

3

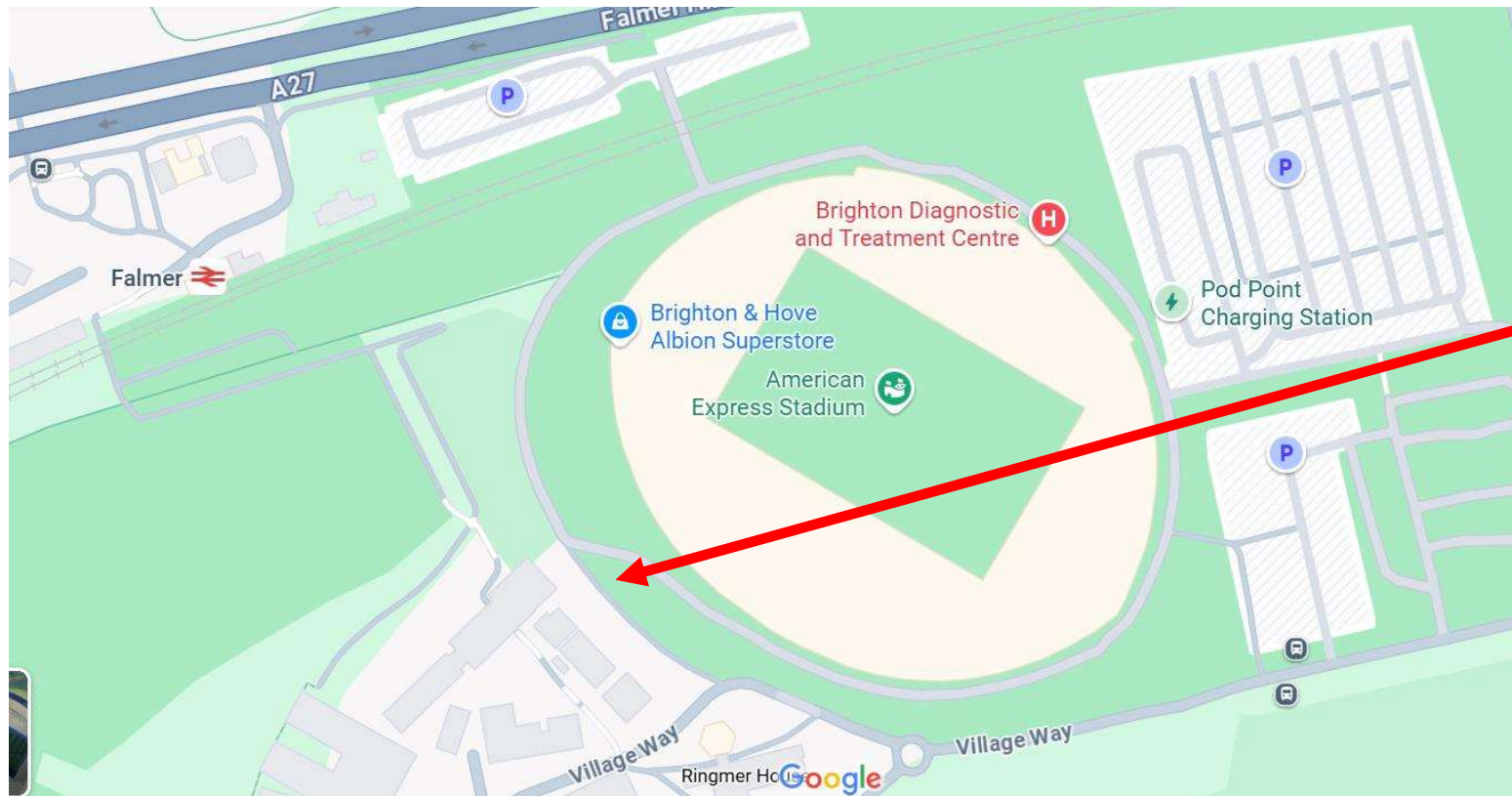
# Land Adjacent To West Stand American Express Stadium Village Way BH2025/00899

6th August 2025

# Application Description

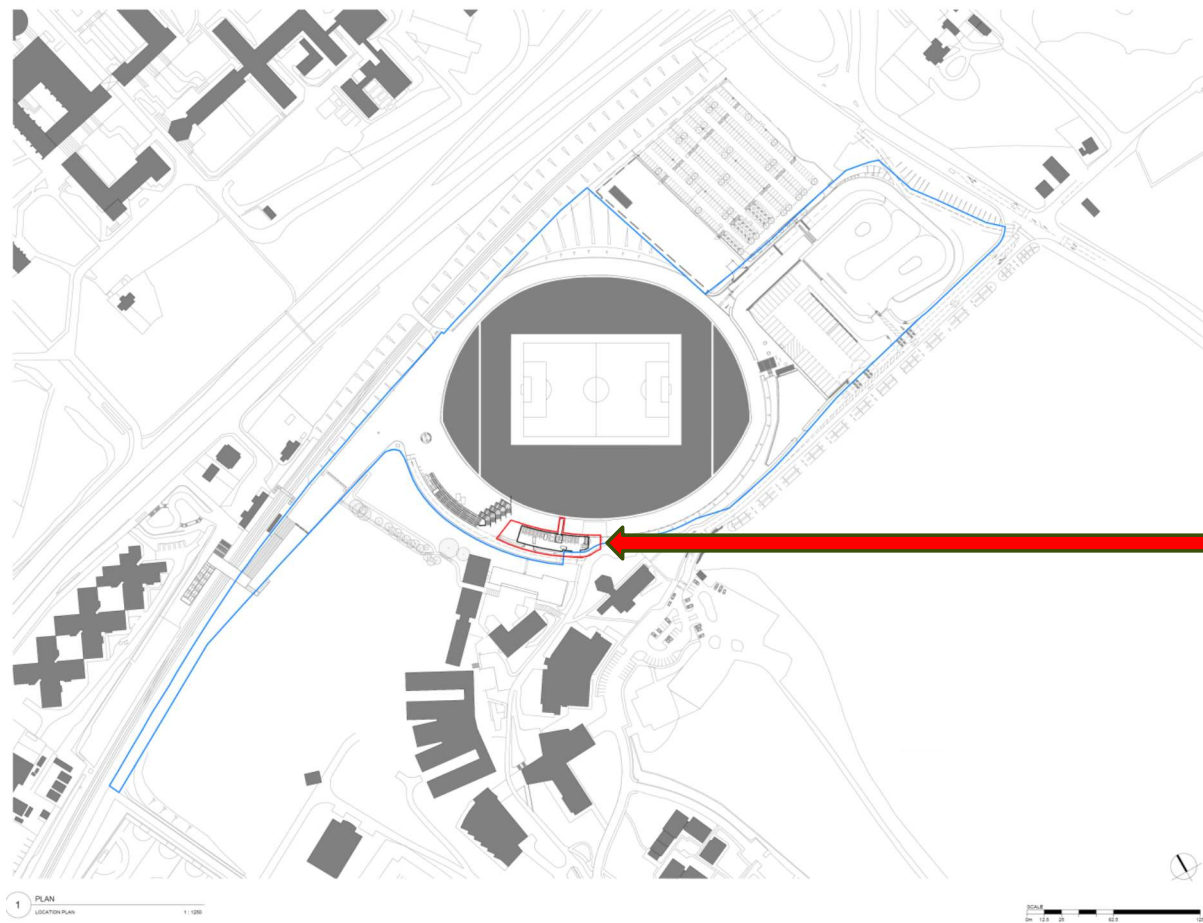
- Excavation of bank and erection of a decked car park comprising 43 spaces over 3 floors with footbridge link to Stadium to be used by employees and Directors of Brighton & Hove Albion FC.

# Map of Application Site



Application Site

# Location Plan



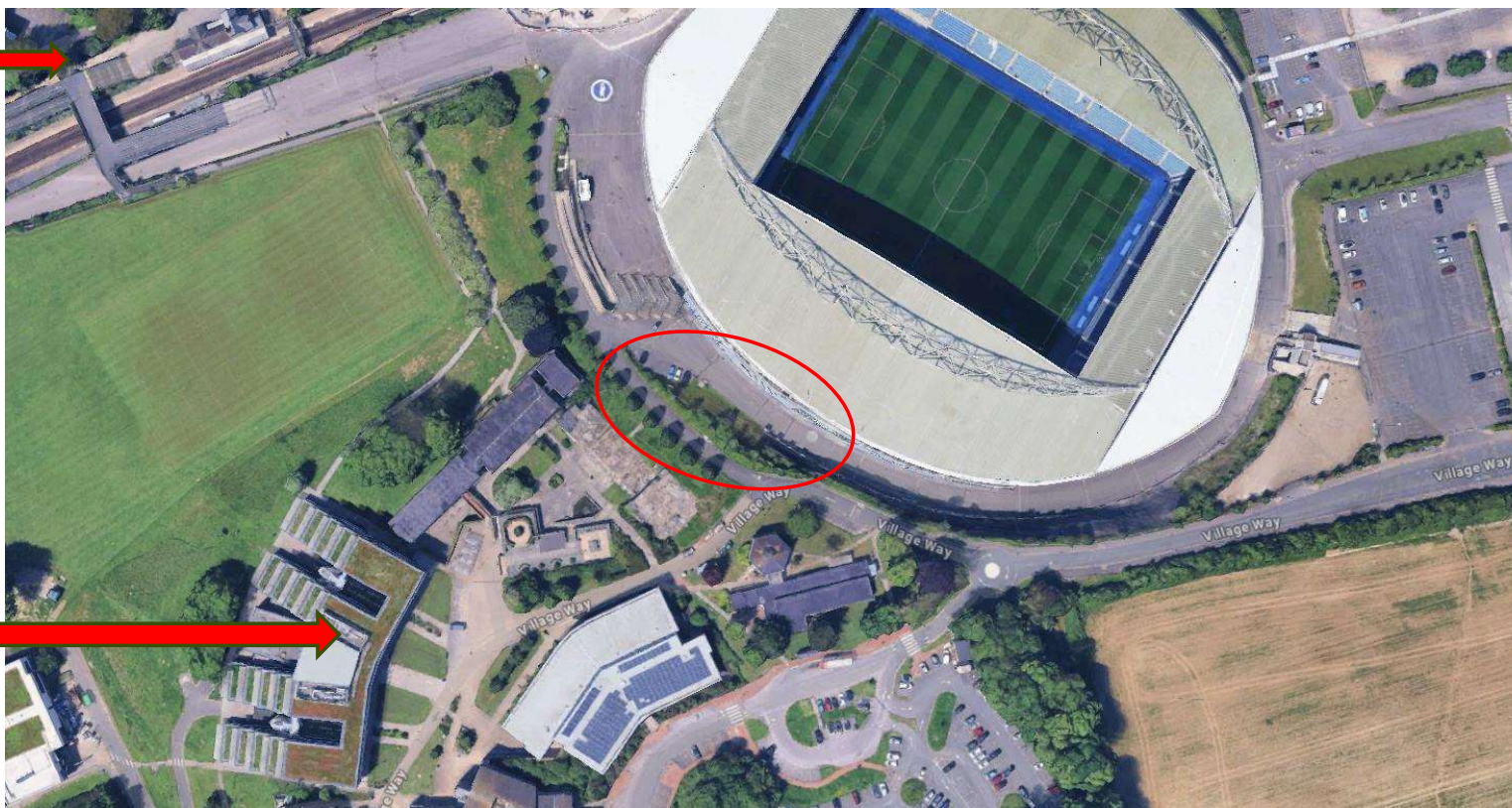
Application  
site



# Aerial Photo of Site

Falmer  
Station

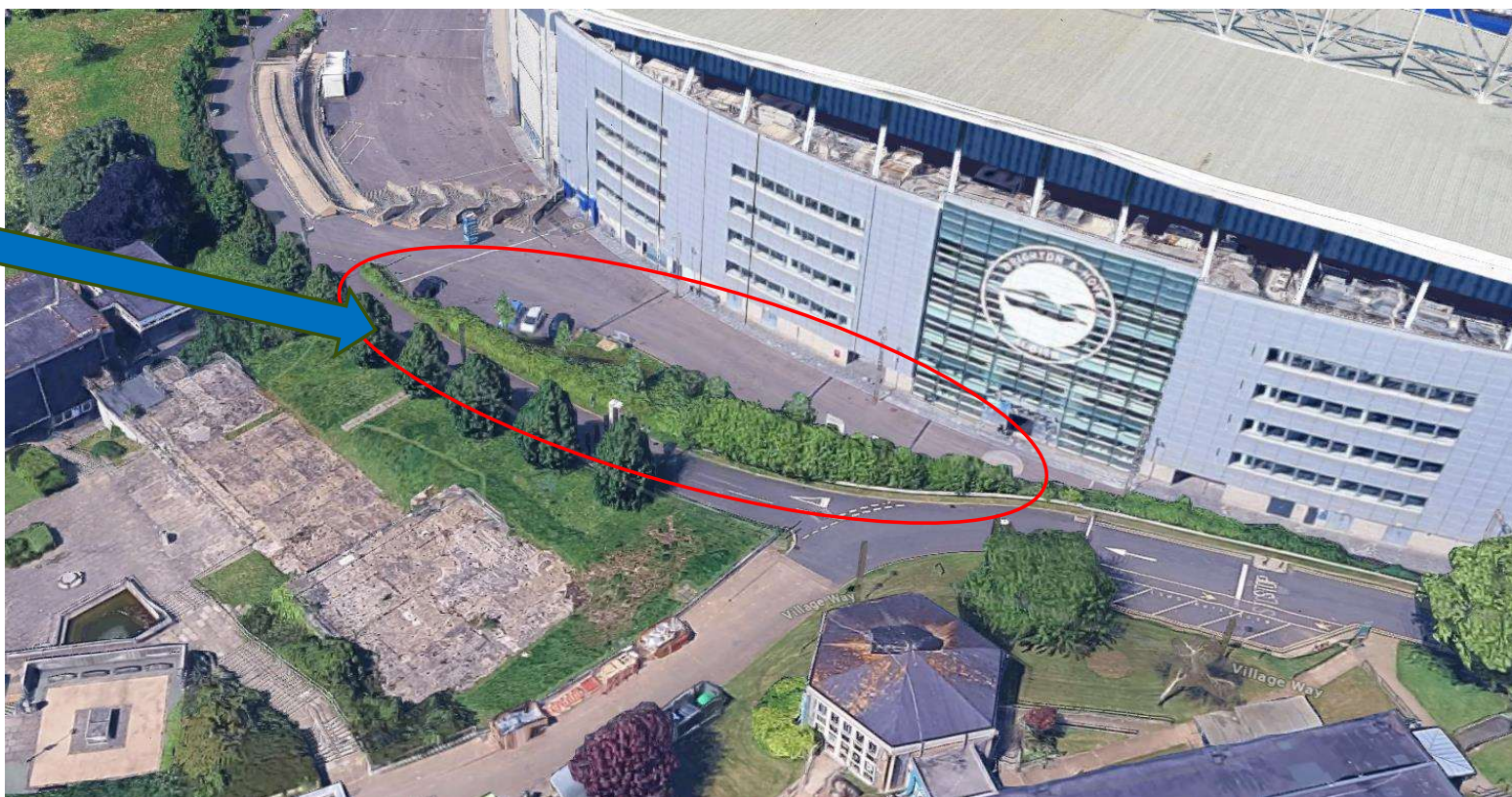
University of  
Brighton





# 3D Aerial Photo of Site

Application  
Site



# Existing Vegetation Plan

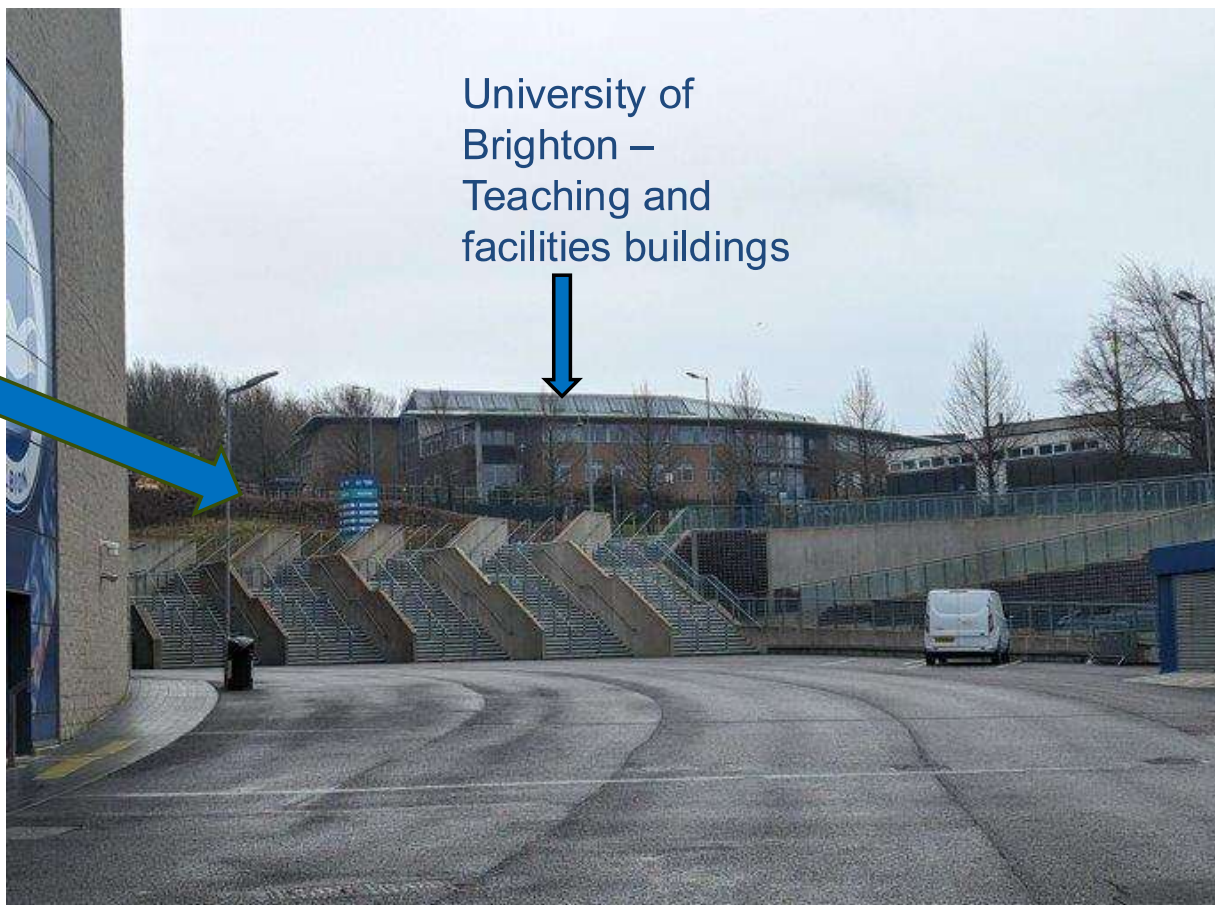




# View looking towards the South

Application  
Site

University of  
Brighton –  
Teaching and  
facilities buildings





# View East from Falmer Station approach



Application Site

# View West from Private Road



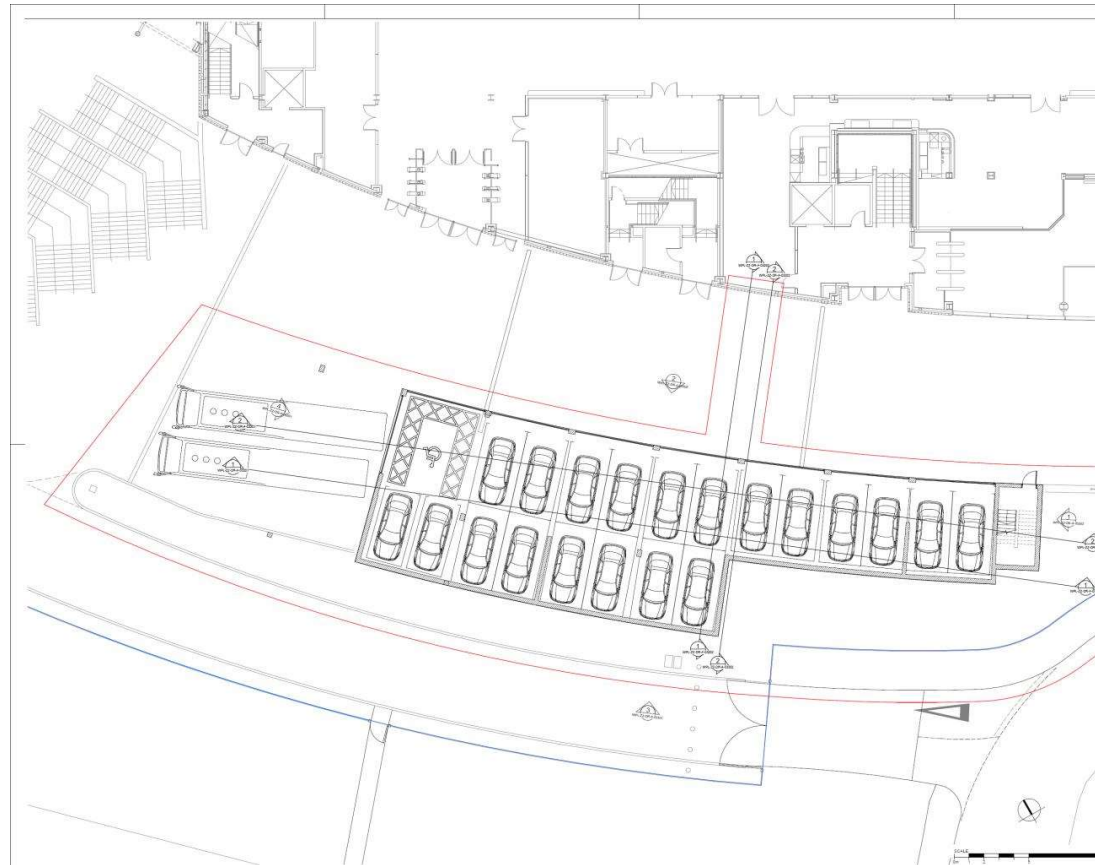


# View of Existing Site from within Stadium





# Proposed Floor Plan – Level 00



# Proposed Floor Plan – Level 01

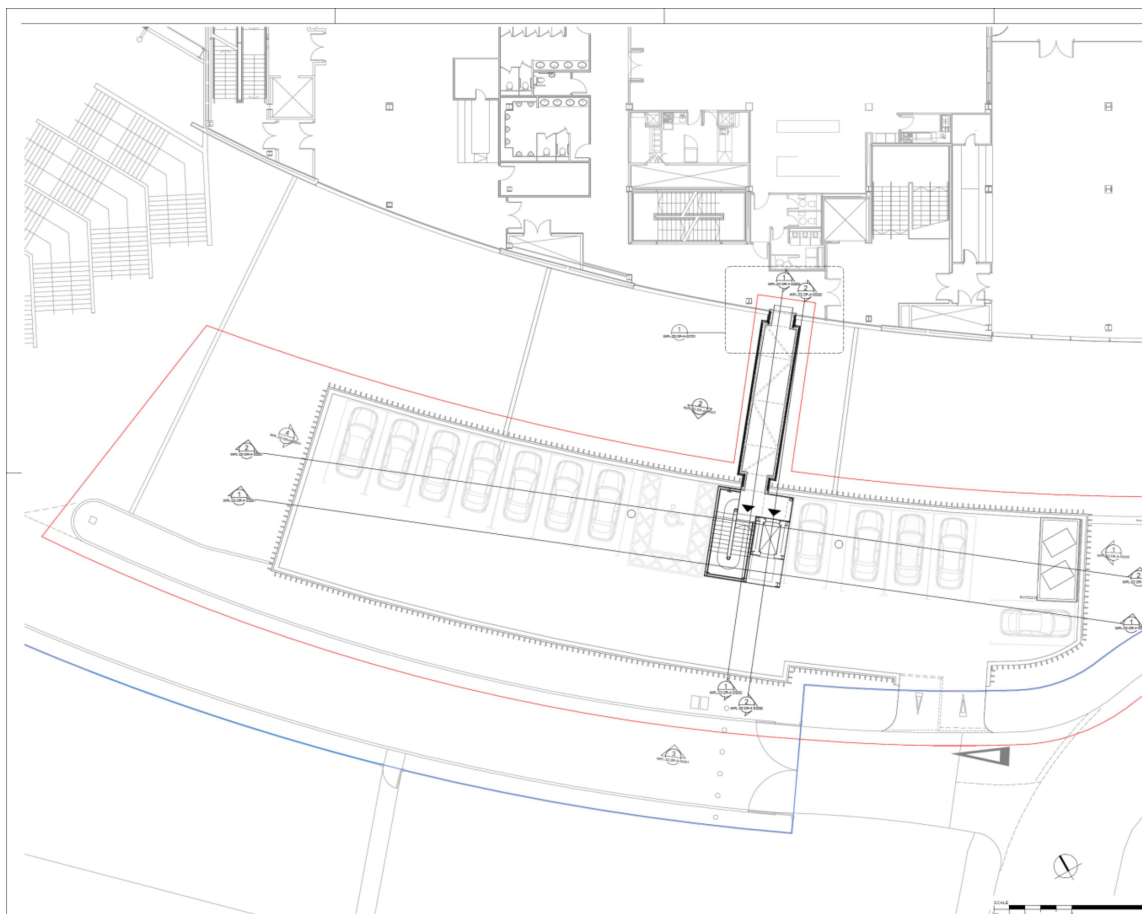


# Proposed Floor Plan – Level 02

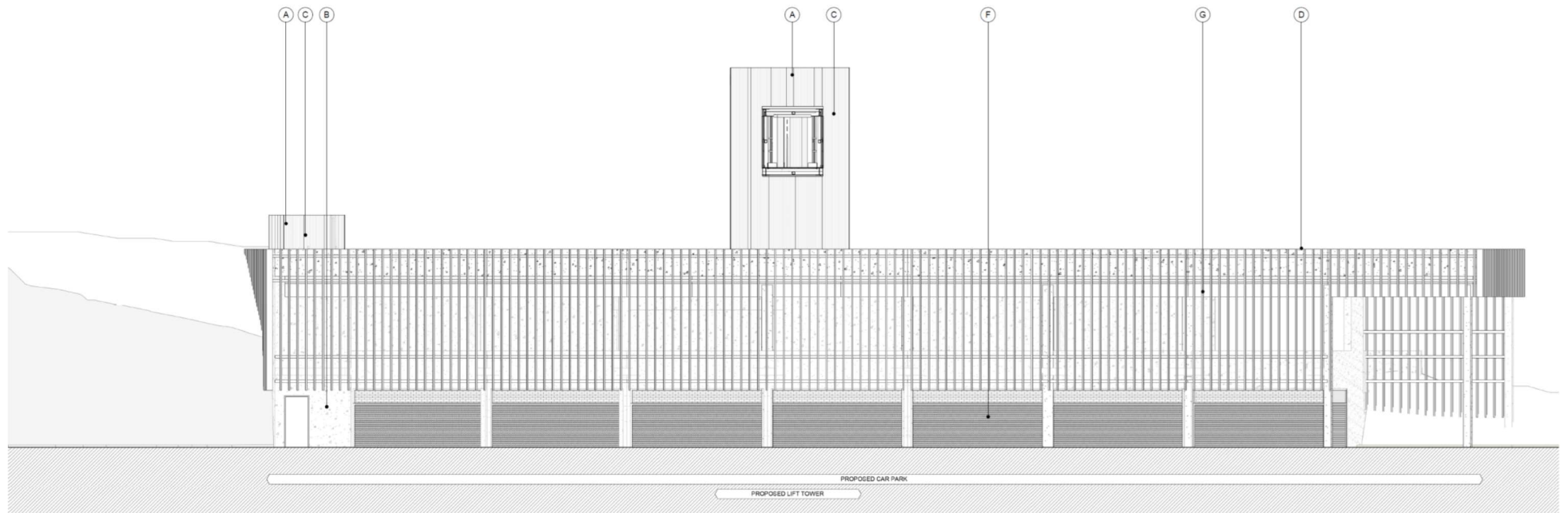




# Proposed Floor Plan – Level 03 (Bridge Level)

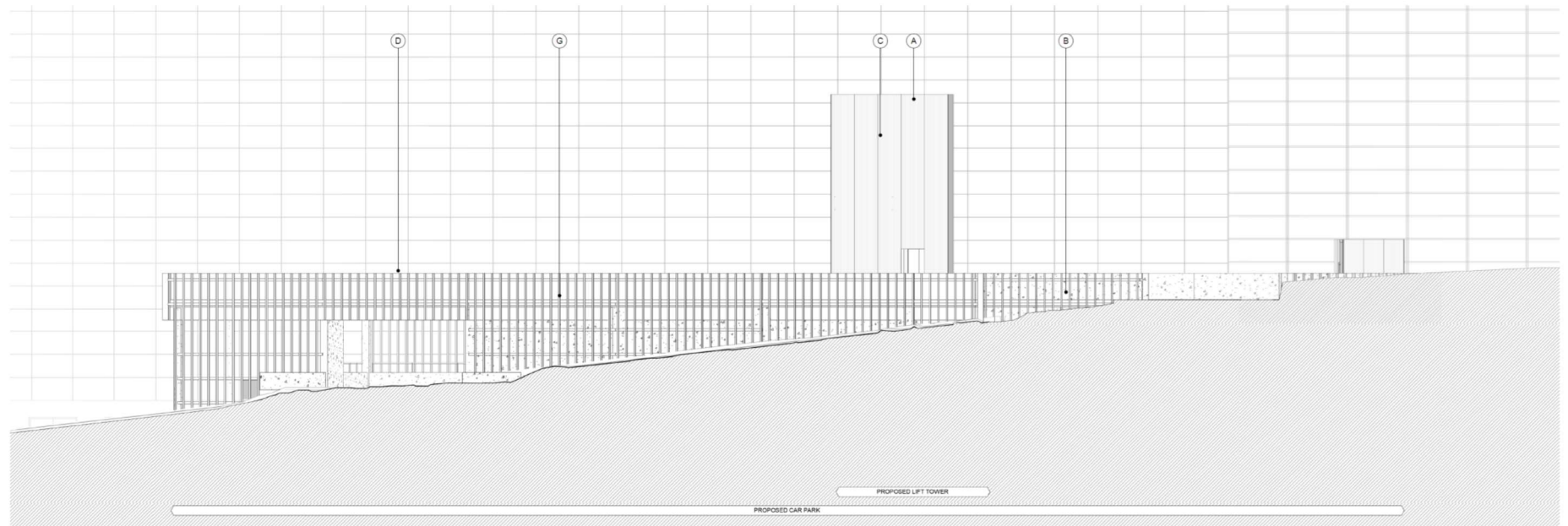


# Proposed North-East Elevation



SCALE  
0m 1 2 5 10

# Proposed South-West Elevation

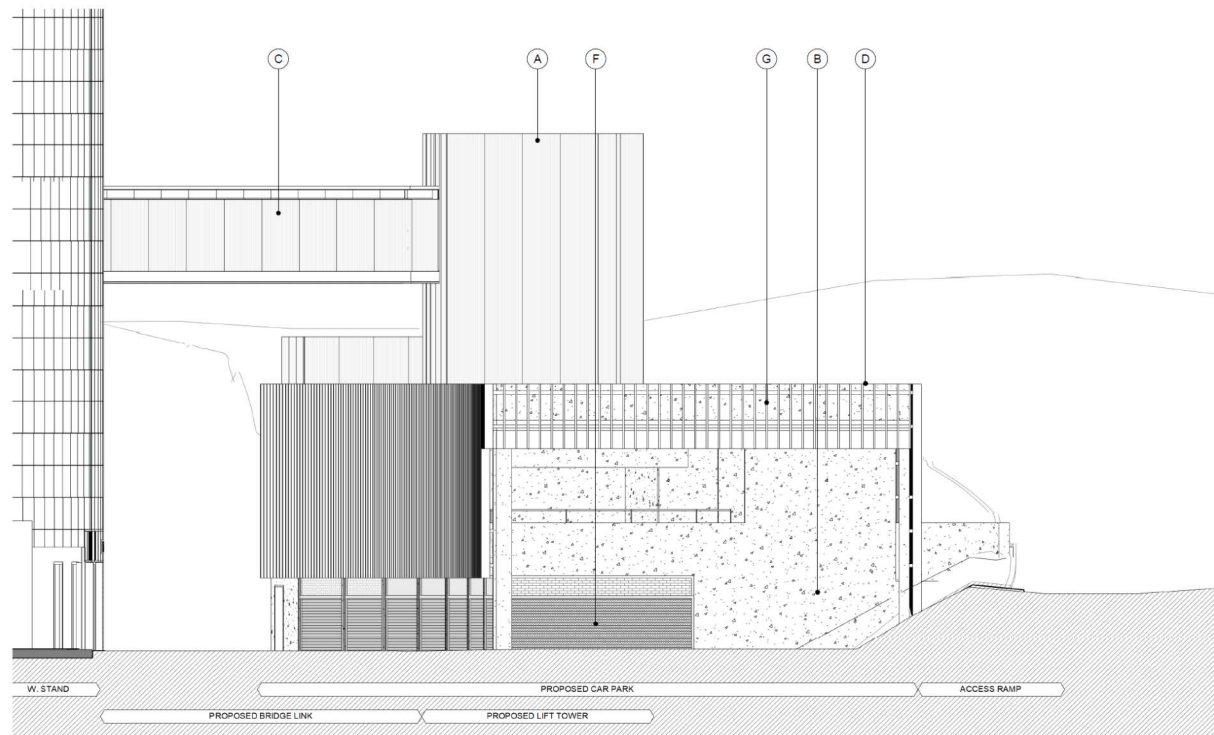


3 ELEVATION  
PROPOSED WEST ELEVATION - PLANNING Copy 1 Copy 1 1 : 100

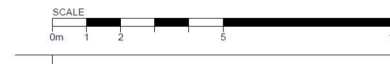




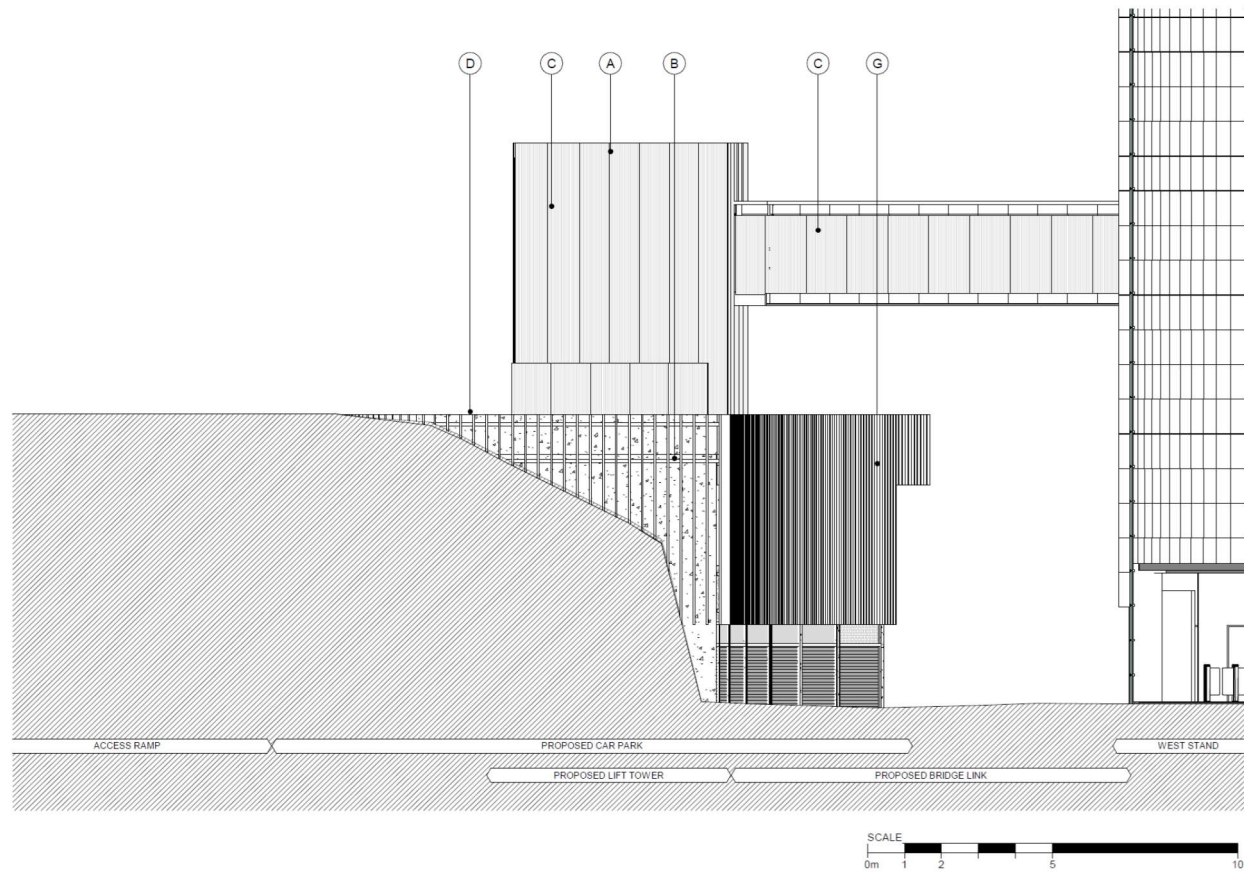
# Proposed North-West Elevation



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

**Legend:**

- Native Climbers at 350mm Centres 125 plants
- Mixed Native Hedge 50.8 Linear Metres
- Wildflower Mix 115 sqm
- Hedge Wildflower Mix 50 sqm
- Shade Tolerant Wildflower Mix For Below Access Ramps 41 sqm
- Proposed Tree 9no. Trees

**Climbers:**  
 10m Plant at 200mm centres 1/1 or 7 tubular species together  
 Lonicera periclymenum - Honeysuckle  
 A native climber with yellow, fragrant, tubular flowers and pale leaves, which mature to yellow. These are to be planted in a row to provide a screen and to attract butterflies and bees.

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**Wildflower Mix:**  
 115 sqm  
 A mix of native wildflowers to be planted in a row to provide a screen and to attract butterflies and bees.

**Hedge Wildflower Mix:**  
 50 sqm  
 A mix of native wildflowers to be planted in a row to provide a screen and to attract butterflies and bees.

**Shade Tolerant Wildflower Mix:**  
 41 sqm  
 A mix of native wildflowers to be planted in a row to provide a screen and to attract butterflies and bees.

**Proposed Tree:**  
 9no. Trees

**Planting Notes:**  
 1. All plants are to be planted in a row to provide a screen and to attract butterflies and bees.  
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- 
- Brighton & Hove  
City Council**

## 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**

