

**Sussex County Cricket Ground,
Eaton Road
BH2026/00748**

3rd June 2026

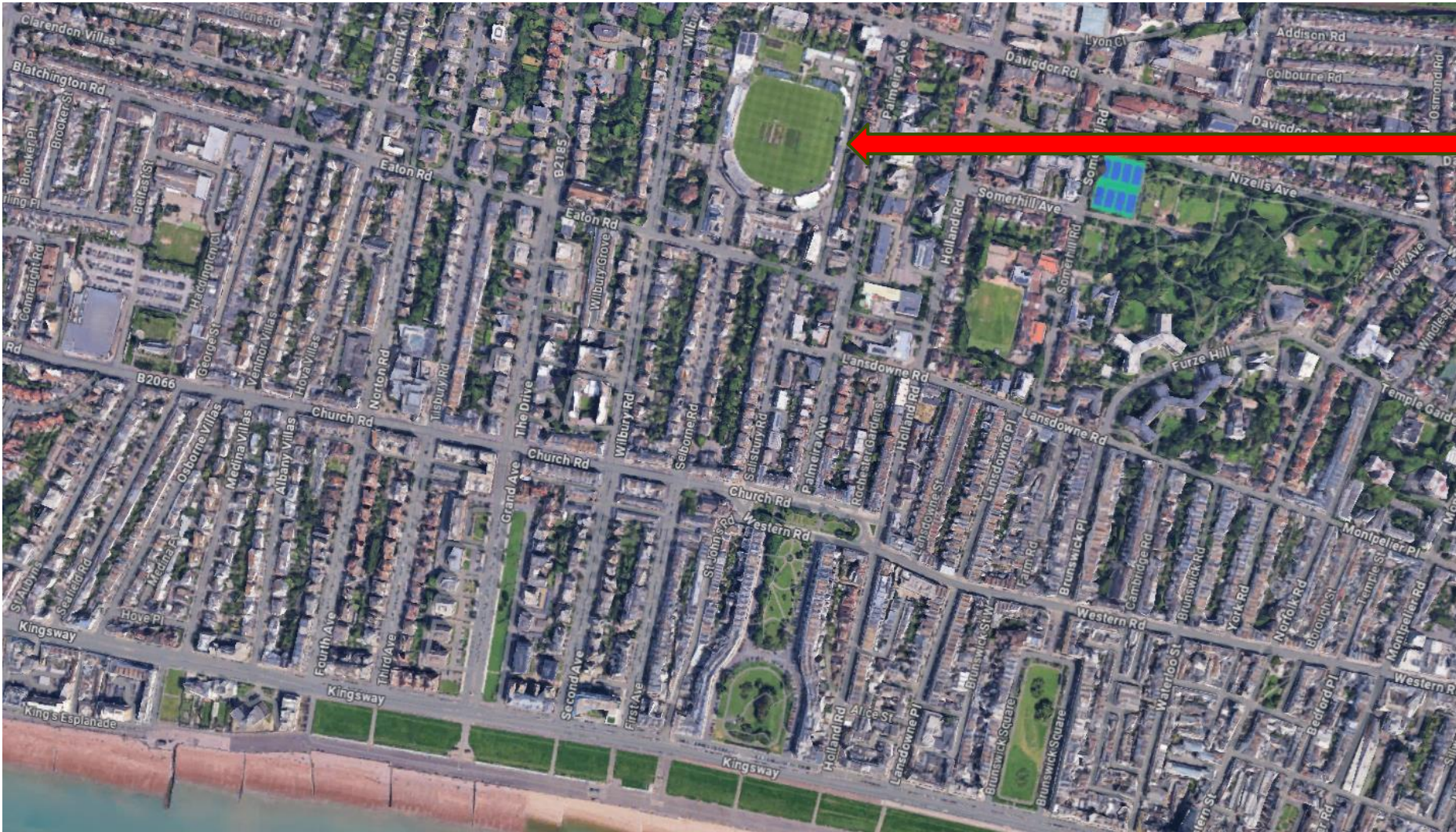


**Brighton & Hove
City Council**

Application Description

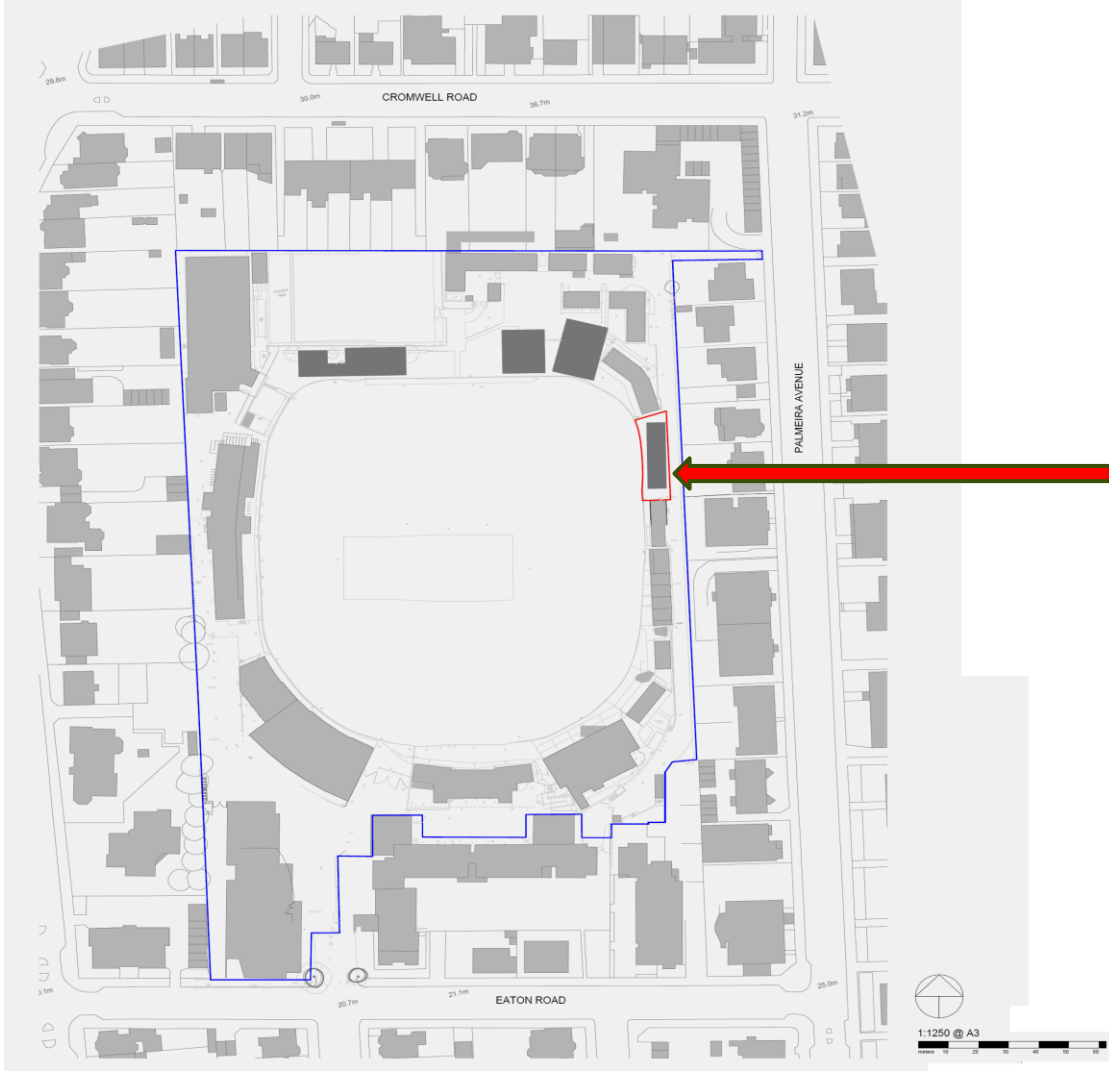
- ▶ Erection of a container for use as a bar facility (Sui Generis) serving food and beverages on match and event days.
- ▶ The application is part – retrospective and the container is in situ.

Aerial Photo Showing Location of Site



site

Existing Location Plan



North

Site for proposed container

Aerial Photo of Site



3D Aerial Photo of Site (pre-existing)



3D Aerial Photo of Site (pre-existing)



Eastern access road used for spectator access and event operation only

Proposed Block Plan

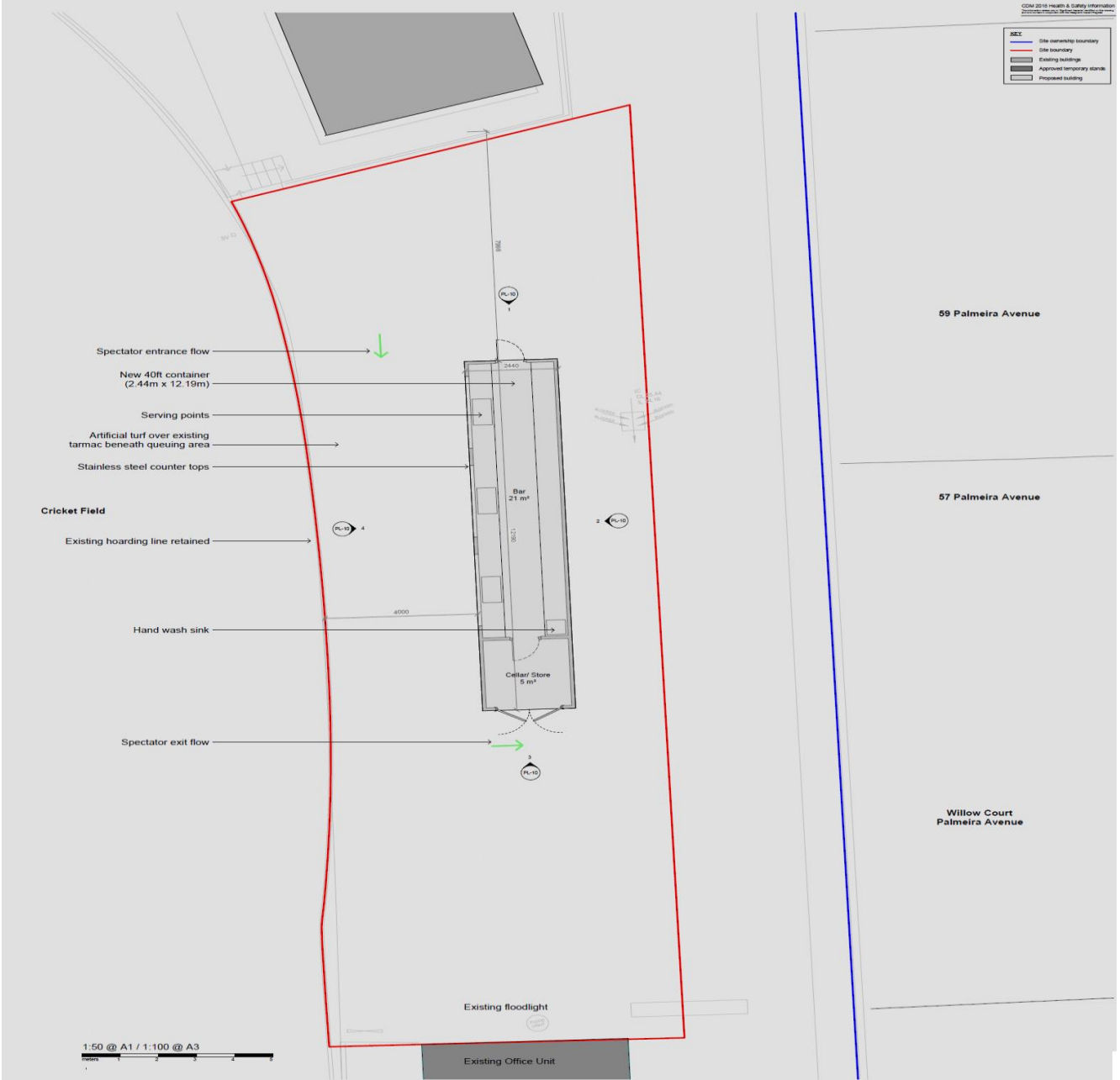
50



Proposed Ground Floor Plan

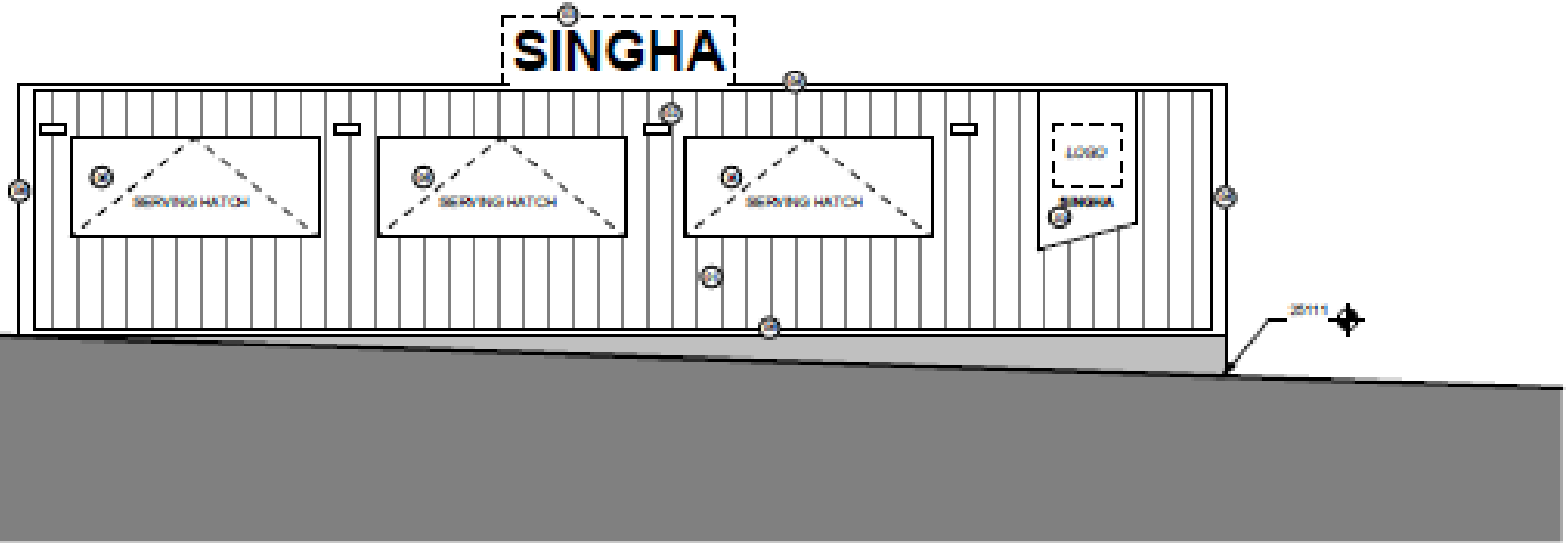
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KEY	
—	Site ownership boundary
—	Site boundary
▒	Existing building
▒	Approved temporary works
▒	Proposed building



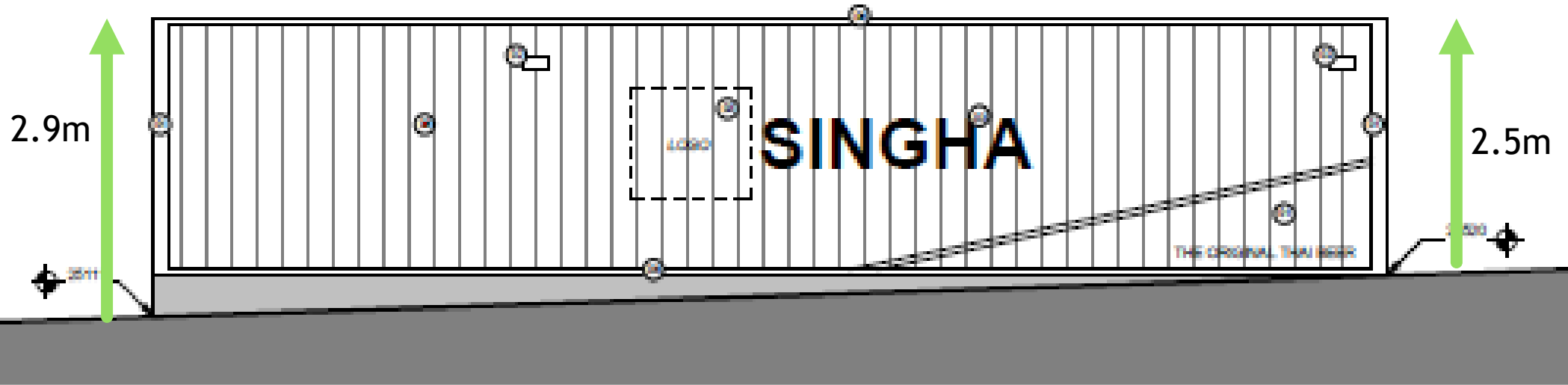
1:50 @ A1 / 1:100 @ A3

Proposed Elevations (west/pitch facing)



4 West Elevation
1:50

Proposed Elevations (east)



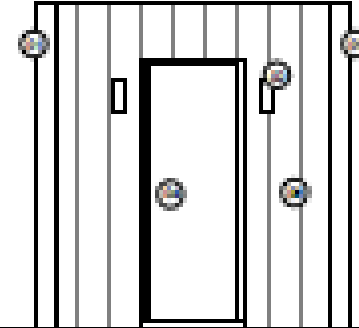
53

2 East Elevation
1 : 50

Proposed Elevations (north)

59 Palmeira Avenue

Perimeter access road



Cricket Field

54

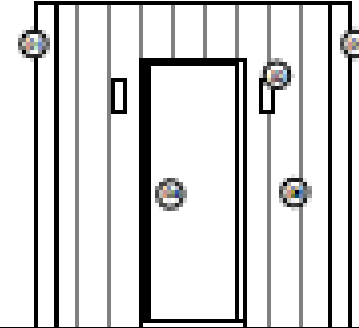
1 North Elevation
1 : 50

Proposed Elevations (south)

59 Palmeira Avenue

Perimeter access road

Cricket Field



55

1 **North Elevation**
1 : 50

Pre-existing site photo

56



Proposed (on site) photo

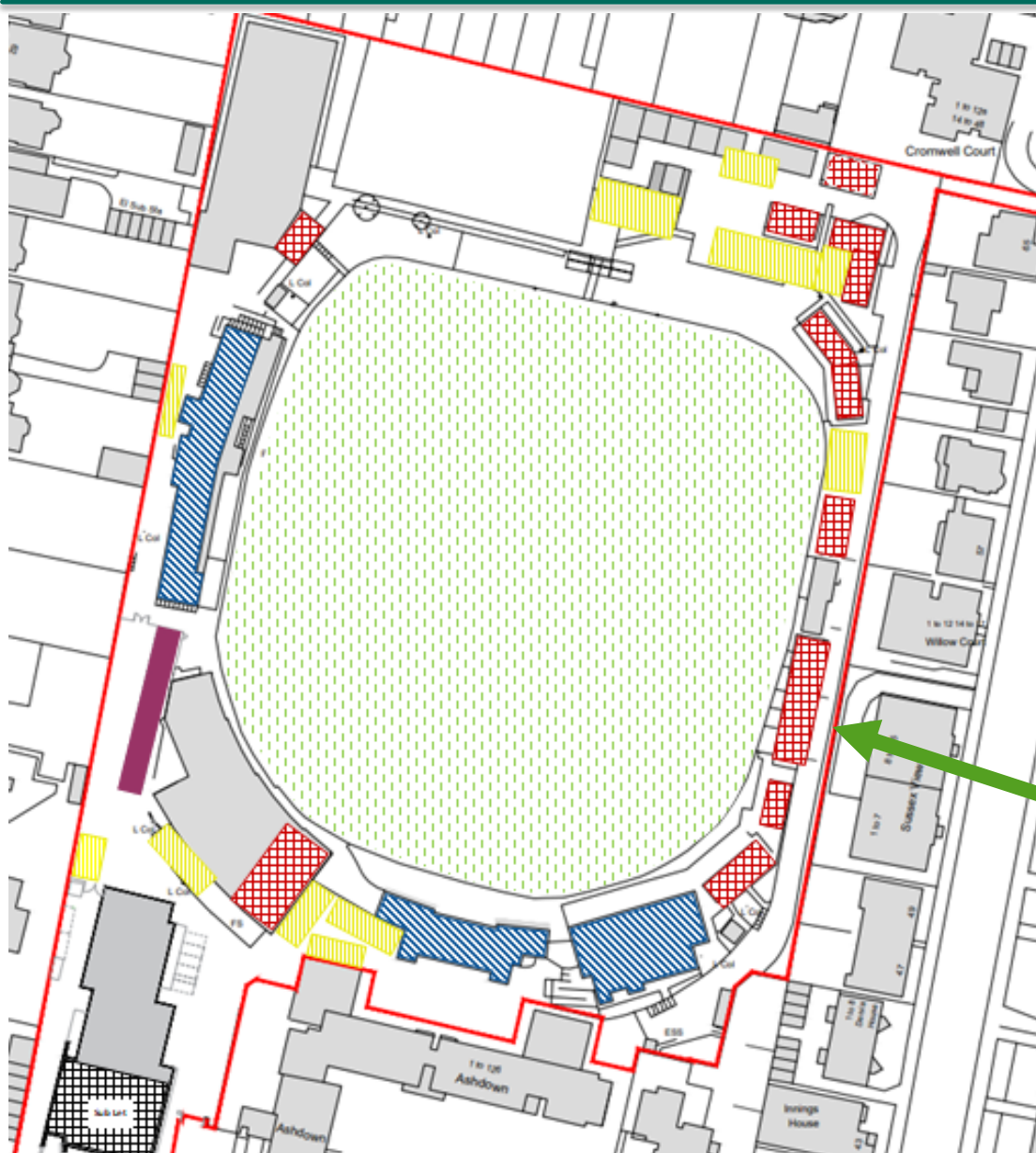


Proposed (on site) photo

58



Existing on site hospitality provision (Licence plan)



Key:

	Sub Let – Sussex Cricketer Pub
	Permanent
	Permanent
	Mobile Bar Location
	Outdoor Food Court
	Outfield Area

Eastern provision (red) as existing largely for hospitality guests

Representations

5 (five) objections received on the following grounds:

- ▶ Increase in footfall to the locality
- ▶ Proposals will intensify noise levels in the cricket ground
- ▶ There are already 2 pubs on the site
- ▶ Associated activities to the bar would be disruptive
- ▶ Increase in food odours from hot food
- ▶ Decrease in property value
- ▶ Additional parking issues
- ▶ Too close to boundary and neighbouring properties

Key Considerations

- ▶ Impact on the character and appearance of the site (including setting of heritage assets)
- ▶ Impact on neighbouring amenity
- ▶ Impacts upon the highways network
- ▶ Sporting/events considerations

Conclusion and Planning Balance

- ▶ Principle of the development is acceptable and it would support an existing sporting facility/event space
- ▶ The temporary nature and appearance of the proposal mean is not suitable for permanent permission - a temporary 5 year permission is recommended. This would be in line with the longer-term phased development proposed for the site.
- ▶ Given siting and scale, no adverse impact to the setting of adjacent Conservation Area.
- ▶ The modest scale of the development and its distance away from neighbouring properties mean no adverse impact would result. Proposal would be used only on match/event days and would not involve any cooking facilities, also limiting its impact.
- ▶ Proposal would not give rise to any adverse highways impacts.
- ▶ Environmental Health and Sussex Police raise no objection.
- ▶ The proposal would comply with the policies of the Development Plan as a whole, and help support an important sporting/event facility for the city. **Approval recommended.**