

Withdean Sports Complex

BH2022/03439

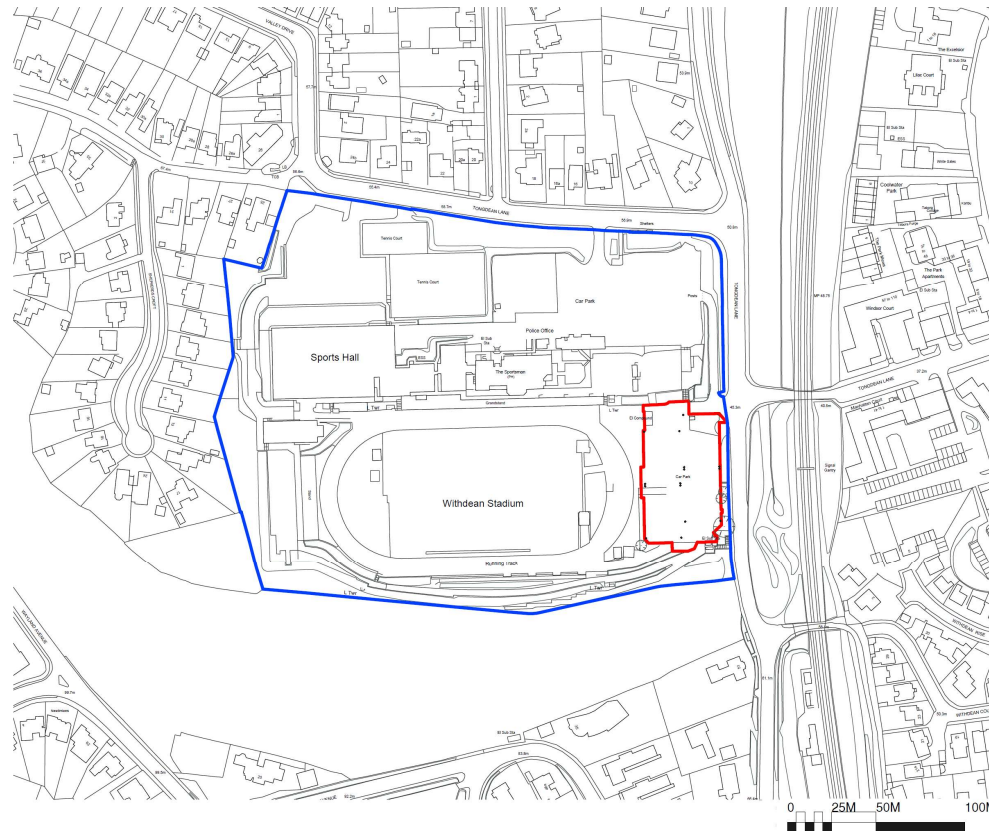


**Brighton & Hove
City Council**

Application Description

- Creation of a small-sided football facility with 4no. pitches, improved drainage and associated features including ball stop fencing and entrance gates, a storage container, 16no. LED floodlights, 3no. covered spectator shelters, cycle parking, hard-standing areas and vehicular access.

Location Plan



43

0001.02

Aerial photo(s) of site



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3D Aerial photo of site



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Street photo of site



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Photo of site – looking west

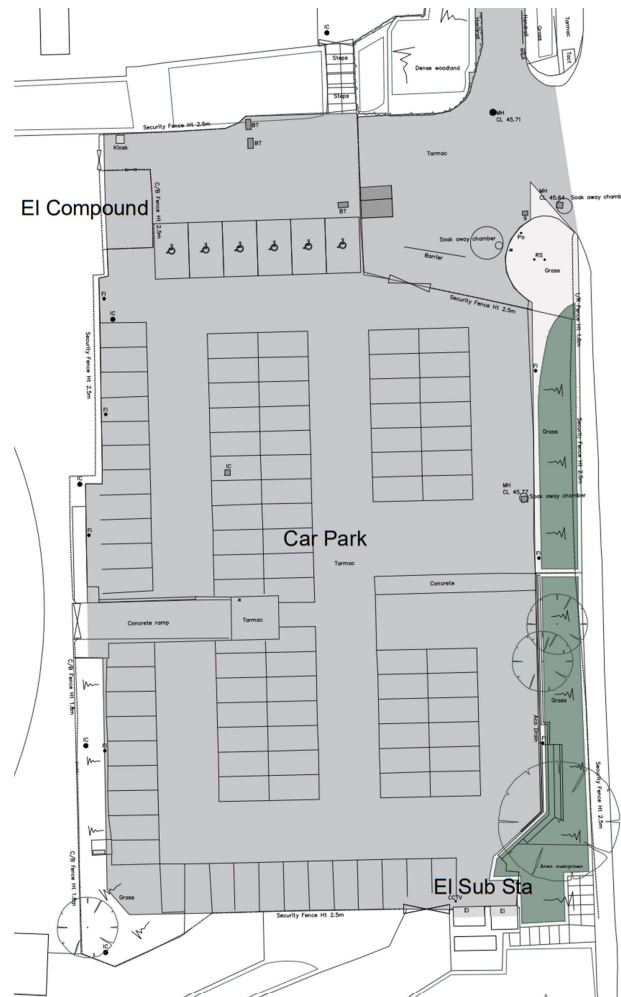


Photo of site – looking south



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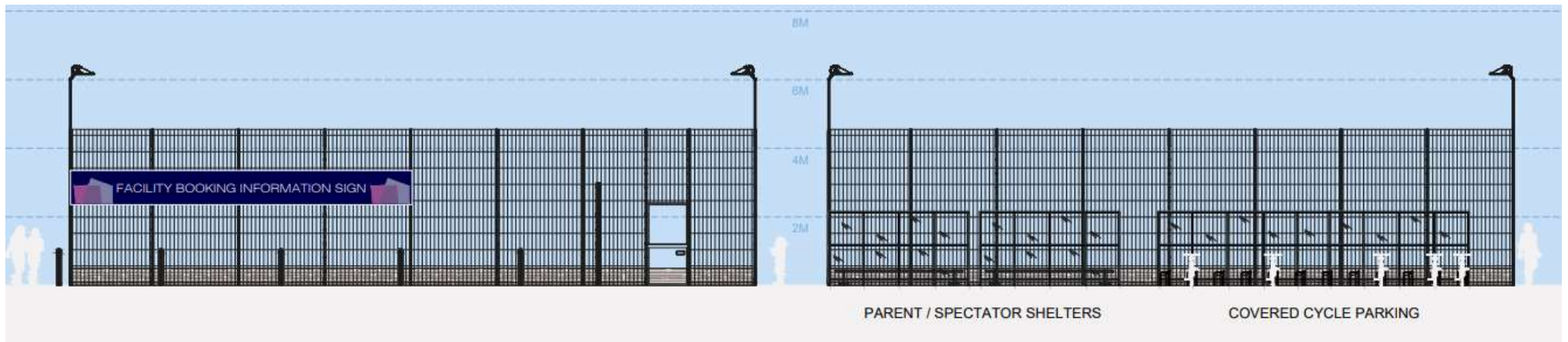
Existing Site Plan



Proposed Site Plan

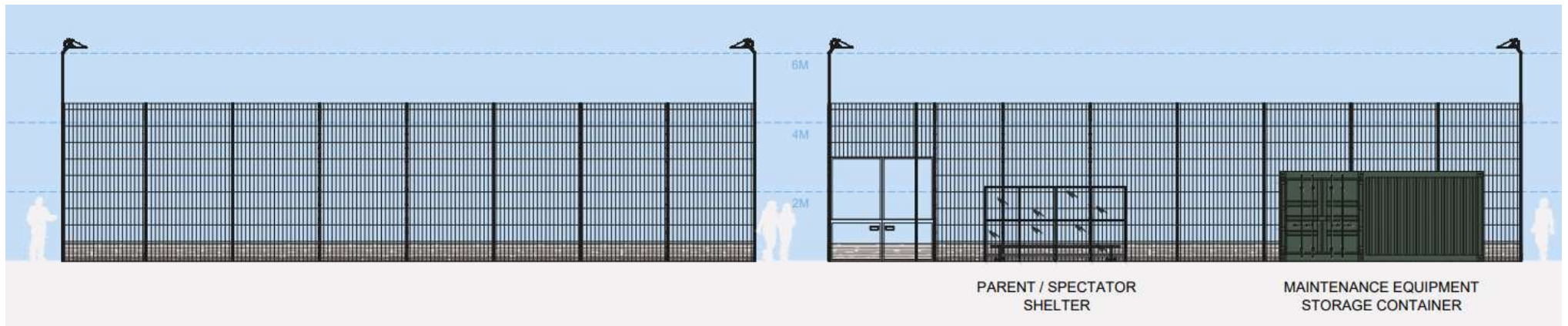


Proposed North Elevation



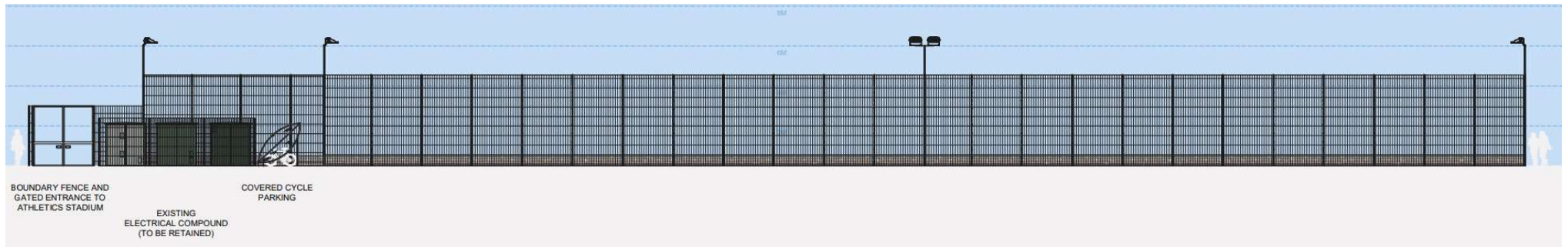
D22-005 / DWG / 0011 .00

Proposed South Elevation

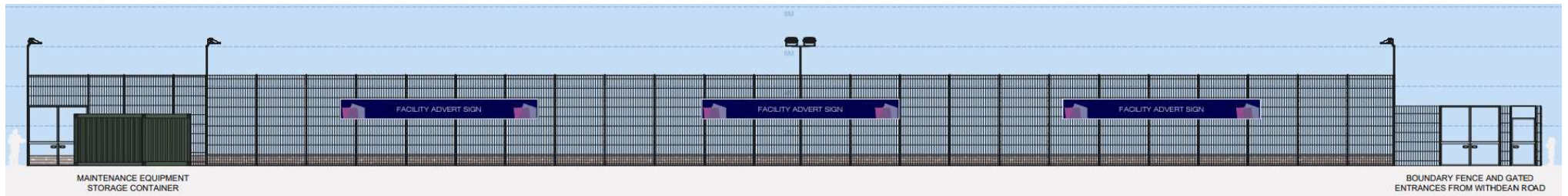


D22-005 / DWG / 0011 .00

Proposed West and East Elevations



West



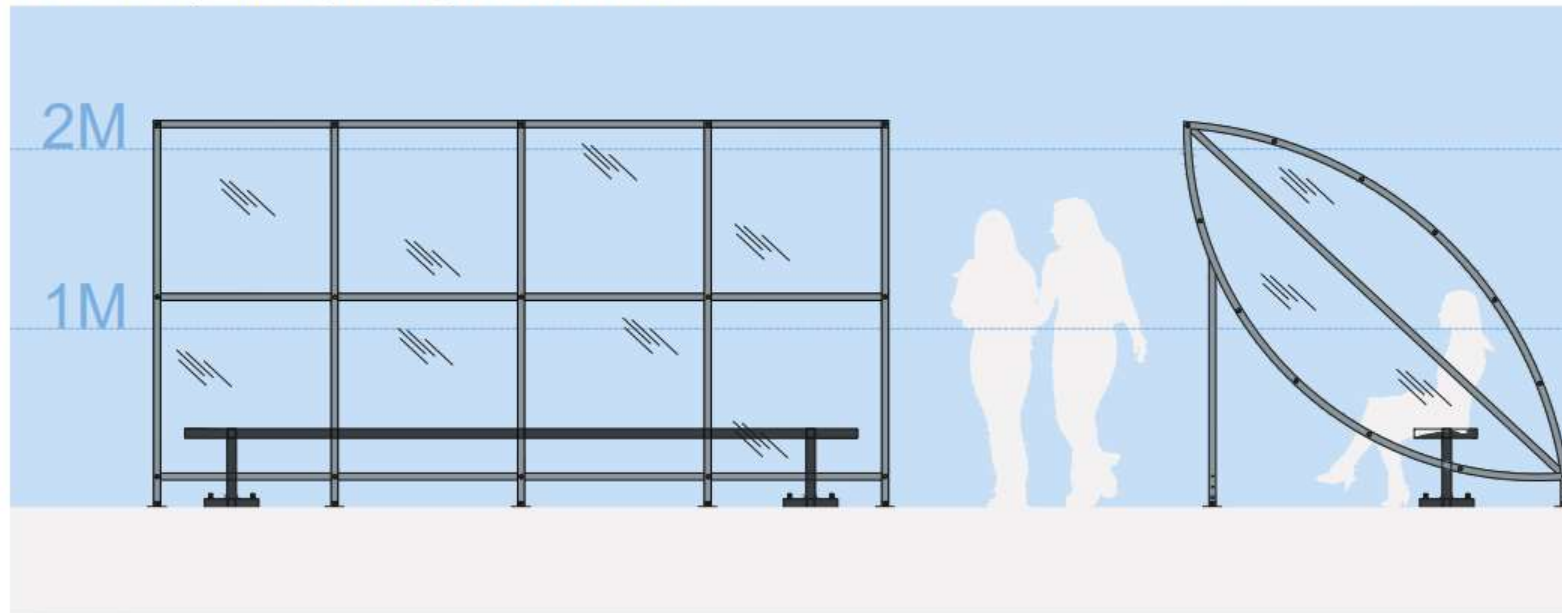
East

D22-005 / DWG / 0011 .00

Proposed Spectator Shelters

PARENT / SPECTATOR SHELTER

PARENT / SPECTATOR
SHELTER SECTION

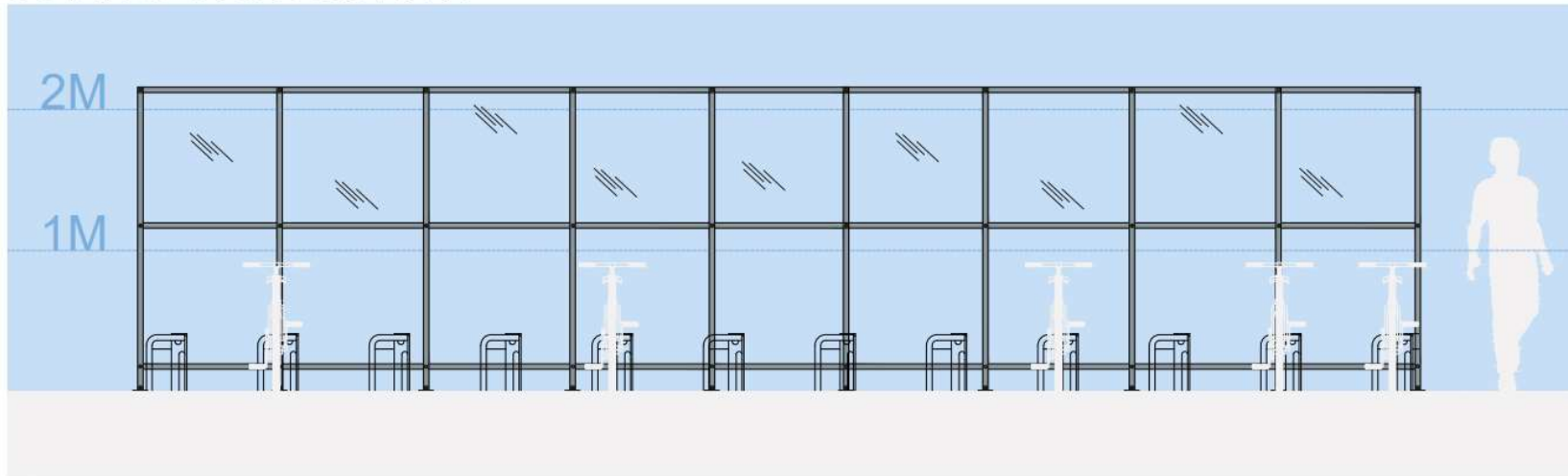


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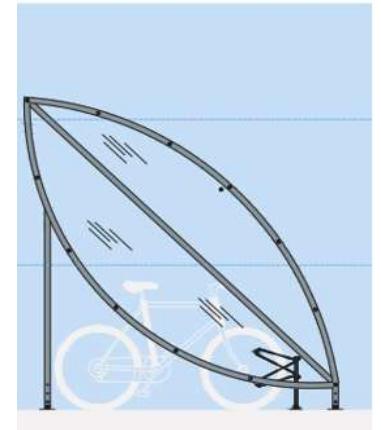
D22-005 / DWG / 0007 .01

Proposed Cycle Shelters

COVERED CYCLE SHELTER



COVERED CYCLE SHELTER SECTION



D22-005 / DWG / 0007 .01

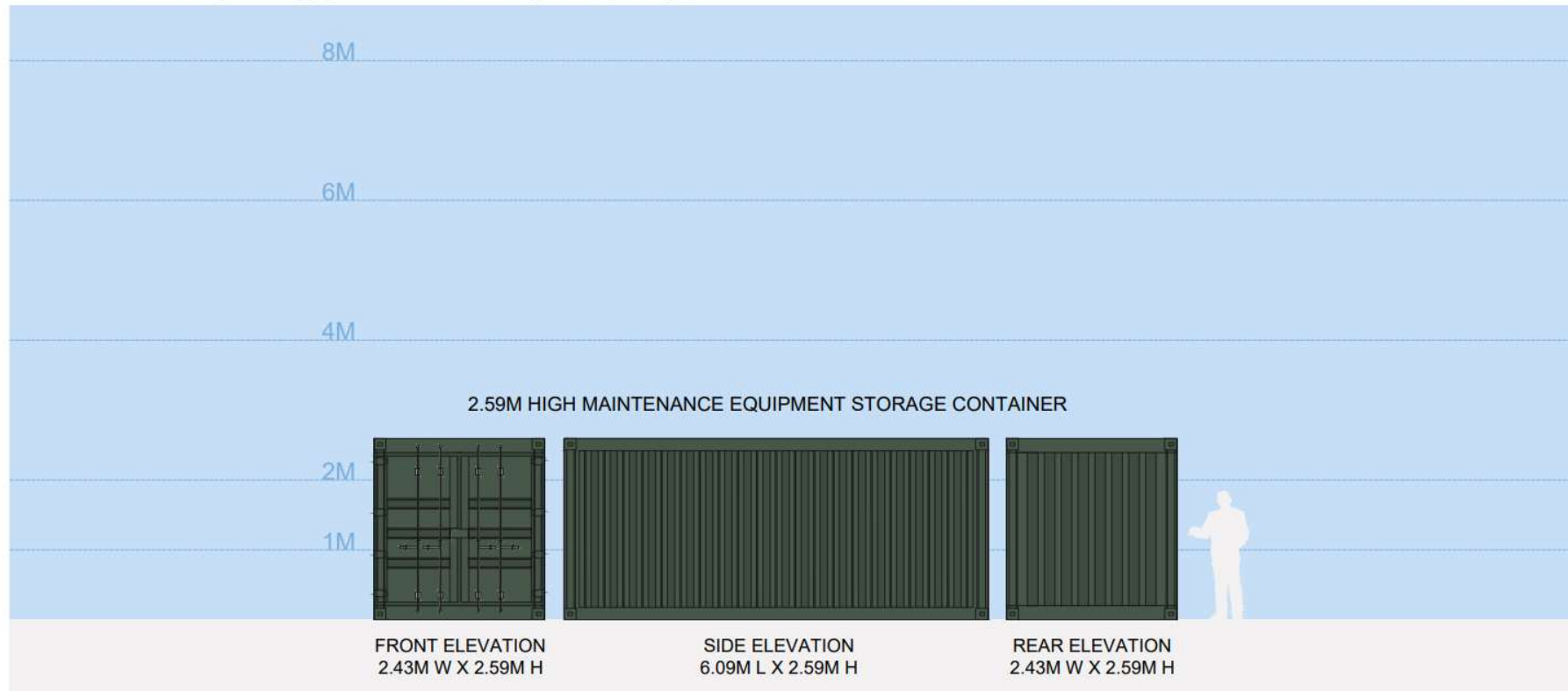


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Proposed Storage Container

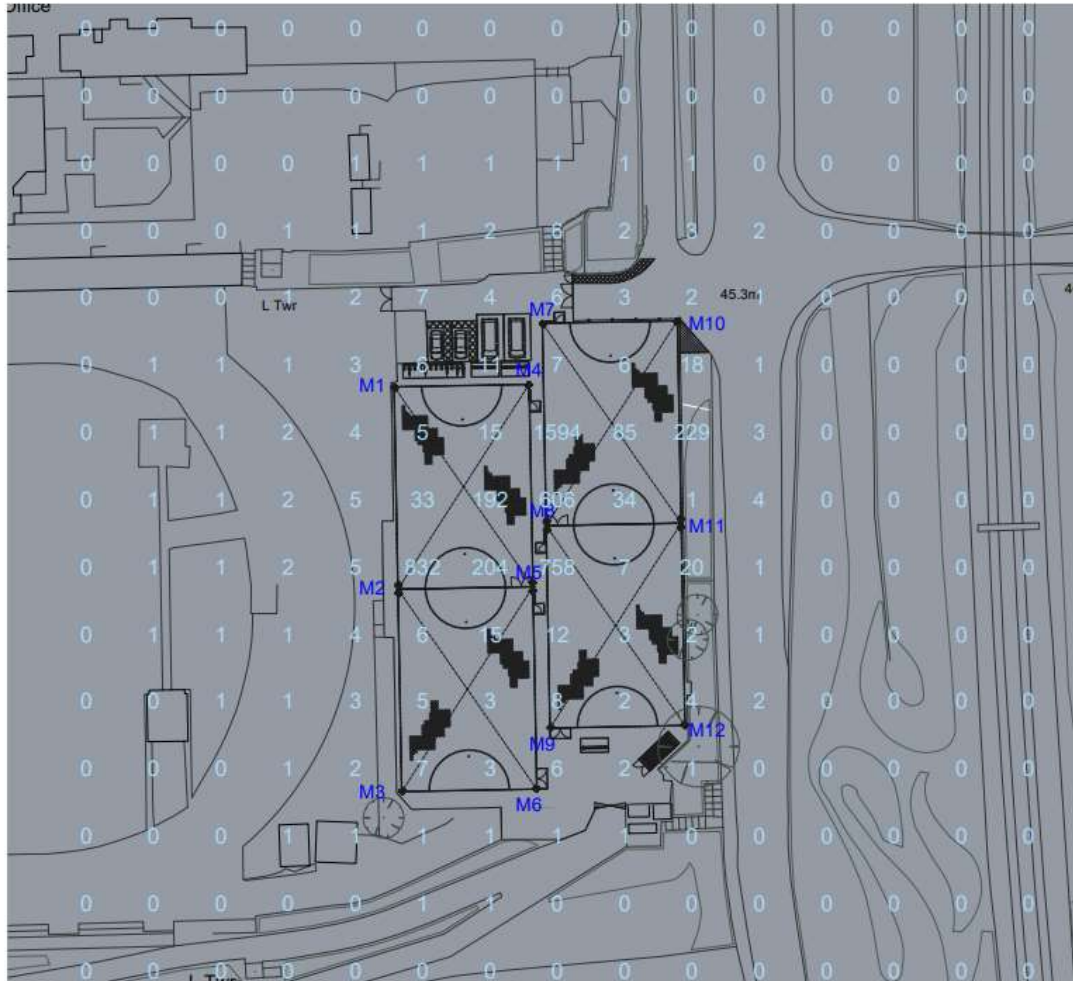
MAINTENANCE EQUIPMENT STORAGE CONTAINER

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D22-005 / DWG / 0009 .00

Proposed Illuminance Plan



VERTICAL ILLUMINANCE

(10M ABOVE GROUND) 1:500 SCALE



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Key Considerations in the Application

- Principle of development
- Design and Appearance
- Impact upon Neighbouring Amenity
- Ecology
- Transport

Conclusion and Planning Balance

- Provision of additional and enhanced sports facilities at Withdean Sports Complex accords with development plan policies and is supported in principle.
- Visual impact acceptable, with low and lightweight structures suitable for a Sports Complex site
- Nearest dwellings some distance away and separated by trees/railway embankment. Nevertheless, conditions are recommended to secure the proposed opening hours and a Noise Management Plan to mitigate for any potential noise disturbance.
- Floodlights amended to minimise light overspill to nearby woodland to acceptable levels (<1 lux). Biodiversity Net Gain of 21.1% to be secured by condition.
- Retained car parks demonstrated to have sufficient capacity to accommodate the demand arising from the loss of the existing car park, and the additional demand from the proposed pitches. Pedestrian crossing improvements to be secured by condition, as well as a Travel Plan and a revised layout for the retained car parks to secure acceptable disabled parking re-provision.



