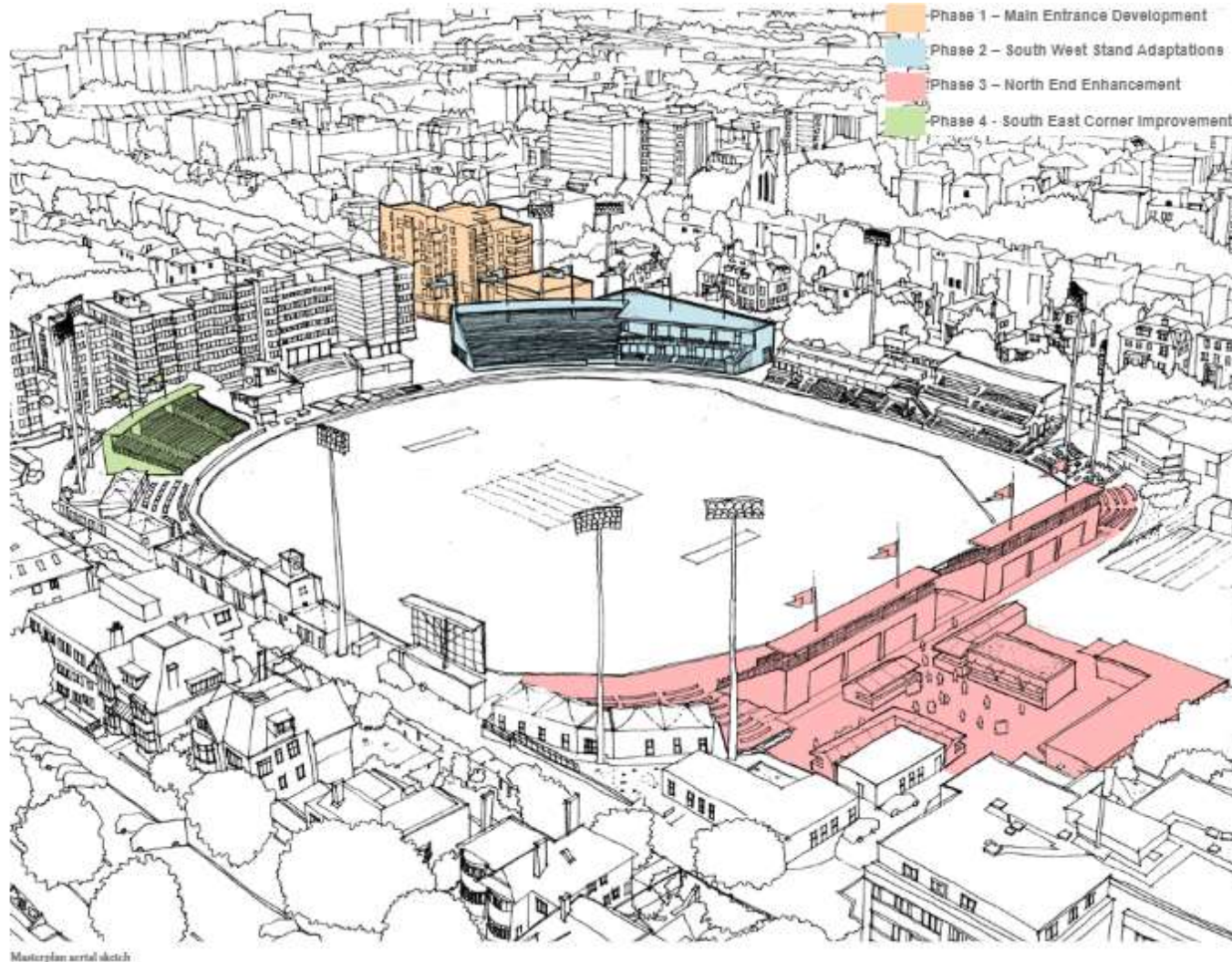
1. Proposed Stand
2. Food Court
3. Refreshment Block
4. Artificial Grass terraces



Phase 4

1. Proposed Stand
2. Pedestrian circulation

Proposed Visual of overall development



Representations

Six (6) letters of representation have been received objecting to the development on the following grounds:

- The need for the development and whether the stands are necessary
- The height of the proposed stands
- Healthy and safety impacts
- Additional traffic
- Impact on neighbouring amenity

Key Considerations in the Application

The principle of development has already been established through the approval of outline application BH2019/02948. Access has already been agreed for phases 3 and 4 under this approval.

This application seeks approval of the remaining outstanding reserved matters:

- Appearance
- Landscaping
- Layout
- Scale

Conclusion and Planning Balance

- Principle of development established through the outline permission.
- Scale and layout of the development is similar to that in Hybrid permission (BH2019/02948).
- Height of the stands accords with original condition securing maximum heights for each proposed stand.
- Would provide enhanced spectator and hospitality facilities.
- No significant harm to the amenities of neighbouring properties anticipated.

Recommend: Approve