

Land North Of Swanborough Drive BH2025/00532

4th February 2026



Brighton & Hove
City Council

Application Description

- Erection of 2no residential blocks incorporating a community space, landscaped public frontage and associated works. (For information: The proposed residential blocks incorporate 36no flats (C3)).

Map of Application Site



The site

Existing Location Plan



Aerial Photo of Site



3D Aerial Photo of Site



Street Photo of Site



Street Photo of Site



Other Photos of the Site



01: Proposed Development Site Location [Looking North-East]



02: Proposed Development Site Location [Looking East]



03: Proposed Development Site Location [Looking West]



04: Swanborough House & Bus Stop / Waiting Area



05: Linchmere [Apartment Block]



06: Fenced Pedestrian Path [Not Designated]

Other Photos of the Site



07: Existing Tower Blocks



08: Allotment Area [North of Linchmere]



09: Race Hill Community Orchard

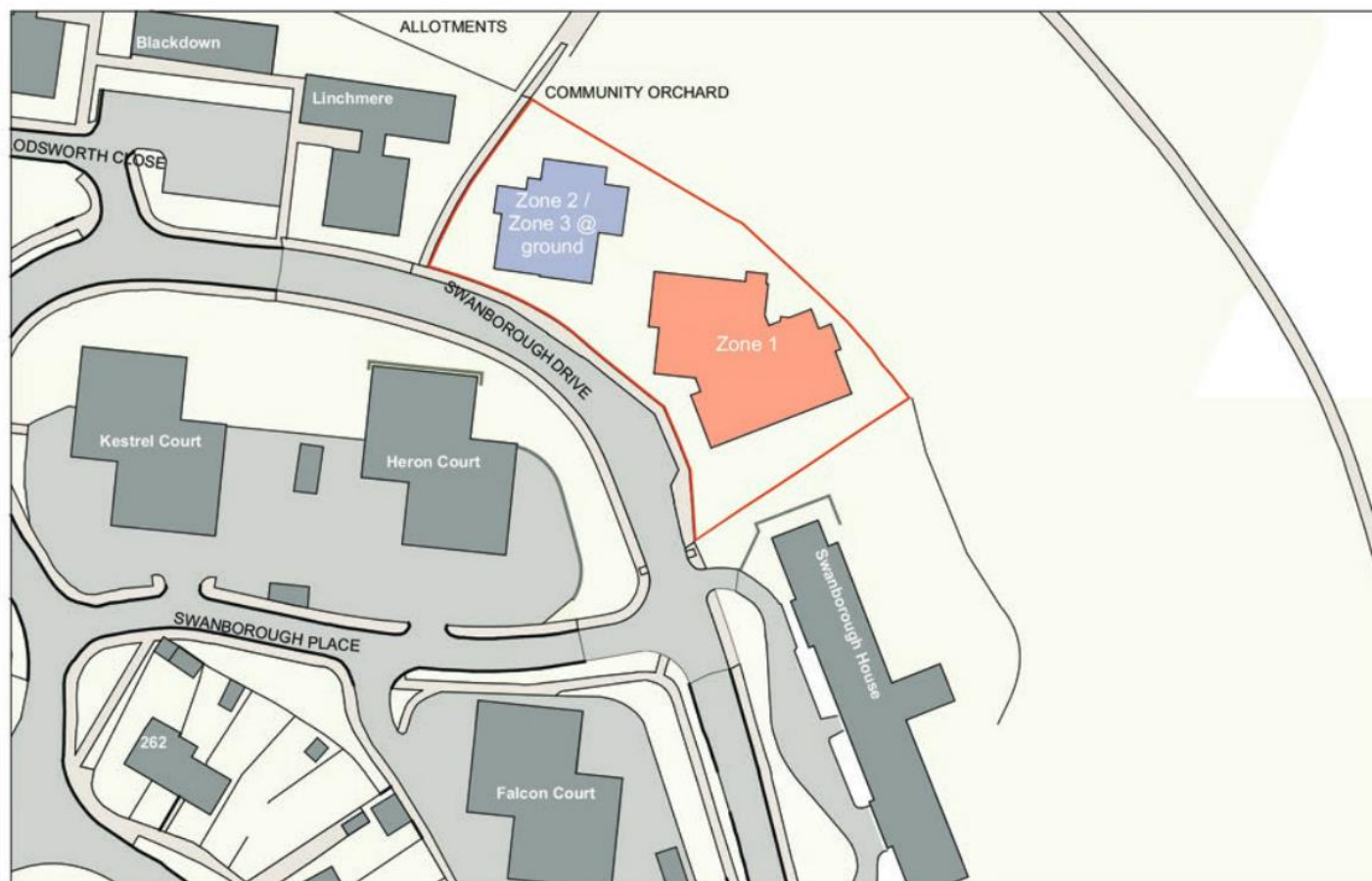


10: Swanborough Drive [Looking West]



11: Swanborough Drive [Looking East]

Proposed Block Plan



Proposed Site Plan



Streetscene elevation from Swanborough Drive

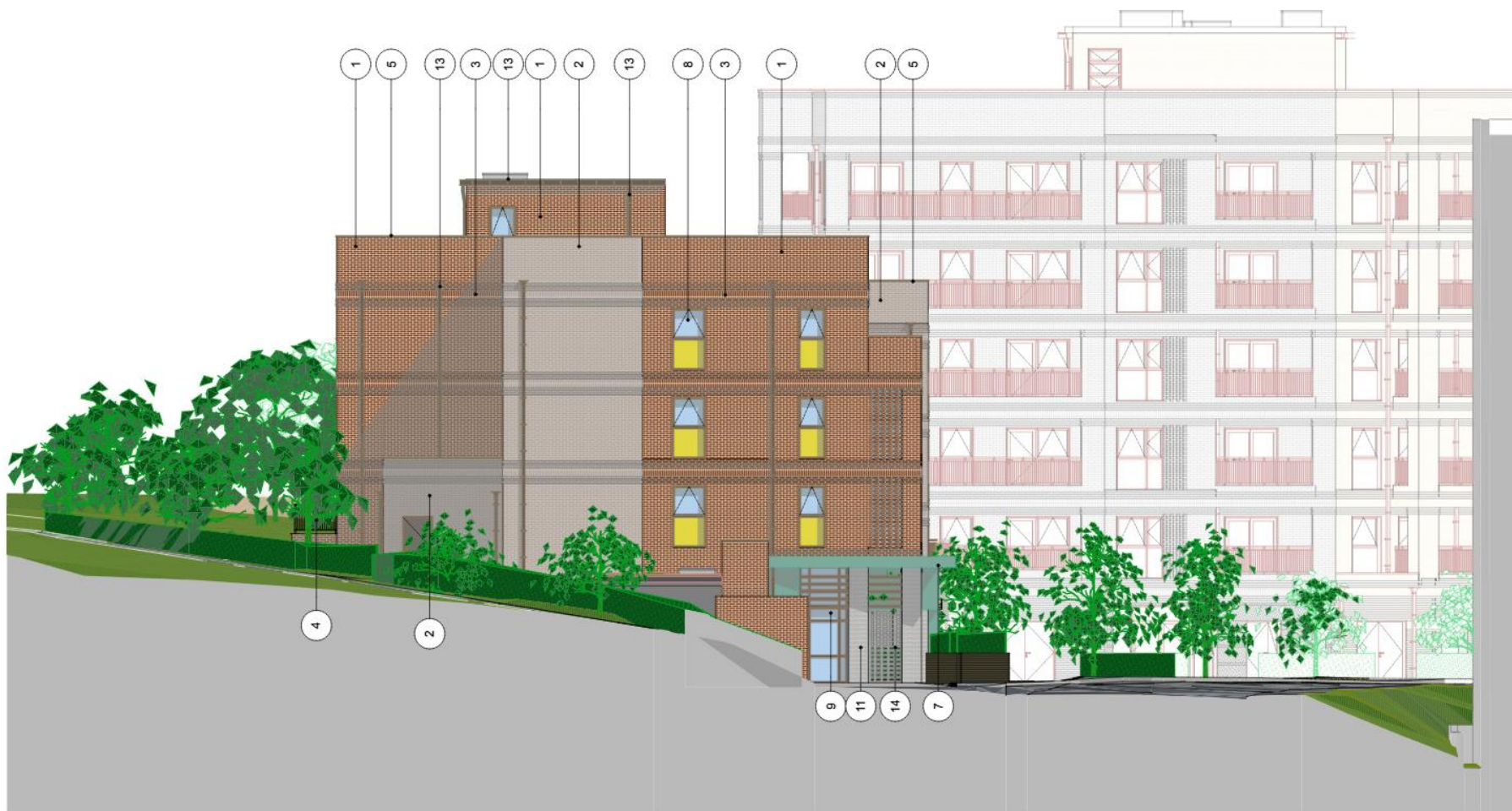


South (side) elevation



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North west (side) elevation



Rear elevation



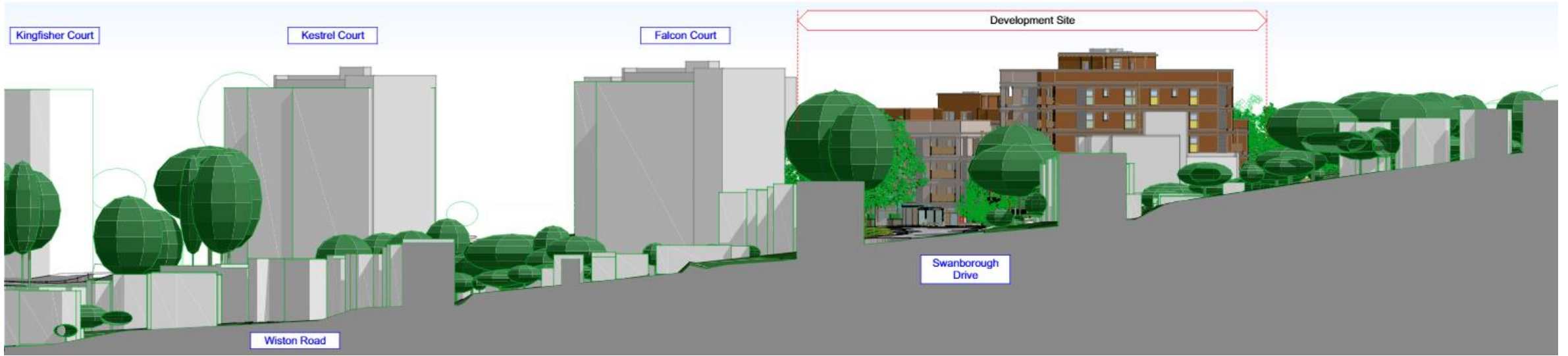
Split of uses/Number of units

- ▶ 36 affordable rented residential units comprising the following:
 - 12 x 1 bed 2 person flats (33%)
 - 15 x 2 bed 3 person flats (42%)
 - 1 x 3 bed 4 person flats (3%)
 - 8 x 3 bed 5 person flats (22%)
- ▶ 204sqm of community space

Proposed Typical Floor Plan (north western building)

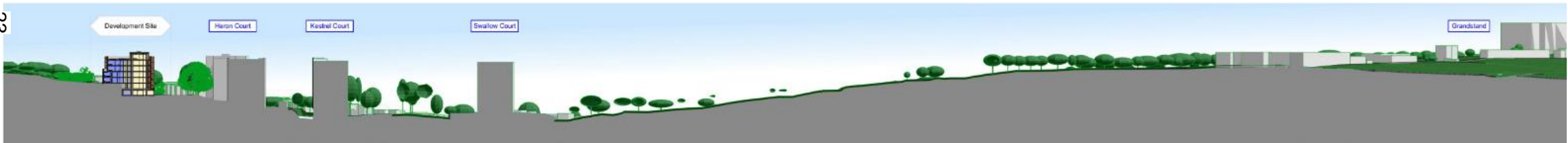


Context View from the south



Longer context section from the west

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Proposed Visual – Looking east from Swanborough Drive



Proposed Visual – Looking east from Swanborough Drive



Proposed Visual – Looking north-west from Swanborough Drive



Proposed Visual – Central streetview of development looking through to orchard beyond



Proposed Visual – Rear view from Orchard



Proposed Visual – Rear view from Orchard



Representations

Objections from **13 individuals** and a **petition with 37 names**, on the following grounds:

- ▶ Loss of biodiversity and green space; site has naturally rewilded over the years into a thriving wildflower meadow.
- ▶ Existing space offers mental and physical health benefits to residents, especially those with limited access to private gardens or nature.
- ▶ Swanborough Drive is a narrow one-way residential street that already struggles with congestion and was not designed to handle the increased traffic that would result from the proposed development.
- ▶ No plans for additional parking provision. Parking is already scarce and often contested.
- ▶ Removal of 1A bus has cut reliable links to key parts of the City and 1X excludes Whitehawk altogether.
- ▶ Density and height of the proposed development not in keeping with the residential blocks to the north of Swanborough Drive. Units are crammed together with little regard for space, character or community.

Representations (continued)

- ▶ Proposal will adversely affect the Racehill Community Orchard to the rear.
- ▶ Impact on residents during build phase.
- ▶ Standard of accommodation is poor - there is no daylight on stairs and landings between floors and no daylight in toilets.
- ▶ Already is a lack of facilities and excessive demand on infrastructure in the area.
- ▶ Inadequate consultation and concerns raised by residents appear to have been ignored.
- ▶ The proposal, particularly during construction, will risk the recovery and wellbeing of residents at Swanborough House.
- ▶ Brownfield sites should be considered instead.
- ▶ The surrounding buildings at risk of collapse and construction works will worsen this

Key Considerations

- ▶ the principle of development;
- ▶ design, appearance, layout, scale and massing;
- ▶ housing mix and tenure;
- ▶ standard of accommodation;
- ▶ impact on residential amenity;
- ▶ sustainable transport;
- ▶ sustainability;
- ▶ landscape, arboriculture and biodiversity;
- ▶ and sustainable drainage.

Planning Obligations

► Employment and Training

Submission and approval of an Employment & Training Strategy

► Ecology

A fee for the Council to monitor BNG provision over a 30 year period (fee TBC).

► Transport

A fee for the Council to monitor the Travel Plan (fee TBC).

Conclusion and Planning Balance

- ▶ Principle of residential development clearly established through site allocation for 39 homes in policy H1 of the CPP2
- ▶ Community use would be complementary to the main residential use and has been proposed following community consultation
- ▶ Scale, design and layout acceptable given topography of the site, scale of surrounding buildings and the significant housing need.
- ▶ All residential units would be affordable rented, which is welcomed, and would exceed the policy CP20 requirement of 40% affordable housing
- ▶ The proposed housing mix closely aligns with the preferred affordable housing mix for the City as set out in Policy CP20.
- ▶ The Standard of Accommodation acceptable - all units meet Nationally Described Space Standards, include private balconies, have outlook, and would receive adequate light overall

Conclusion and Planning Balance (continued)

- ▶ Although significant loss of biodiversity on site, 10% BNG can still be gained off site - site identified and monitoring secured
- ▶ Some impact on the amenities of neighbouring properties including loss of daylight; impacts not so harmful to warrant refusal
- ▶ Initial concerns from the Local Highway Authority regarding potential overspill parking impact have been addressed through provision of a car club space, bike share hub, Travel Plan, availability of car parking capacity at other Council owned residential blocks in the immediate vicinity, and proximity of bus stop.
- ▶ Any disadvantages of the scheme are weighed against significant benefits of providing 36 new affordable units and a community space. Increased weight in planning balance needs to be given to housing delivery as per NPPF.
- ▶ Proposed development would not conflict with national or local planning policies and **planning permission is recommended**

