

**Court Farm,  
King George VI Avenue  
BH2022/03483**

**4<sup>th</sup> September 2024**



**Brighton & Hove  
City Council**

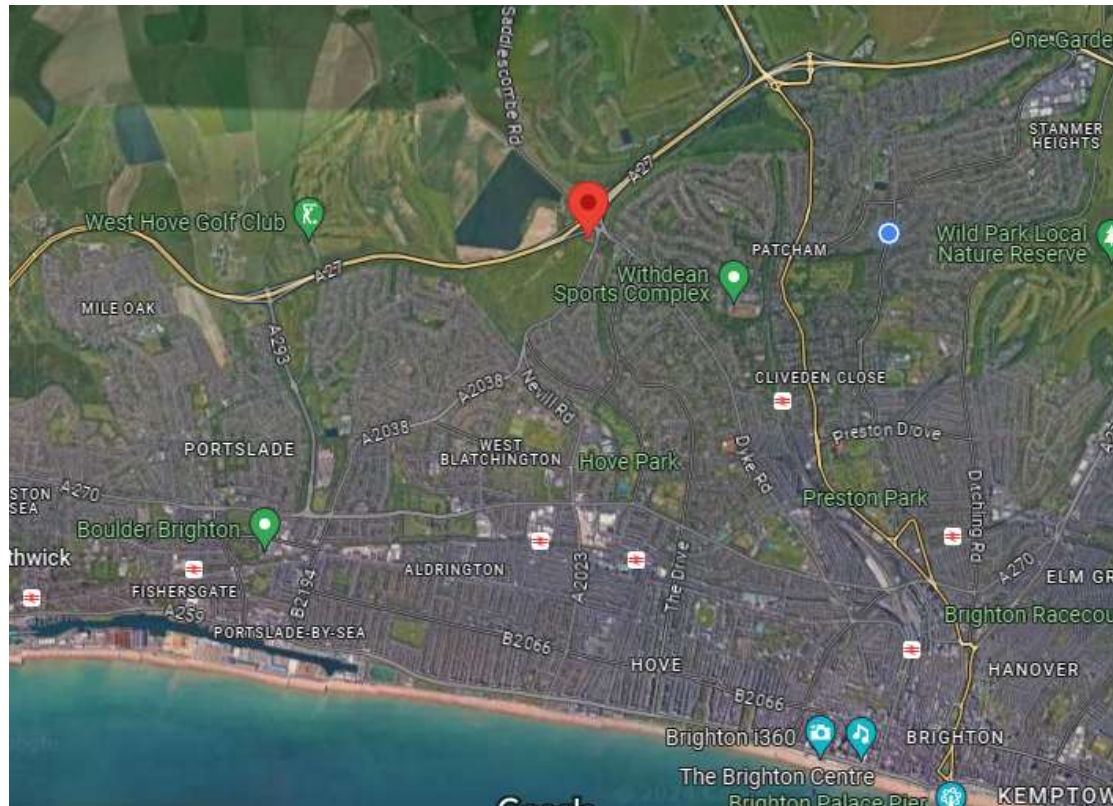
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# Application Description

- Demolition of existing buildings on site and erection of retail unit (Class E) with associated works including new access, car parking and landscaping. (For information: proposal is for 1880sqm of gross floorspace, with 1315sqm retail supermarket floorspace and 107 space car park).

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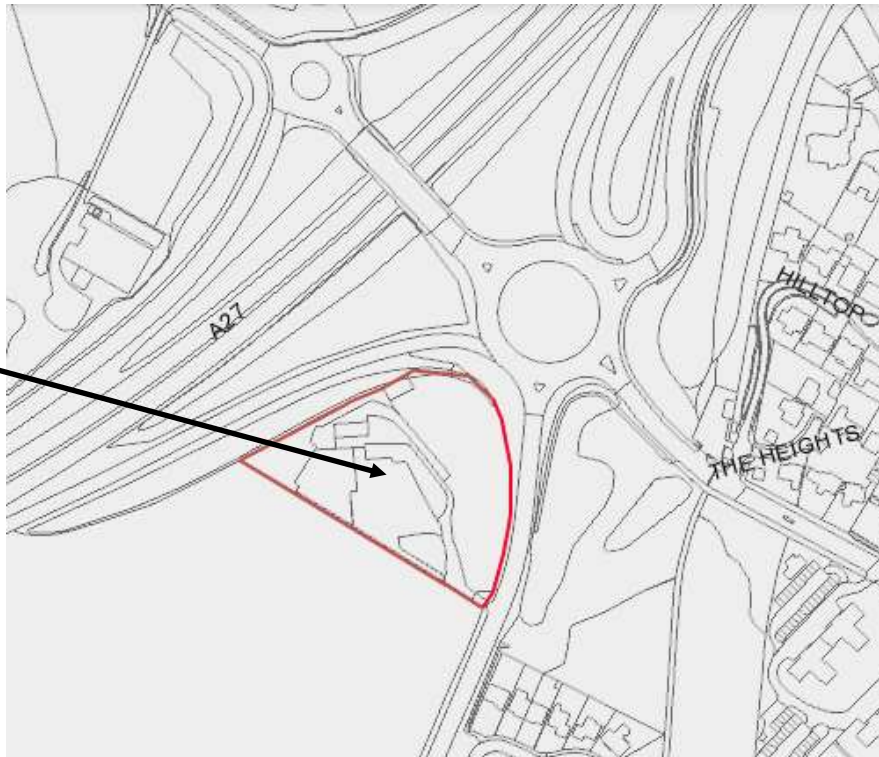
# Wider location plan



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# Location plan of application site

Site



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# Application site in wider context of Policy DA7: Toad's Hole Valley



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# Aerial photo of site

Site



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# 3D Aerial photo of site

Site



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## Street photo of site: KGVI Ave looking north-east (1)





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## Street photo of site: KGVI Ave looking north-east (2)



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## Street photo of site: KGVI Ave looking north



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## Street photo of site: KGVI Ave looking north-east (3)



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## Street photo of site: KGVI Ave looking south-west (1)



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## Street photo of site: from roundabout looking west



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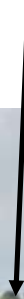
## Street photo of site: from roundabout looking west (2)



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# Street photo of site: from A27 looking east

Site



# Longer views of site looking east from South Downs



NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO

Viewpoint 8



# Longer views of site looking south from Devils Dyke Rd



NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO  
ASSESS AM OR IMPACT. Panoramas are created from multiple photographs which are stitched together in 360° rotations. The photographs are taken

Viewpoint 10

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# Longer views of site from Green Ridge



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# Longer views of site from Waterhall looking south-west



NOTE: PHOTOGRAPHS ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY AND SHOULD NOT REPLACE VISITING THE VIEWPOINTS IN PERSON TO

Viewpoint 12

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## Existing site plan (showing adjacent THV permission)



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# Proposed site plan (wider)



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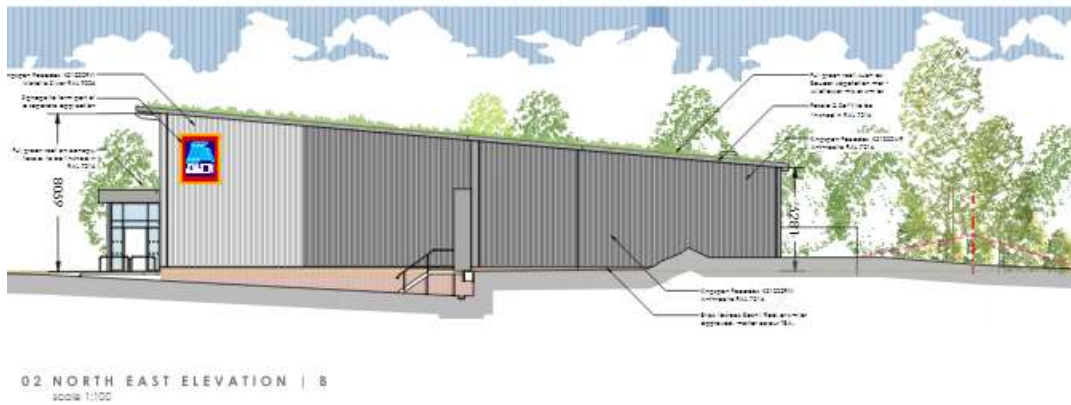
## Proposed site plan (showing THV permission)



# Proposed landscape plan



# Proposed Front/Side Elevations



NO.	DESCRIPTION	DATE
1	PROPOSED JLD POSITION	
2	SOUTH EAST HOLES	
3	SOUTH WEST HOLES	
4	HOLES	
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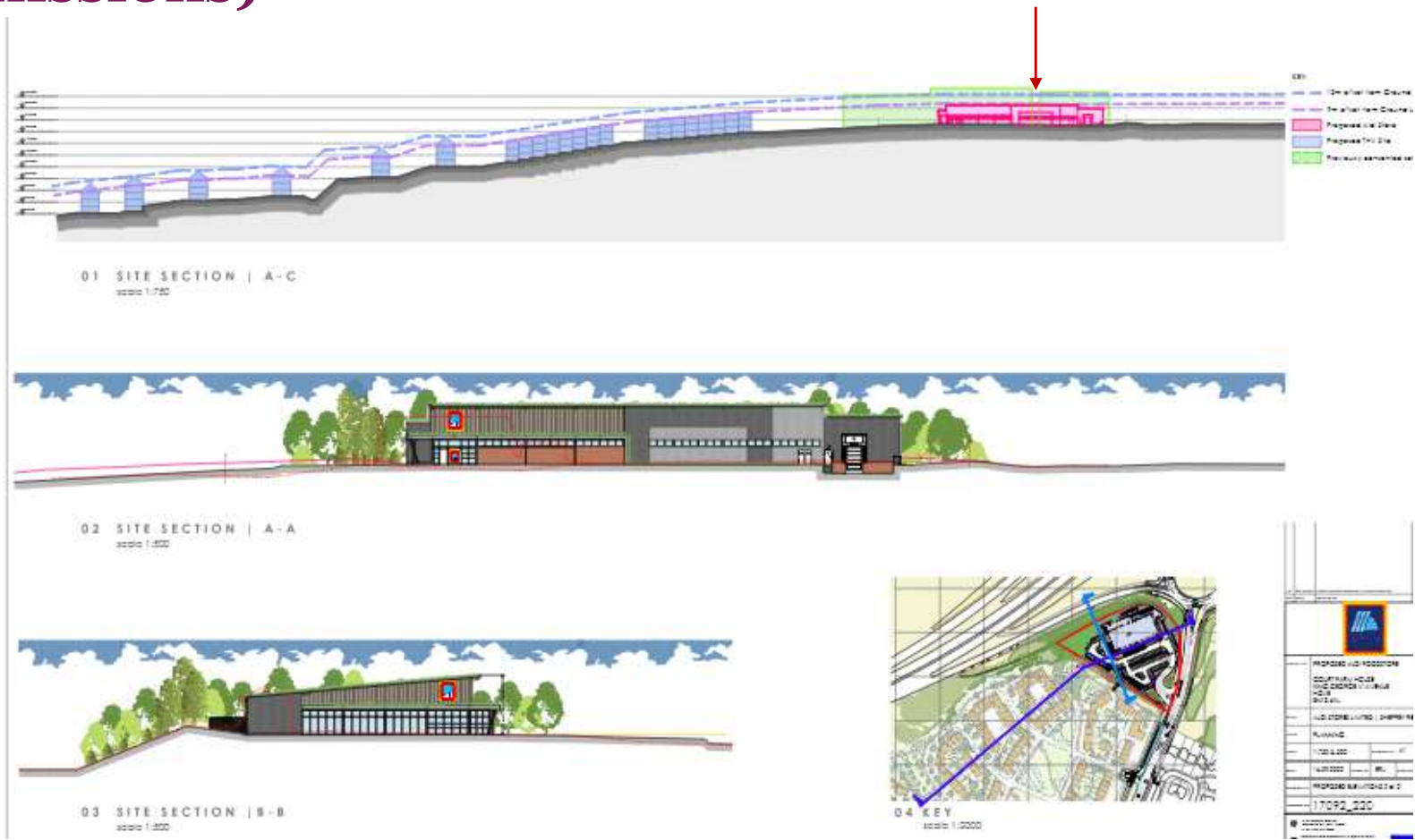




# Proposed Rear/Side Elevations



# Proposed Site Sections (showing context of THV & other permissions)

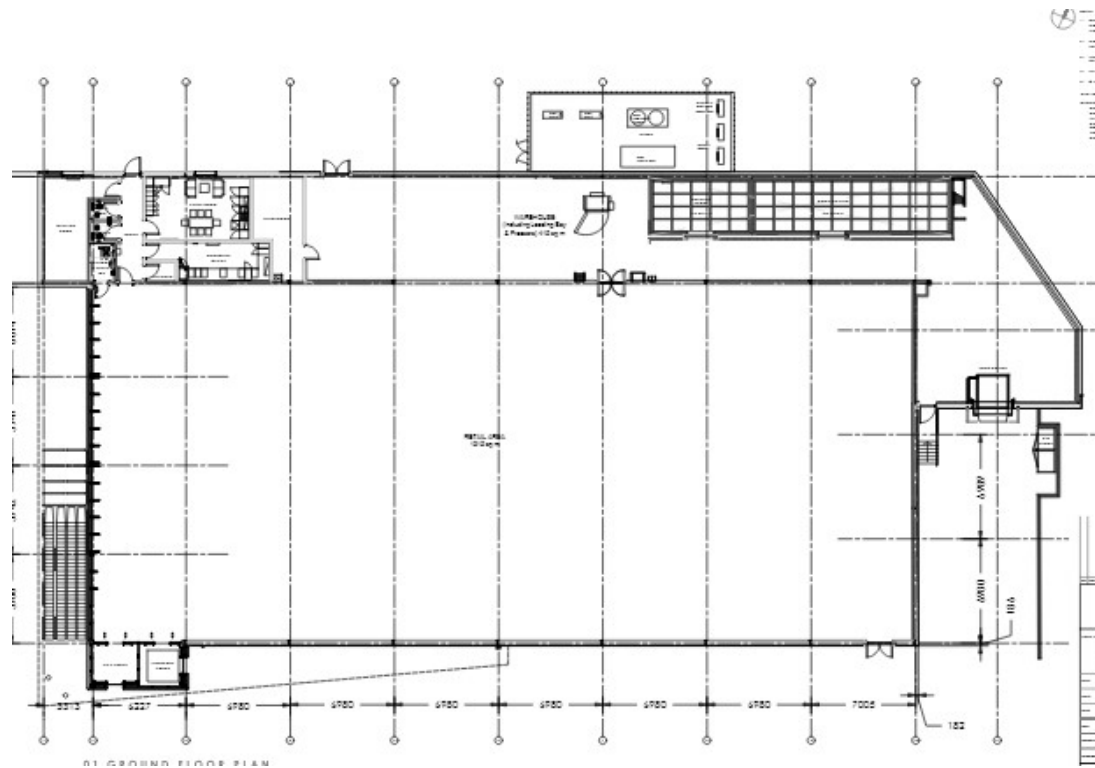


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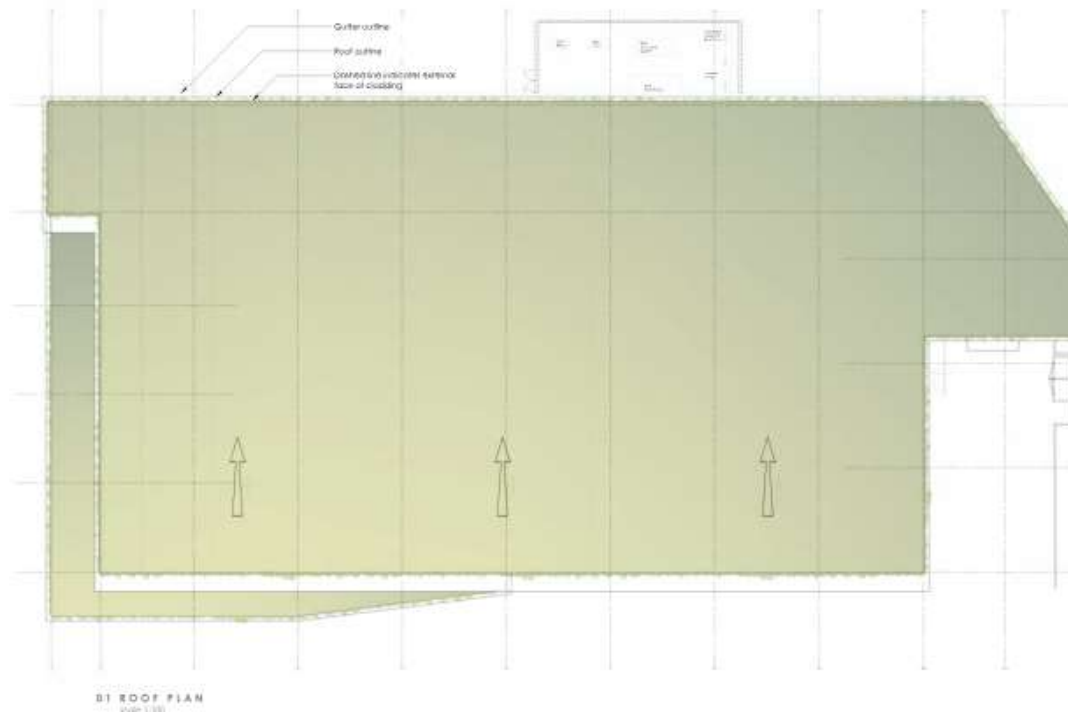


# Proposed ground floor plan



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# Proposed roof plan



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# Proposed Visual



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# Proposed Visual



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# Proposed Visual



# Comparative visuals of previously approved residential scheme and current supermarket



Proposed Development  
Court Farm House,  
Devil's Dyke Road,  
Hove





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# Proposed Visual



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# Representations

- Quite balanced (**29 objections, 22 support**). Key issues:
  - Traffic congestion/safety, poor pedestrian/cycle/bus linkages, no need for supermarket, and design are the main concern for objectors,
  - Supporters welcome supermarket as an amenity to serve the area, creation of jobs, do not consider traffic an issue
  - Expert consultees raise no objection (including National Highways), subject to condition/S106

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# Key Considerations in the Application

- Principle of supermarket use on this site (and policy DA7)
- Impact on existing shopping areas
- Compatibility with extant THV permission
- Ecology and sustainability
- Design and impact to South Downs National Park
- Transport incl promotion of sustainable modes
- Flood risk and groundwater protection
- Amenity

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# S106 table

- Construction employment and training
- Highways - incl works to KGVI Ave, new pedestrian/cycle links and crossing, enhancement of bus service, A27 roundabout, Travel Plan
- Ecological mitigation
- Monitoring

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# Conclusion and Planning Balance

- Principle of development acceptable, DA7 objectives not compromised, no adverse impact to shopping centres
- No significant transport impact, includes highway works and promotion of sustainable modes
- Ecology impacts acceptable, proposal is sustainable
- Design acceptable, limited visual impact to SDNP
- Consultees supportive of scheme
- Conditions/s106 can mitigate impacts and secure enhancements

**Recommend: Minded to Grant subject to s106**

