

Homewood College, Queensdown Road BH2025/03062

1st July 2026



Brighton & Hove
City Council

Application Description

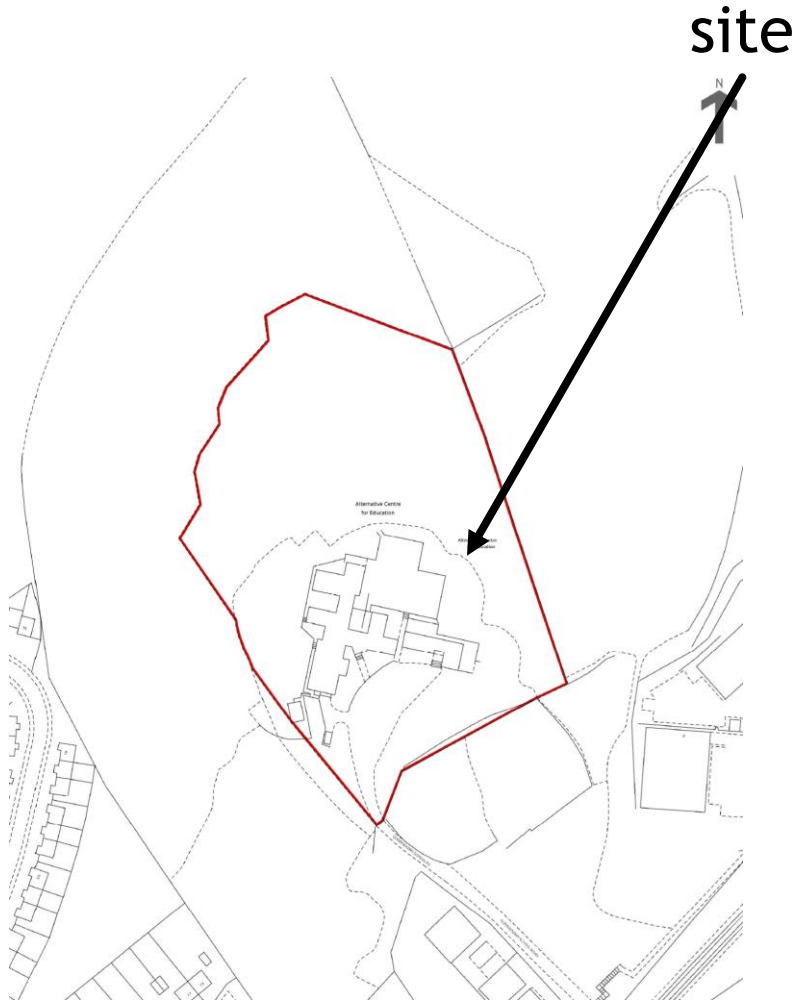
- Change of use from school (F.1 use) to community hub for charities (F.2 use) for a temporary period of 6 years.

Map of Application Site

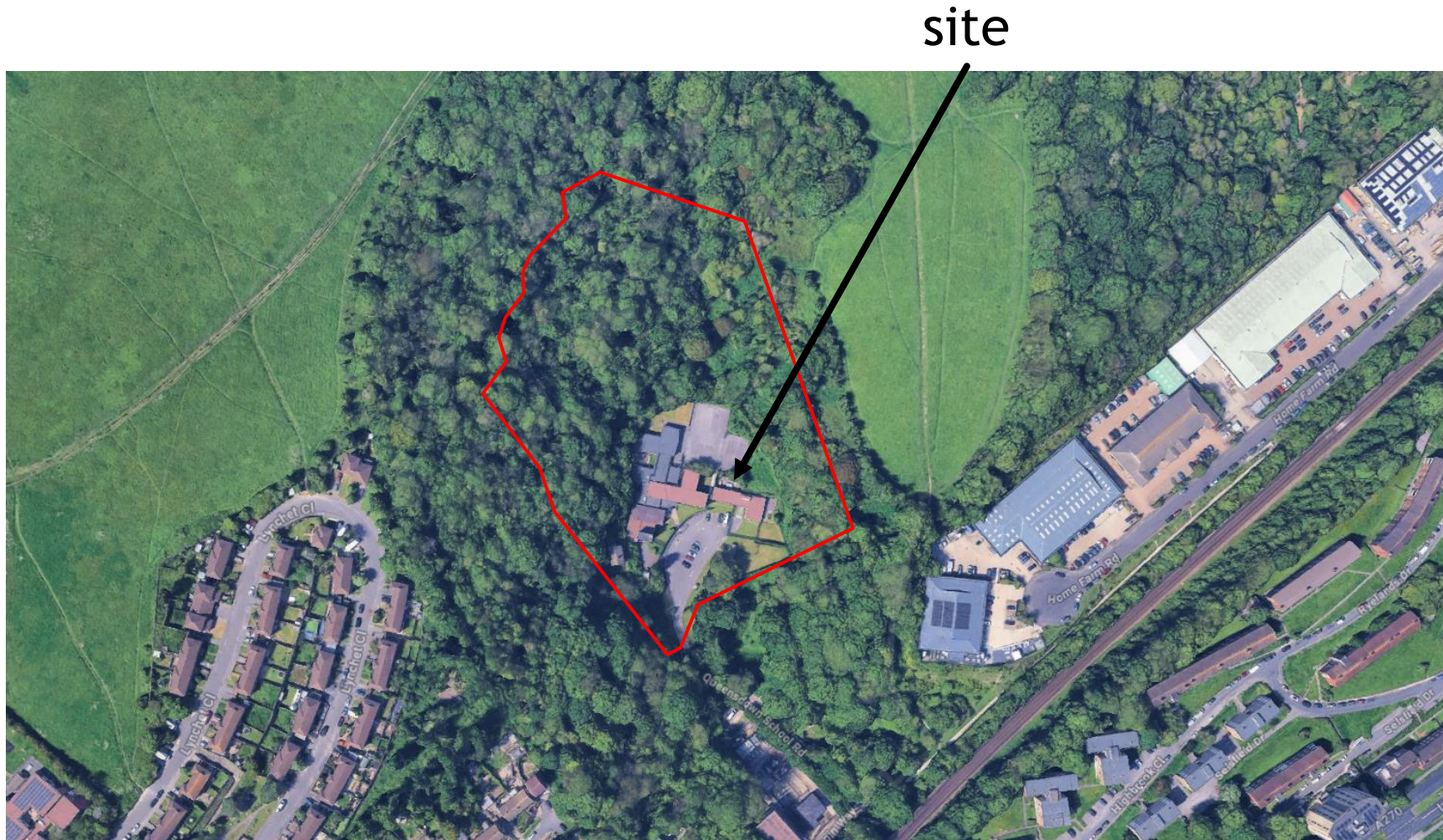
site



Location Plan



Aerial Photo of Site



3D Aerial Photo of Site

site



Access road, facing southeast



Tunnel under railway, facing northwest



Proposed development

- ▶ Temporary change of use (six years) from school (F.1) to hub for charities (F.2)
- ▶ Specific charities to occupy the space not secured as part of this planning application
- ▶ No external alterations or additions proposed

Representations

One (1) letter of objection, summarised as follows:

- ▶ Disturbance to wildlife
- ▶ Risk of accidents on single-width access

One (1) letter of support, summarised as follows:

- ▶ Benefits for charities involved
- ▶ bringing building back into use
- ▶ No negative impact

Key Considerations

- ▶ Principle of change of use
- ▶ Neighbouring amenity
- ▶ Ecology
- ▶ Transport

Conclusion and Planning Balance

- ▶ The school has already closed, with students relocated to other suitable schools
- ▶ The proposed temporary use as a hub for charities would accord with the criteria of Policy DM9 of the City Plan Part Two
- ▶ No significant impact on neighbouring amenity or local wildlife expected, subject to recommended conditions
- ▶ Site access recognised as not perfect, however subject to recommended conditions would not result in unacceptable safety concerns

Recommend: Approval subject to conditions