



PLANNING COMMITTEE LIST

Brighton & Hove COUNCILLOR REPRESENTATION **City Council**

Cllr. John Hewitt

BH2025/00019 – 267 Old Shoreham Road

20th February 2026:

In my role as councillor for Hangleton & Knoll ward, I object to Planning Application BH2025/00019 on the following grounds:

Concerns on traffic and road safety

The entrance and exit to the proposed drive through are directly onto the Old Shoreham Road, which is a busy dual carriageway. Vehicles accessing or exiting the drive through and turning either west or east will cause build up of traffic. Hove Fire Station is situated nearby, and the junction of Holmes Avenue will both be impacted.

Public Health

There are nearby Secondary and Primary schools and children walk past the proposed site each day. The National Planning Policy Framework states: Local planning authorities should refuse applications for hot food takeaways and fast food outlets: a) within walking distance of schools and other places where children and young people congregate, unless the location is within a designated town centre; or b) in locations where there is evidence that a concentration of such uses is having an adverse impact on local health, pollution or anti-social-behaviour.

Operational considerations

The proposal is for the site to operate 24 hours a day, 7 days a week. No other business in this area operates at these hours. This will cause significant impact to neighbouring residents; mainly those in Acacia Avenue and Maple Gardens, as the proposed site backs directly onto these roads.

Despite the mitigations presented in the application, this will cause noise, odour and light disturbances to these residents; along with additional litter in the surrounding areas.

Character of the site

The current and neighbouring businesses are light commercial or retail businesses. The character of this site would change with the addition of the drive through restaurant.

