

**267 Old Shoreham Road**  
**BH2025/00019**

**6<sup>th</sup> May 2026**



**Brighton & Hove**  
**City Council**

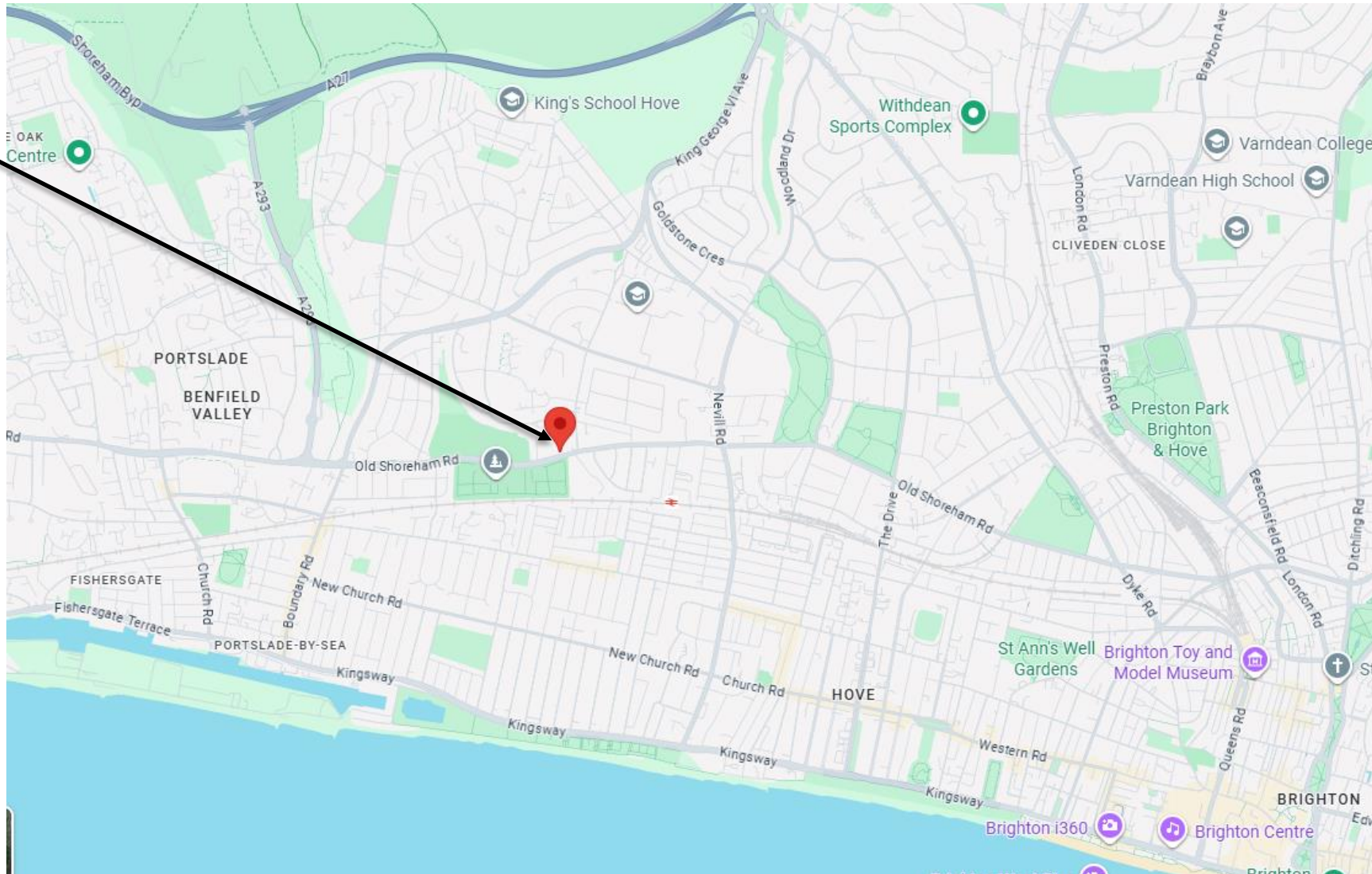
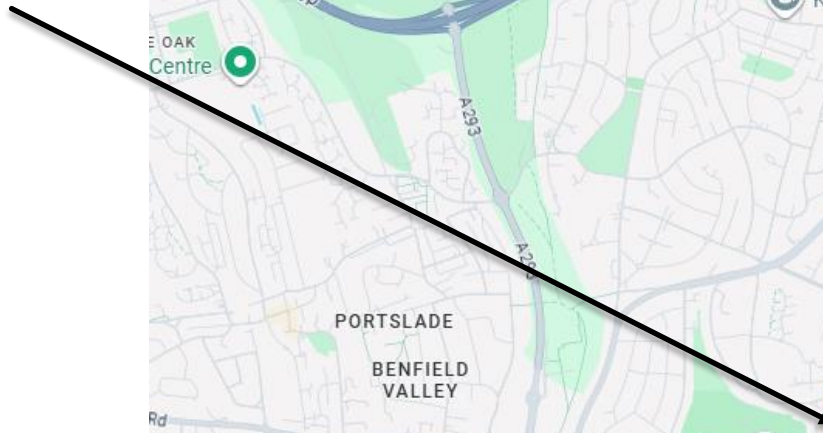
# Application Description

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- ▶ Erection of a freestanding drive-thru restaurant, landscaping, car parking and associated works, including Customer Order Displays (COD) and demolition of existing buildings.

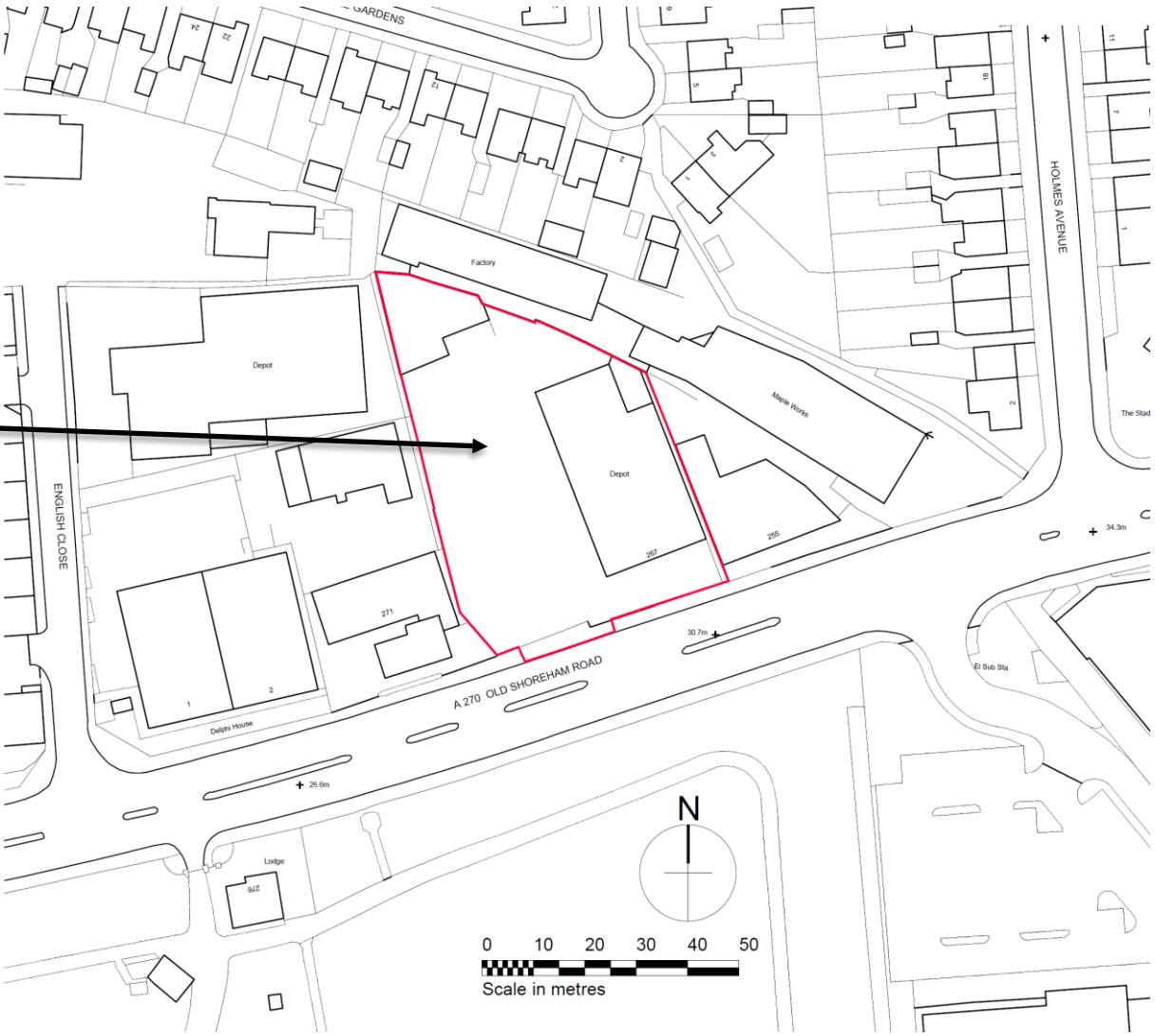
# Map of Application Site

SITE



# Existing Location Plan

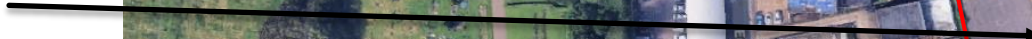
SITE



# Aerial Photo of Site



SITE



# 3D Aerial Photo of Site



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SITE

# Street Photo of Site – looking north from Old Shoreham Road

Buildings in site boundary to be demolished

Building not in site

Building not in site



# Photos of Street – looking west and east from Old Shoreham Road



# Internal Photos of Site – North Building



# Internal Photos of Site – East Building



Building not in site

# Internal Photos of Site – North and East Building

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# Internal Photos of Site – Parking area centre and west of site

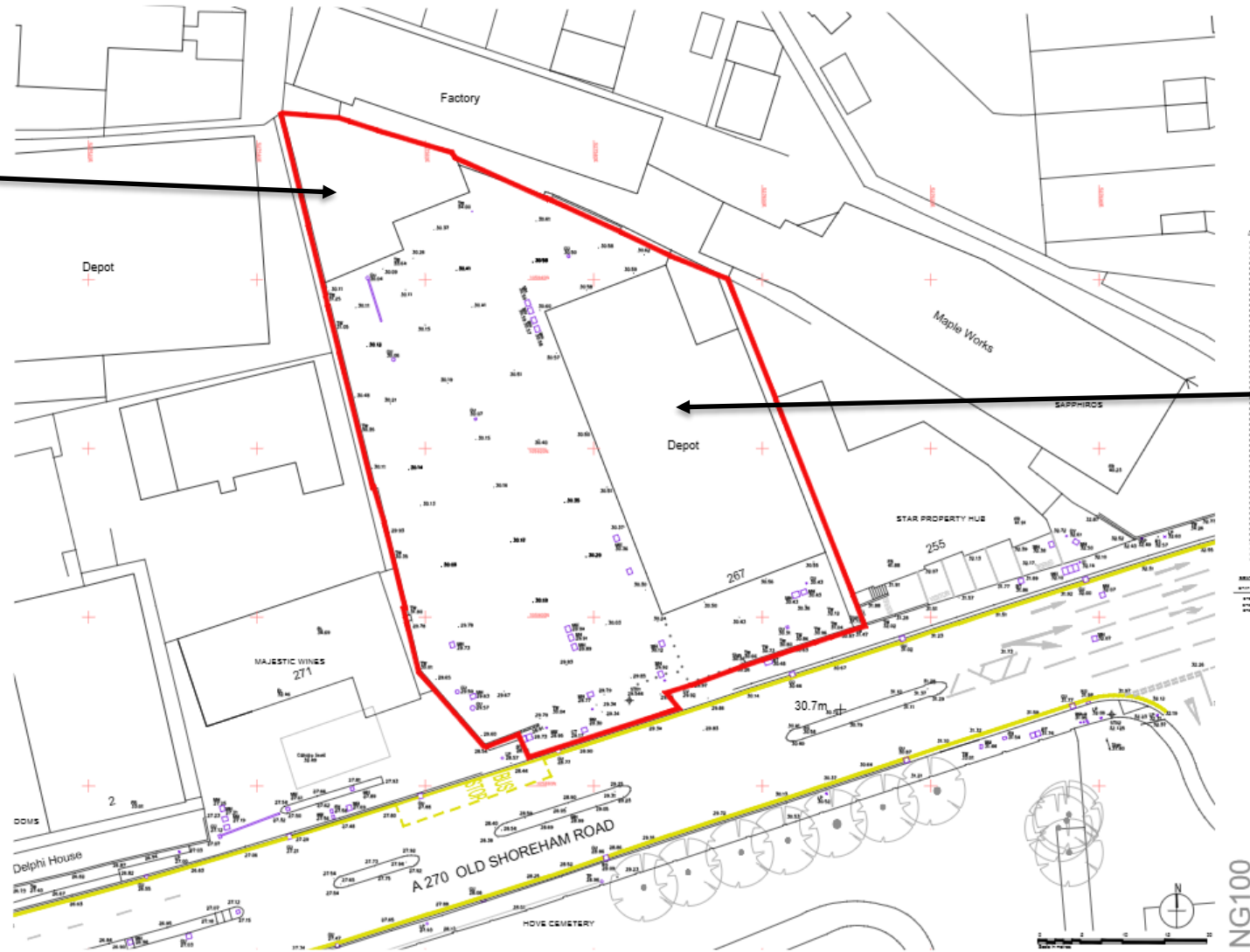


# Existing Block Plan

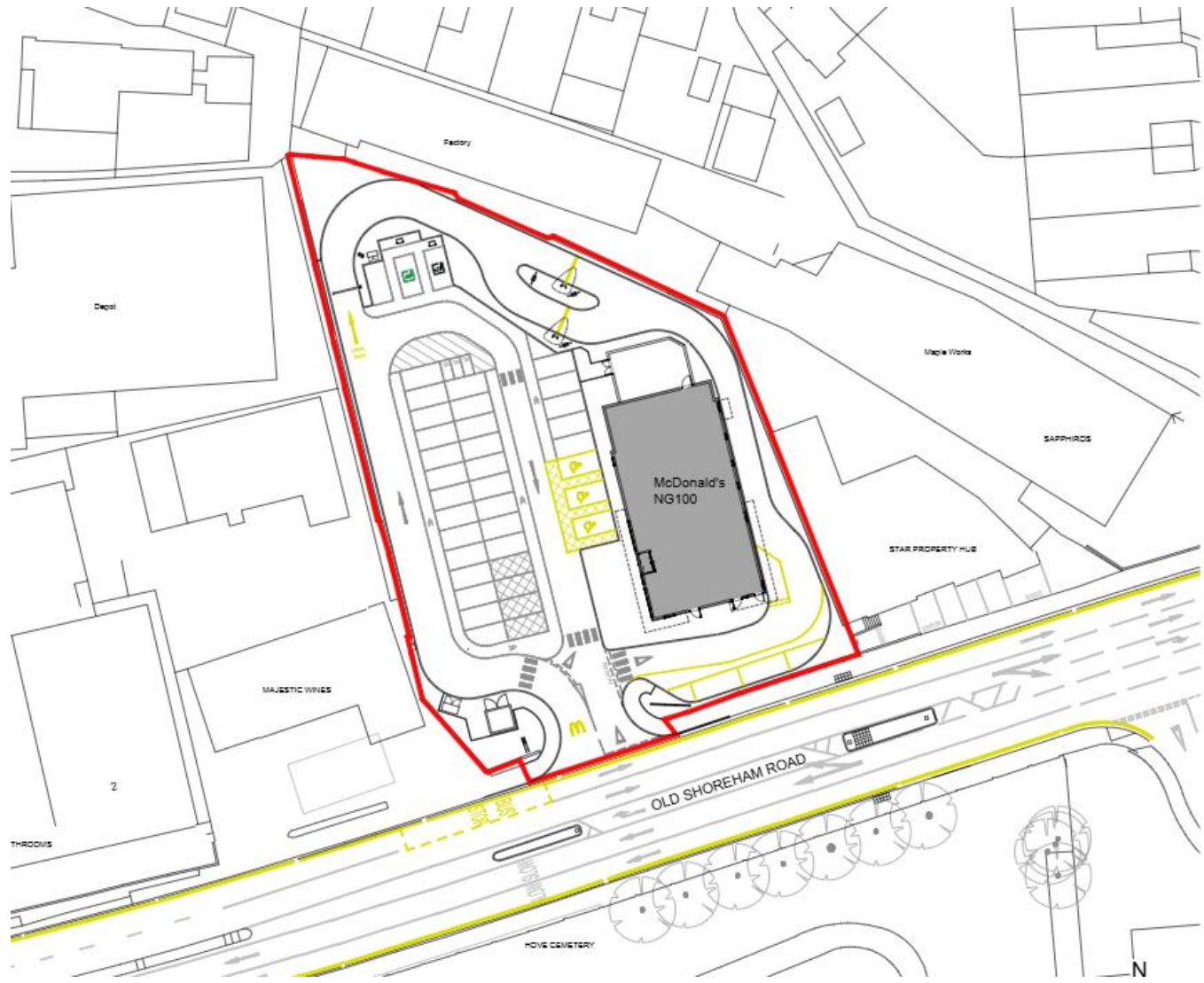
North Building



East Building



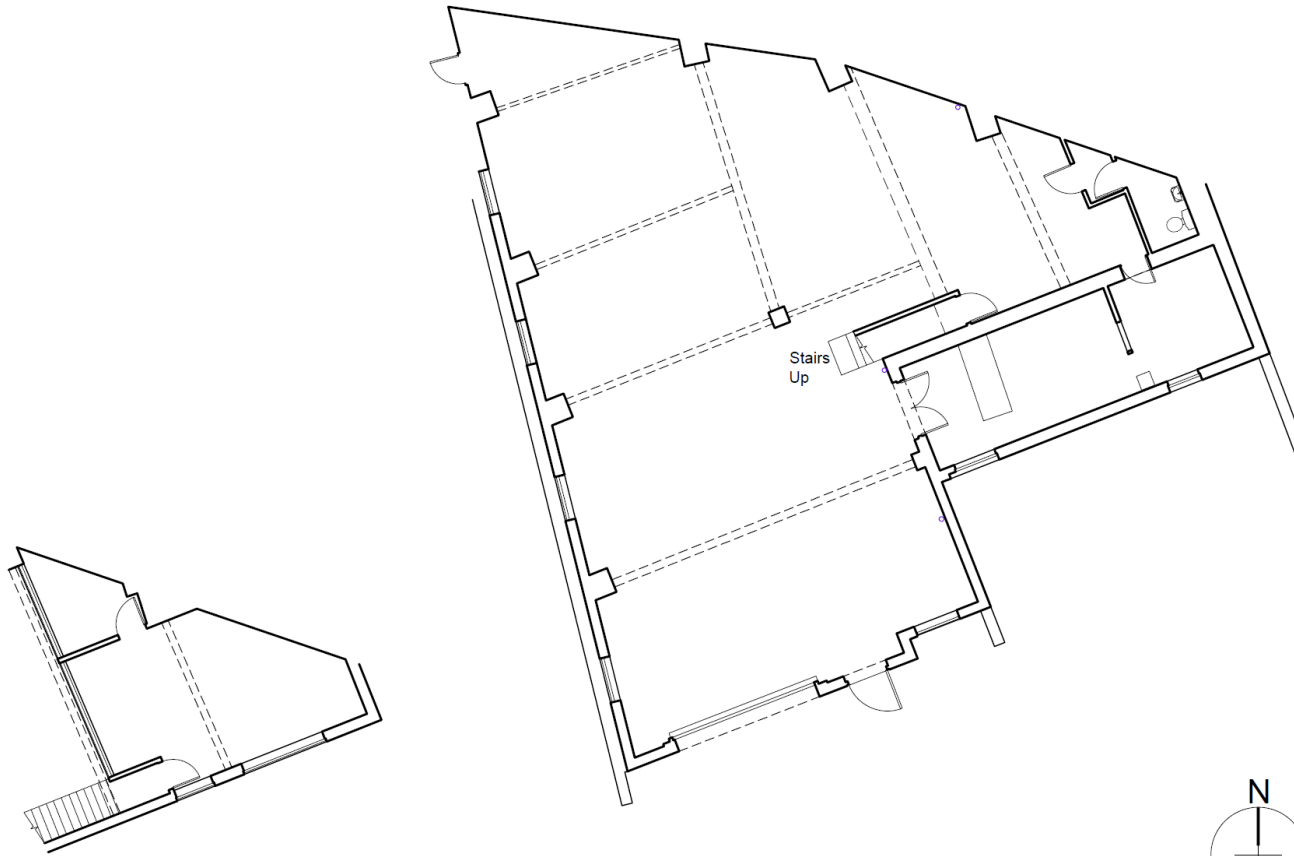
# Proposed Block Plan



# Split of uses/Number of units

- ▶ The proposal is for a drive thru/dine in restaurant and takeaway facility, approximately 356 sqm in size which is identified as a 'main town centre use' within the NPPF glossary. The existing Sui Generis business use buildings onsite would be demolished, and this would lead to a loss of total loss of 984 sqm of employment floorspace, with a net loss of 628 sqm.
- ▶ The use as a restaurant would fall within Use Class E, the hot food takeaway and drive through element would be a Sui Generis use. The proposal is therefore considered overall to be Sui Generis use due to the blending of the differing Use Class classification.

# Existing Plan (Building A) North

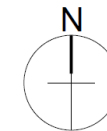


BUILDING A  
FIRST FLOOR

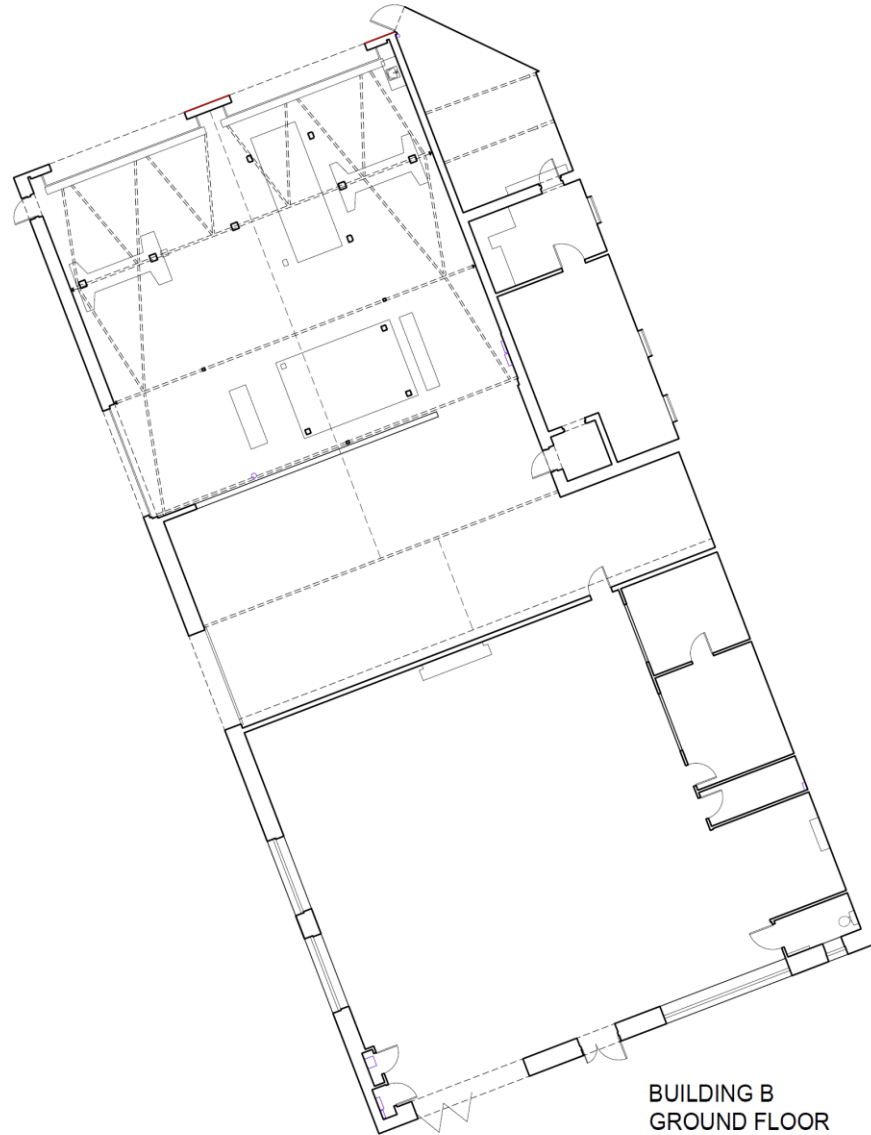
BUILDING A  
GROUND FLOOR



KEY PLAN



# Existing Plan (Building B) East

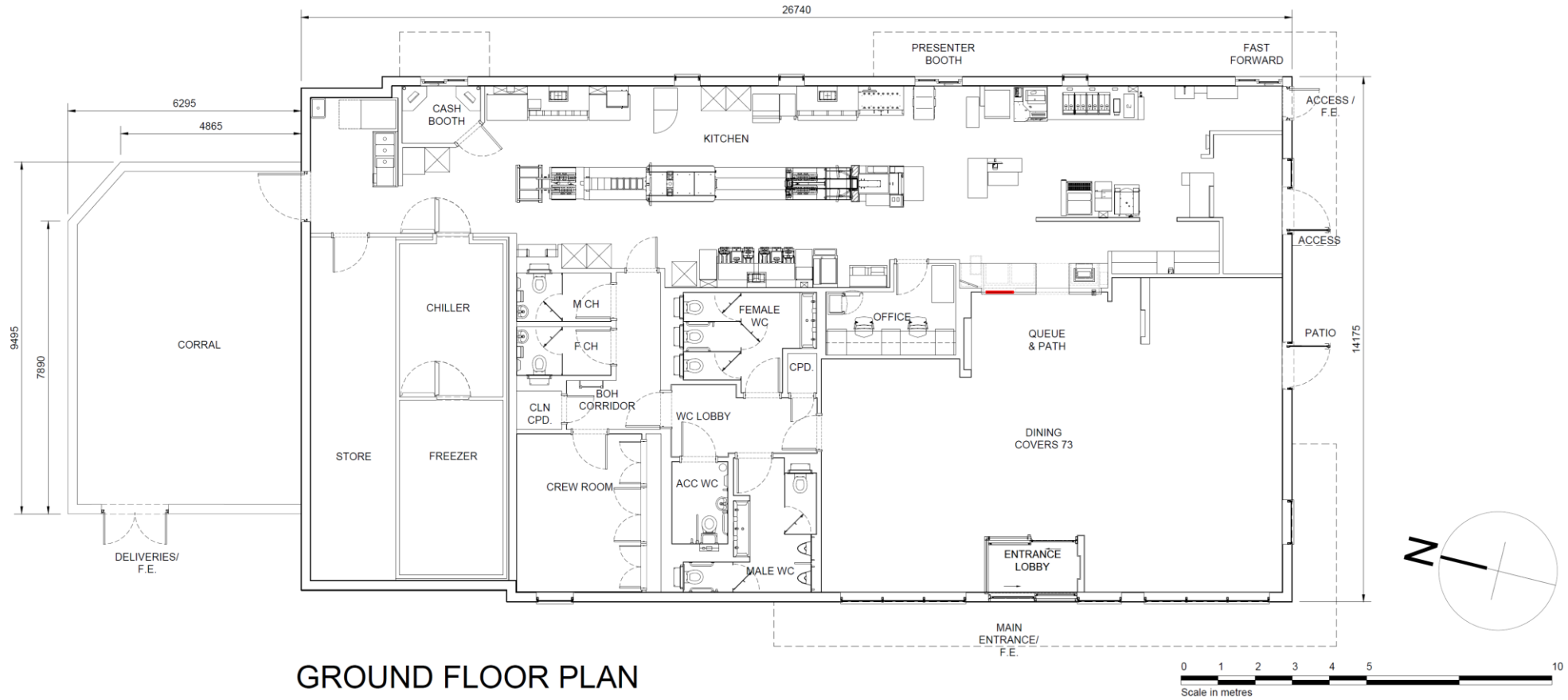


BUILDING B  
GROUND FLOOR



KEY PLAN

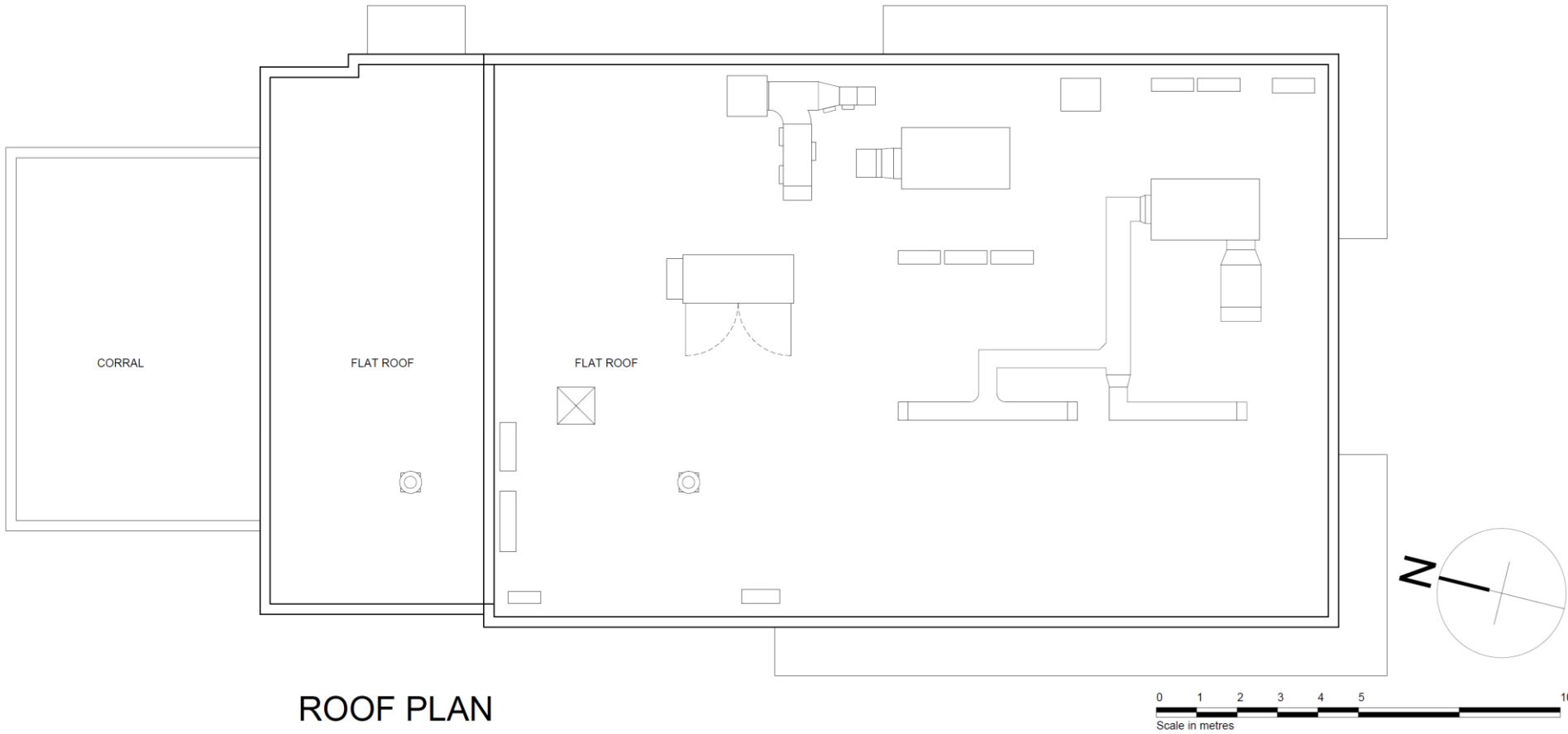
# Proposed Ground Floor Plan



GROUND FLOOR PLAN



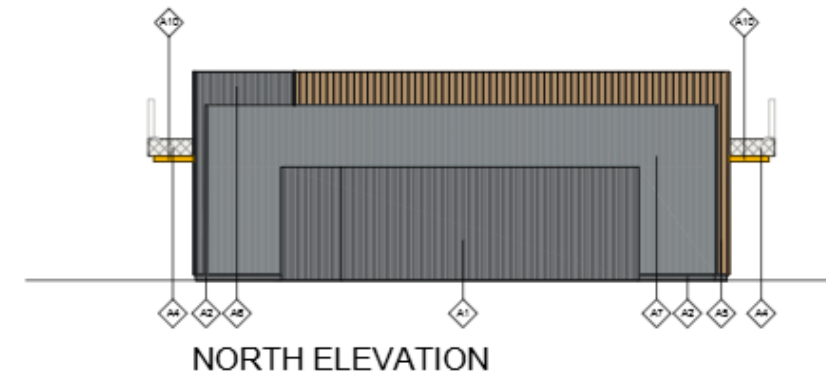
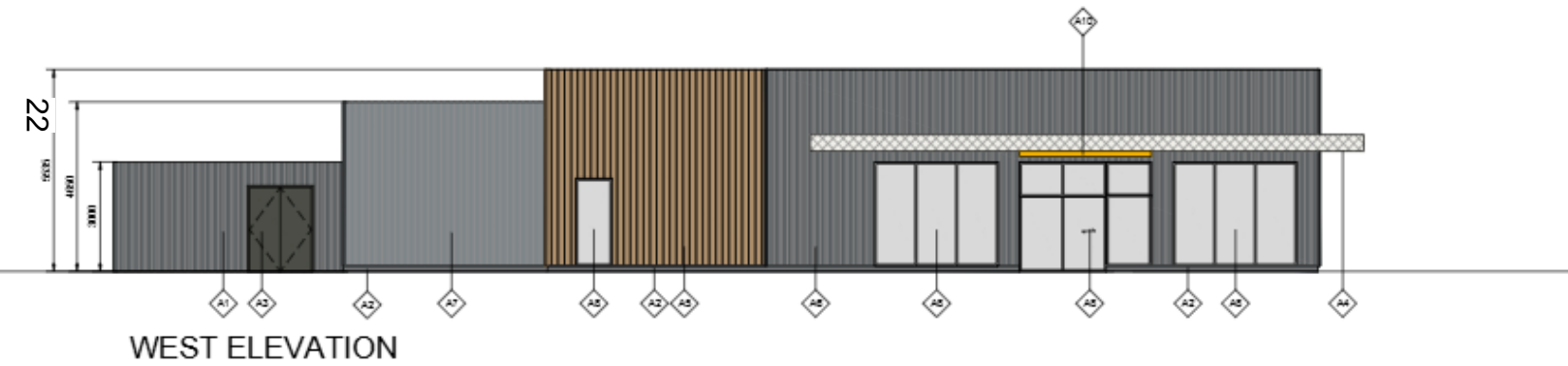
# Proposed Roof Plan



ROOF PLAN

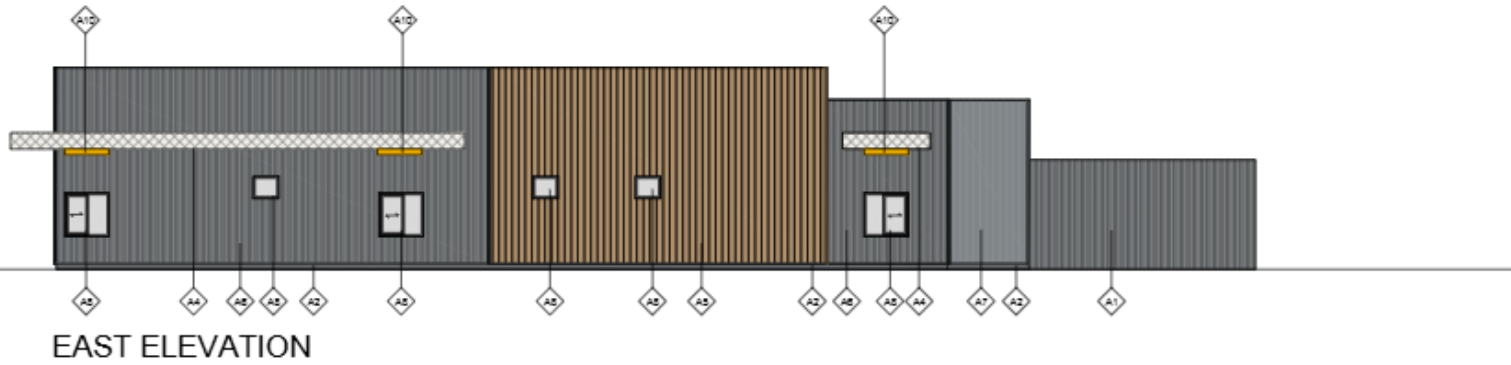
0 1 2 3 4 5 10  
Scale in metres

# Proposed Elevations



# Proposed Elevations

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# Representations

Three hundred and thirty six (336) representations received, including from the following groups, Aldrington Primary School, Cardinal Newman Catholic School, Hove Park School, Blatchington Mill School, Goldstone Primary School, Hove Civic Society and The Regency Society objecting based on:

- ▶ Amenity impacts (noise, overshadowing, light pollution, air pollution, traffic)
- ▶ Design (height/design of building, harms area appearance, illumination/signage)
- ▶ Transport (increase in traffic, lack of/impact on highway capacity, highway safety)
- ▶ Environmental concerns (noise, rubbish, antisocial behaviour, health impacts, emissions)
- ▶ Community concerns (Proximity to schools/areas used by young people, Public Health/Obesity/Diet/Processed Foods, Conflict with NPPF para 97, Out of town use unsuitable location, Prevalence of fast-food outlets, Site should be housing or amenity space)
- ▶ Economic considerations (Conflicts City Food Strategy, no workforce nearby - so children targeted by use, Conflict CP3 for this use, impacts other local outlets, profits to multinationals)
- ▶ **Councillor Hewitt, Councillor Allen and Councillor Baghoth object on grounds of: lack of consultation, additional traffic and road safety, public health concerns, harm to community, adverse impact on character of area, and residential amenity.**

# Representations

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One hundred and eleven (111) representations received, supporting based on:

- ▶ Vacant site needs development - Note: the site is not vacant
- ▶ Meets a local demand.
- ▶ Generates employment and increased tax and business rates
- ▶ Negative impacts on public health are overstated.
- ▶ Reduces congestion and emissions as closer than McDonalds drive-thru in Shoreham.
- ▶ Good design and in keeping with Listed Building. Note: the site contains no listed building.

# Key Considerations

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- ▶ The loss of employment floorspace and the addition on an inappropriate use on a protected employment site.
- ▶ Design and appearance
- ▶ Transport and highway matters
- ▶ Impacts on neighbour amenity
- ▶ Public Health issues

# Conclusion and Planning Balance

- ▶ The proposal would be acceptable in terms of its design and appearance, given the context of this industrial location.
- ▶ Amenity – some harm to neighbouring properties but could likely be mitigated by conditions.
- ▶ Transport – unresolved concerns regarding highway safety (queueing on highway, pedestrian safety at crossing), and also over the over-provision of parking
- ▶ Public Health – concerns regarding out-of-town fast-food outlet (close proximity to schools, high prevalence of fast-food outlets in City, existing high levels of obesity potentially exacerbated, fast food outlet menu choices, contrary to Healthy City Strategy)
- ▶ Employment/Policy – concerns on loss of employment floorspace, and that the site is a safeguarded employment site (English Close Industrial Area) for industrial space (E(g) (iii), B2 and B8 Use Classes), which the drive-thru use does not meet.
- ▶ On balance and taking account of the relevant policies and the NPPF, the application is:
- ▶ **Recommended for refusal.**

