

Withdean Sports Complex, Tongdean Lane BH2025/01881

3rd December 2025

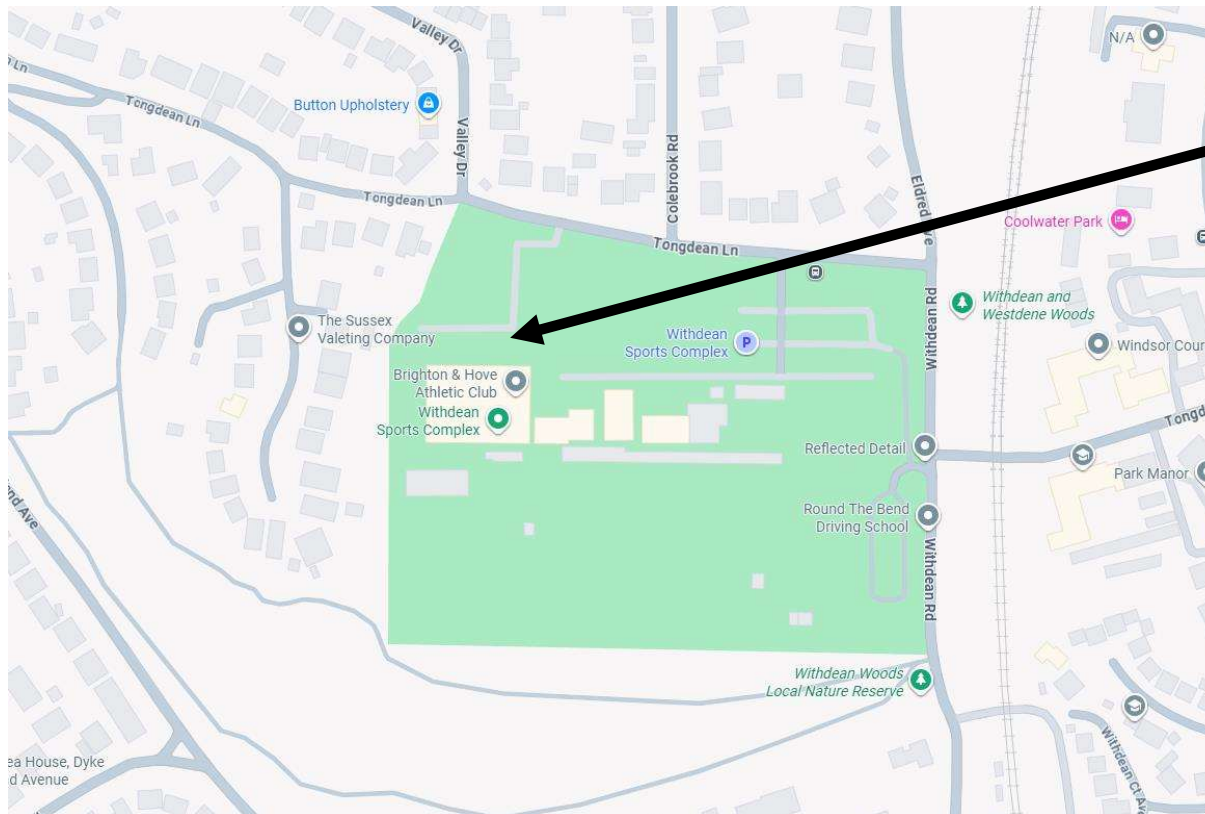


Brighton & Hove
City Council

Application Description

- Extension to North elevation of existing sports complex to include new community swimming pool facility, accessible changing facilities, associated ancillary and plant spaces, overflow carpark, landscaping and refurbishment of reception area to create link to the swimming pool.

Map of Application Site



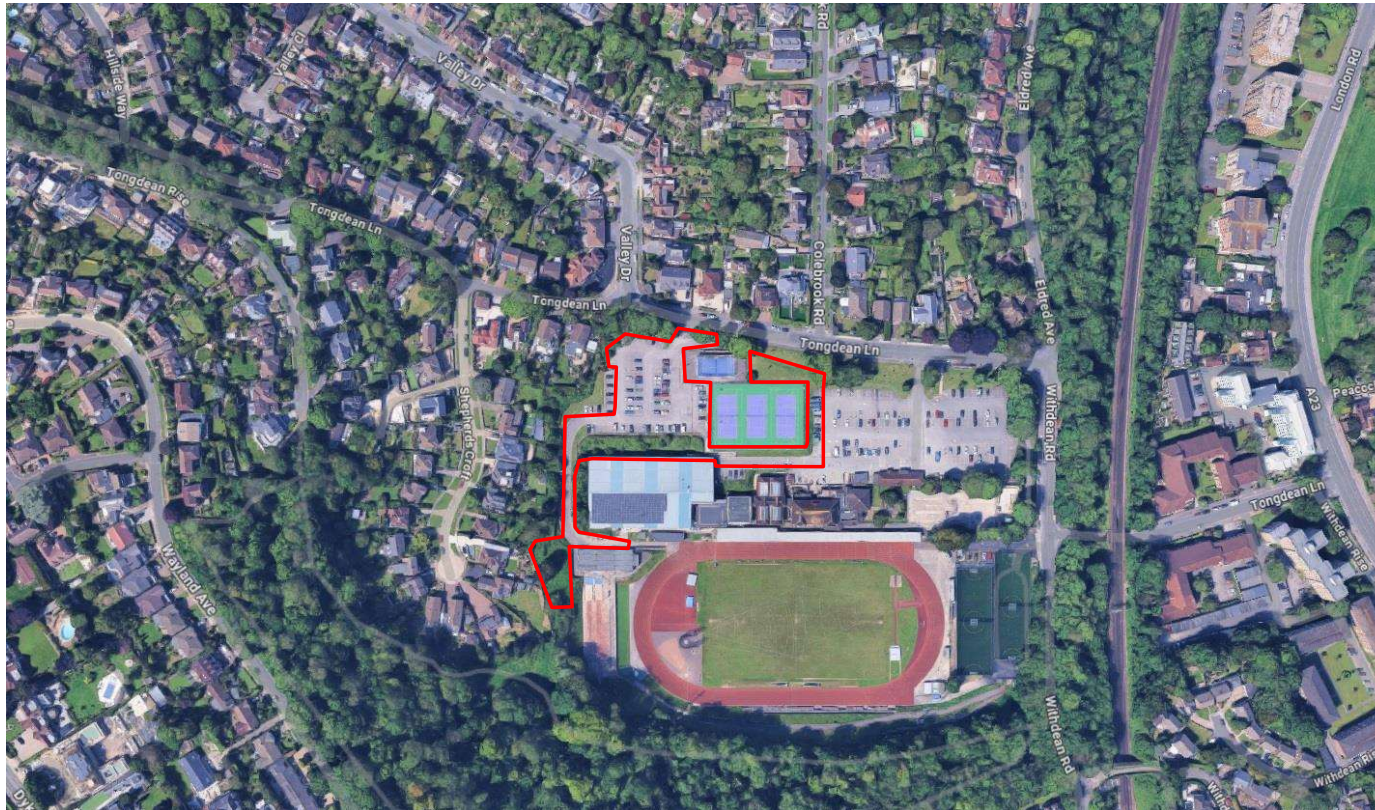
Site

Aerial Photo of Site

Site



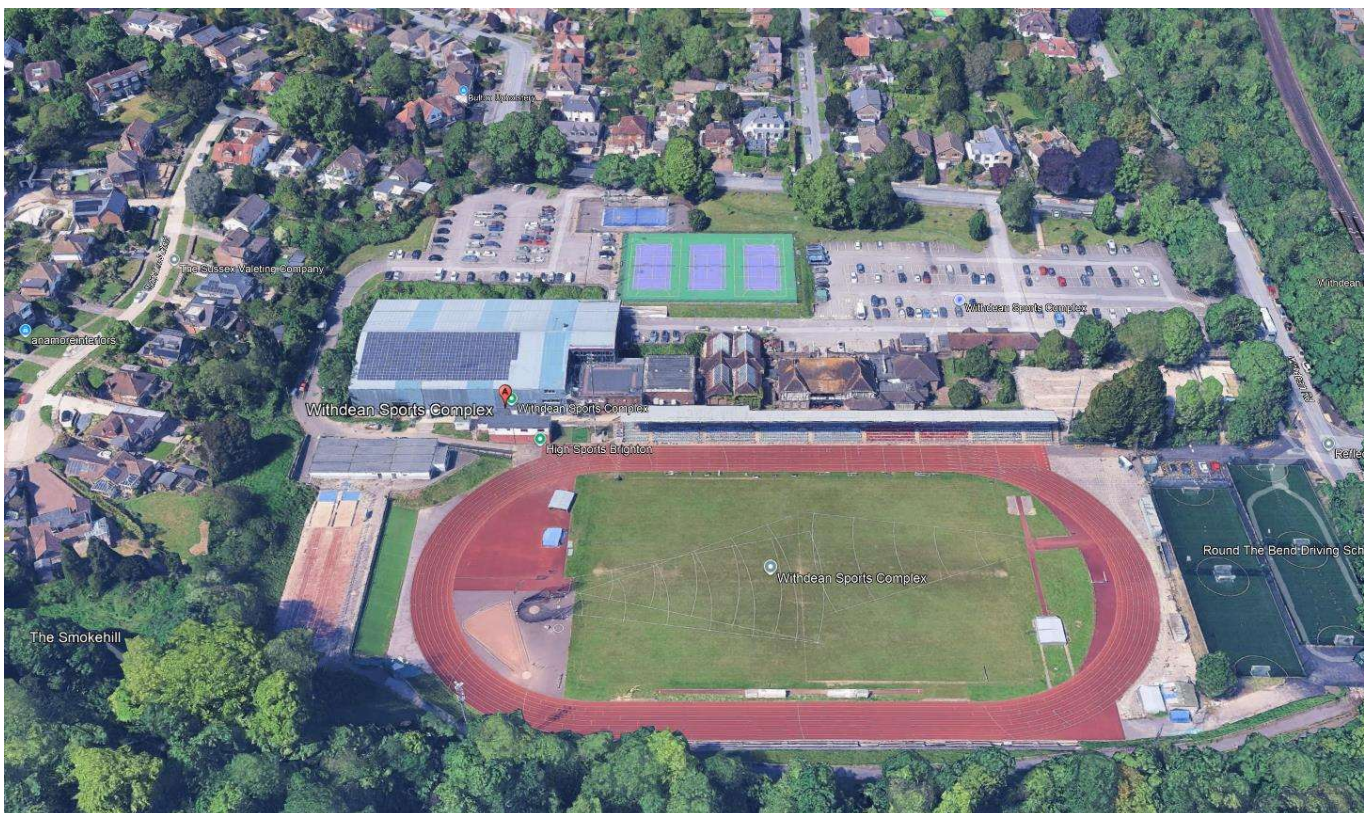
Aerial Photo of Site



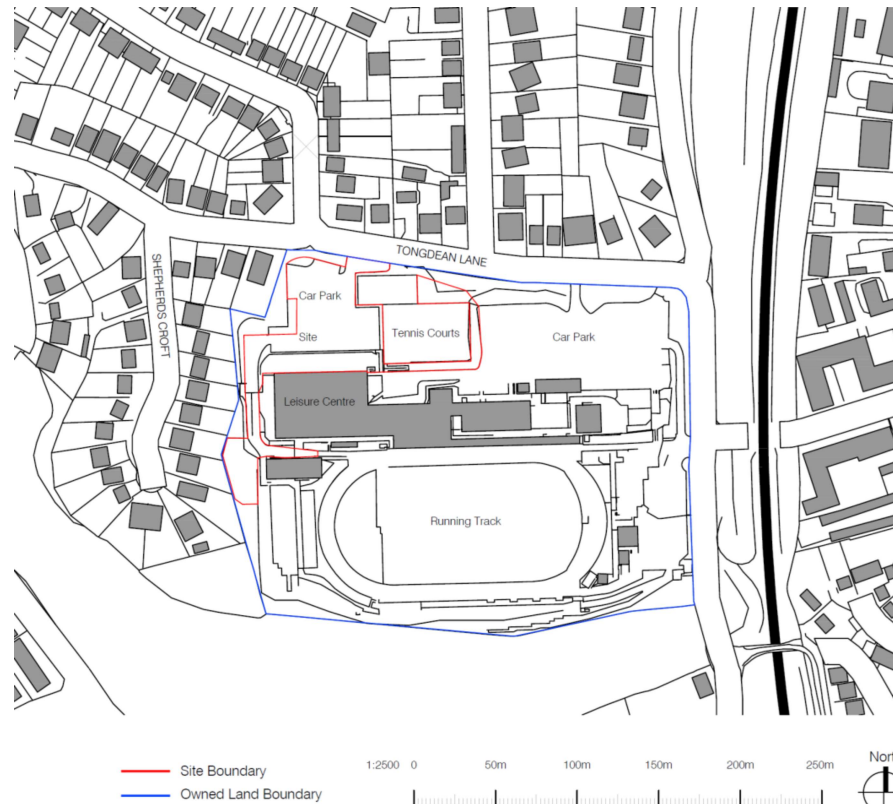
3D Aerial Photo of Site



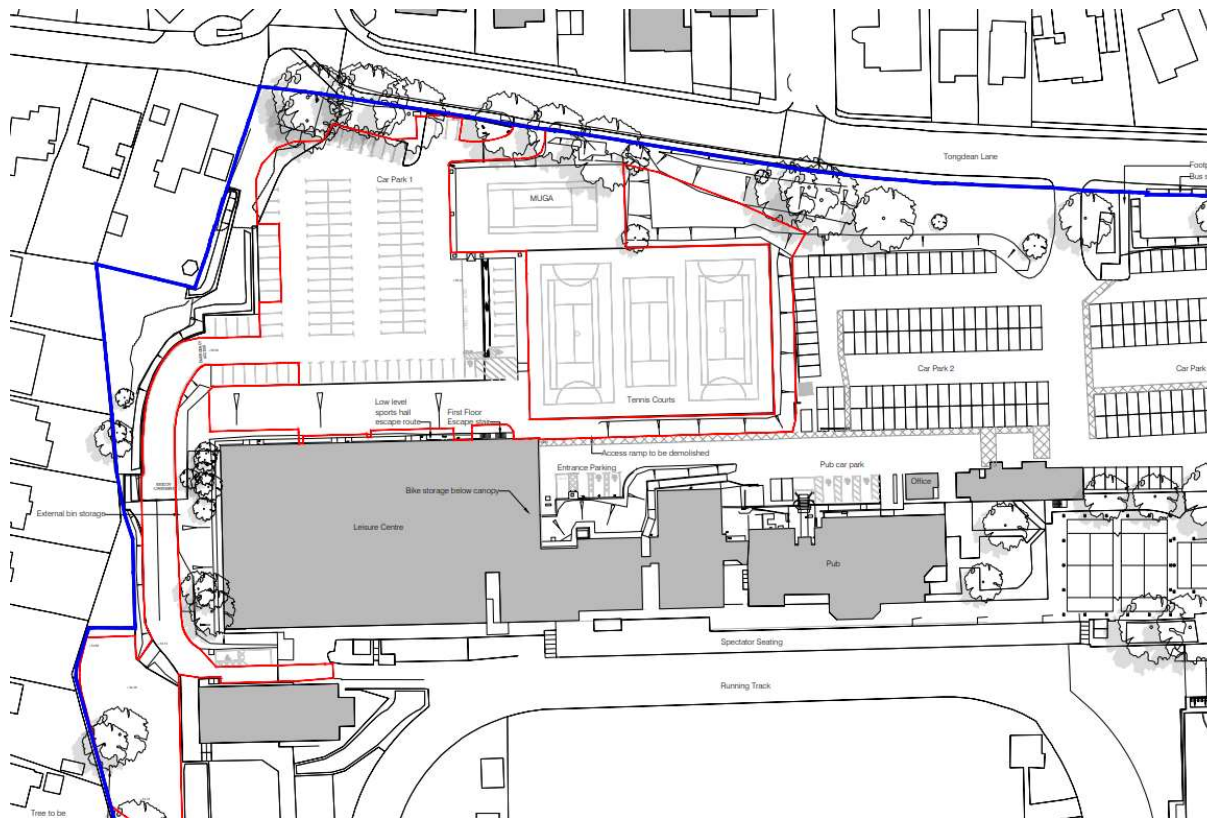
3D Aerial Photo of Wider Site



Existing Location Plan



Existing Site Plan



Existing Building – East and North elevations



Withdean Sports Complex Front view



View from High Level Carpark towards Withdean Sports Complex Entrance

Existing/Proposed Access

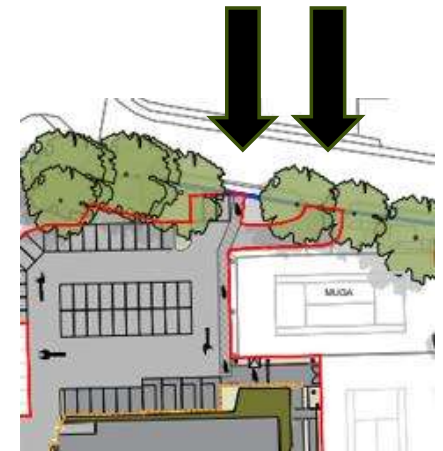


Upper Carpark Entrance from Tongdean Road

Existing Vehicle Access retained

Proposed
pedestrian
access

Existing
Vehicle
Access



Existing & Proposed Parking

Current Parking Provision		Updated Parking Provision Due to new Pool Development	
Large/Lower Car Park		Large/Lower Car Park	
Accessible spaces	10	Accessible spaces	8 (-2)
Large vehicle/minibus spaces	3	Large vehicle/minibus spaces	3
Parent & Child spaces	7	Parent & Child spaces	7
Motorcycle/moped spaces	6	Motorcycle/moped spaces	6
Electric Vehicle (EV) spaces	1	Electric Vehicle (EV) spaces	1
Regular spaces	199	Regular spaces	203 (+4)
Smaller/Upper Car Park		Smaller/Upper Car Park	
Accessible spaces	5	Accessible spaces	7 (+2)
Standard spaces	110	Standard spaces (with the addition of new overflow car park)	94 (66+28)
3G Pitches Car Park		3G Pitches Car Park	
Accessible spaces	2	Accessible spaces	2
Minibus spaces	2	Minibus spaces	2
TOTALS		TOTALS	
Total Regular Spaces	309	Total Regular Spaces	297
Total Parent & Child Spaces	7	Total Parent & Child Spaces	7
Total Accessible Spaces	17	Total Accessible Spaces	17
Total Minibus Spaces	5	Total Minibus Spaces	5
Total Electric Spaces	1	Total Electric Spaces	1
Total Vehicle Parking Spaces	339	Total Vehicle Parking Spaces	327

Table 3.1: Comparison of Existing and Proposed Site-Wide Parking Provision

Taken from Transport Assessment by SK Transport Planning

The existing upper car provides 110 no. spaces.

There are also 199 no. available in the Lower Car Park on the wider site.

The resultant proposal would result in the loss of 44 Lower Car Park spaces.

Proposed overflow car park provides 28 new spaces.

Overall net reduction is stated as 12 regular car parking spaces on wider site.

Proposed Site Plan



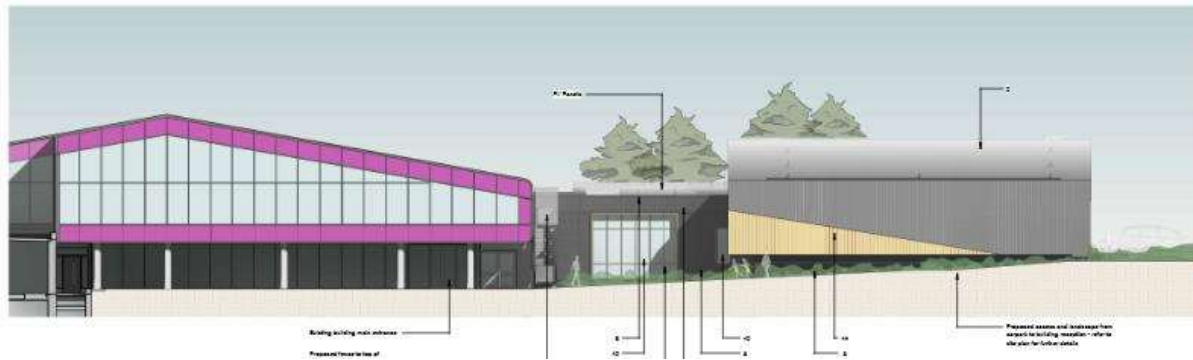
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Proposed Elevations



North Elevation



East Elevation



West Elevation

Proposed External Materials



Metal Roof and Cladding



Block-work



Brick Plinth



Recessed Metal Cladding to Elevation



Curved eaves with recessed gutter

Proposed Landscaping and Accessibility



Proposed 34 small trees

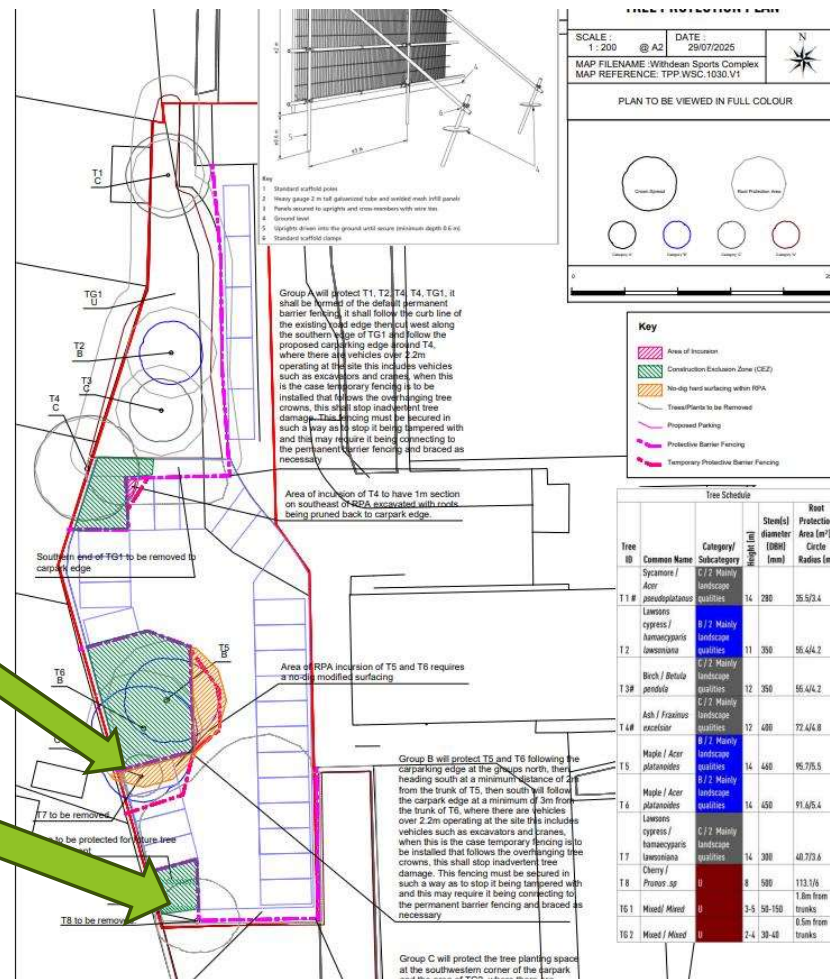
- 7 to the west of the sports hall
- 11 to the north-east and
- 16 to the south and east of the tennis courts/5-a-side pitches).

Tree Protection and Loss of Trees

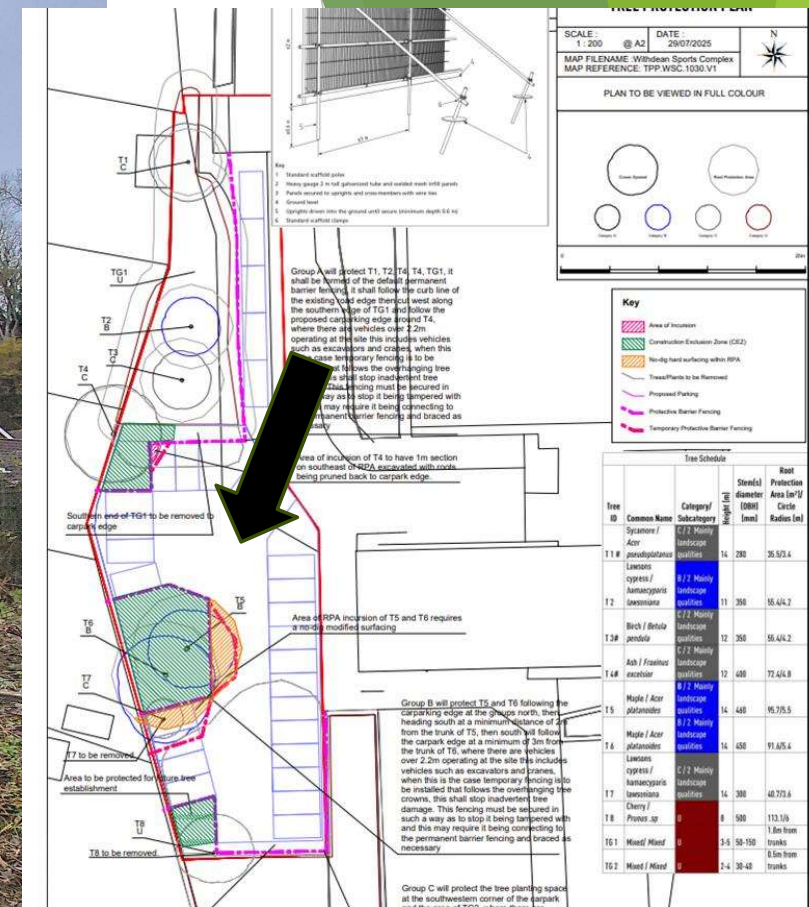
Loss of Trees (area of overflow car park/Shepherds Croft)

T8 Cherry tree – removed

T7 cypress – removed



Proposed overflow car park south-west of site



Proposed Visuals



North Elevation View



Aerial CGI



Bridge Link View from Main Entrance

Proposed East Elevation Visual



View towards Main Entrance

Representations

9 objections from individuals received - main reasons as follows:

- ▶ Lack of public consultation
- ▶ Unnecessary development
- ▶ Car park would cause noise and light pollution
- ▶ Loss of parking creating parking overspill in locality and congestion
- ▶ Design of the building is insensitive to the area
- ▶ The development will make existing flooding issues worse
- ▶ Concern regarding removing any trees

3 representations of support received:

- ▶ A hub for sport is exciting for the community
- ▶ Pool will greatly enhance the existing facilities
- ▶ Relocating parking will help relieve congestion
- ▶ The pool will also promote and encourage healthier lifestyle

Key Considerations

- Principle of development
- Provision of sports facilities
- The impact on the visual amenities of the surrounding area
- The impact on neighbouring amenity
- Landscaping and impact on trees
- The impact on highways
- Accessibility issues
- Biodiversity
- Drainage/flooding
- Sustainability.

Conclusion and Planning Balance

- ▶ The proposed pool use would add to the overall visitor offer of the wider sports complex.
- ▶ The proposals would bring part of the open space land into more effective use and complement other uses
- ▶ The site is well connected to public transport links and in walking distance to many nearby local residential areas.
- ▶ It is considered that the positioning/design of the extension would work well alongside the existing building.
- ▶ The overall design, including external materials, is considered appropriate in the context of the appearance of the existing building and the character of the surrounding area.
- ▶ General access for pedestrians in and around the site improved.
- ▶ The proposed soft landscaping would enhance the site in appearance.
- ▶ Trees lost are not of a condition to justify their retention, and consideration is given to the loss being mitigated with replacement planting.
- ▶ Biodiversity Net Gain can be achieved via the purchasing of off-site habitat units and is secured by condition.
- ▶ Distance of swimming pool from residential properties would limit impact on amenity. Noise from car park can be limited by condition for car park management.
- ▶ Appropriate to restrict opening hours during the week until 22.00 by condition.
- ▶ The impacts of any additional trip generation or parking overspill are not considered to be so significant here.
- ▶ Impact on congestion on surrounding streets can be mitigated by condition.

Recommend: Approval